2025年 9月 19日
此文件在_____收到，城市規劃委員會只會在收到所有必須的資料及文件後才正式確認收到申請的日期。

This document is received on 2025 -09- 19
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. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

(i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;

(ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及

(iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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.tpb.gov.hk/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.tpb.gov.hk/tc/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

X/02099 11/9 By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-TMT/85
	Date Received 收到日期	2025-09-19

1. 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。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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1. Name of Applicant 申請人姓名/名稱

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

Fung Sau Property Company Limited

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

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

Townland Consultants Limited

3. Application Site 申請地點

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

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4
(e)	Land use zone(s) involved 涉及的土地用途地帶	Residential (Group C) 3
(f)	Current use(s) 現時用途	Residential Development (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)

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 15/08/2025 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)"#.
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」#。

(b) The applicant 申請人 –

☑ has obtained consent(s) of 1 "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)
1	Lot No. 285 S.A. RP in D.D 252	01/09/2025

(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)
	N/A	

(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 _____ (DD/MM/YYYY)&
於_____(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 _____ (DD/MM/YYYY)&
於_____(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. Type(s) of Application 申請類別

☐	Type (i) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
☐	Type (ii) 第(ii)類	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
☐	Type (iii) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置
☑	Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
☑	Type (v) 第(v)類	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one「✓」.
註 1： 可在多於一個方格內加上「✓」號
Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2： 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	N/A (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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 ☐About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 ☐About 約		
	Total 總計 ..... sq.m 平方米 ☐About 約		

(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 ..... m 米 ☐About 約 (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) (請用圖則顯示有關土地／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))
(b) Intended use/development 有意進行的用途／發展	N/A

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

(a) Nature and scale
性質及規模

☐ Public utility installation 公用事業設施裝置

☐ Utility installation for private project 私人發展計劃的公用設施裝置

Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate
請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度

Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

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

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

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

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Proposed Minor Relaxation of Building Height Restriction for Proposed Residential Redevelopment (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

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

☑ Domestic part 住用部分

GFA 總樓面面積	776.49 sq. m 平方米	☑ About 約
number of Units 單位數目	2	
average unit size 單位平均面積	388.25 sq. m 平方米	☑ About 約
estimated number of residents 估計住客數目	7	

☑ Non-domestic part 非住用部分

	GFA 總樓面面積	
☐ eating place 食肆	..... sq. m 平方米	☐ About 約
☐ hotel 酒店	..... sq. m 平方米	☐ About 約
	(please specify the number of rooms 請註明房間數目)	
☐ office 辦公室	..... sq. m 平方米	☐ About 約
☐ shop and services 商店及服務行業	..... sq. m 平方米	☐ About 約
☐ 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)	
☑ 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) E&M Plant Rooms; Recreational Facilities etc: about 554.29 sqm (exempted from GFA calculation under PNAP APP2)	

☑ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☑ private open space 私人休憩用地	227.38 sq. m 平方米	☑ Not less than 不少於
☐ public open space 公眾休憩用地	..... sq. m 平方米	☐ Not less than 不少於

(c) 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]
.....	.....	Please see attached .....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途

Swimming Pool and Landscape Garden

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Q3 2028

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Fung Sau Road ☐ 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	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 3 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) Disabled Parking Space 1
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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)
	No 否	☑

9. 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。

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?	Yes 是	☐ Please provide details 請提供詳情 ....
	No 否	☑
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☑ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 .....168.65..... sq.m 平方米 ☑About 約 Depth of filling 填土厚度 ....0.1 to 2..... m 米 ☑About 約 ☑ Excavation of land 挖土 Area of excavation 挖土面積...1,848.32. sq.m 平方米 ☑About 約 Depth of excavation 挖土深度 ..0.11 to 5.09....m 米 ☑About 約
	No 否	☐
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐ No 不會 ☑
	On traffic 對交通	Yes 會 ☐ No 不會 ☑
	On water supply 對供水	Yes 會 ☐ No 不會 ☑
	On drainage 對排水	Yes 會 ☐ No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐ No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐ No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐ No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐ No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐ No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐ No 不會 ☑
	_____	
	_____	
	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) Please refer to the Supplementary Planning Statement for details	

10. 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 see attached Supplementary Planning Statement for details

11. 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 ..... ☐ Applicant 申請人 ☑ Authorised Agent 獲授權代理人

Delius Wong
Name in Block Letters 姓名（請以正楷填寫）

Associate / Project & Quality Manager
Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☑ Member 會員 / ☐ Fellow of 資深會員
☐ 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 ..... PIA, PMI, PMP

on behalf of 代表 Townland Consultants Limited

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

Date 日期 11/09/2025 ..... (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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料:

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量 _____

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量 _____

Total number of niches 龕位總數 _____

Total number of single niches
單人龕位總數 _____

Number of single niches (sold and occupied)
單人龕位數目 (已售並佔用) _____

Number of single niches (sold but unoccupied)
單人龕位數目 (已售但未佔用) _____

Number of single niches (residual for sale)
單人龕位數目 (待售) _____

N/A

Total number of double niches
雙人龕位總數 _____

Number of double niches (sold and fully occupied)
雙人龕位數目 (已售並全部佔用) _____

Number of double niches (sold and partially occupied)
雙人龕位數目 (已售並部分佔用) _____

Number of double niches (sold but unoccupied)
雙人龕位數目 (已售但未佔用) _____

Number of double niches (residual for sale)
雙人龕位數目 (待售) _____

Total no. of niches other than single or double niches (please specify type)
除單人及雙人龕位外的其他龕位總數 (請列明類別) _____

Number. of niches (sold and fully occupied)
龕位數目 (已售並全部佔用) _____

Number of niches (sold and partially occupied)
龕位數目 (已售並部分佔用) _____

Number of niches (sold but unoccupied)
龕位數目 (已售但未佔用) _____

Number of niches (residual for sale)
龕位數目 (待售) _____

Proposed operating hours 擬議營運時間 _____

_____

@ Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：
- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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	No. 8 Fung Sau Road, Sai Kung Lot 285 S.A. RP, Lot 285 S.A. ss.1 and Lot 285 RP in D.D. 252 香港西貢鳳秀路 8 號 西貢丈量約份第252約地段第 285 號 A 分段餘段、第 285 號 A分段第1小分段及第 285 號餘段
Site area 地盤面積	2,588.30 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4 大網仔及斬竹灣分區計劃大綱圖編號 S/SK-TMT/4
Zoning 地帶	"Residential (Group C) 3" 住宅（丙類）3
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restriction for Proposed Residential Redevelopment 擬議略為放寬建築物高度限制住宅重建

			sq.m 平方米	Plot Ratio 地積比率
(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	776.49 ☑ About 約 ☐ Not more than 不多於	0.3 ☑ About 約 ☐ Not more than 不多於
		Non-domestic 非住用	554.29 ☑ About 約 ☐ Not more than 不多於	0.214 ☑ About 約 ☐ Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	2	
		Non-domestic 非住用		
		Composite 綜合用途		

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	House A: 12.5m (mean roof level) m 米 House B: 9m ☑ (Not more than 不多於)
			House A & House B: 55.5 mPD 米(主水平基準上) (mean roof level) ☑ (Not more than 不多於)
			House A: 3 storeys including 1 storey of carport House B: 2 storeys Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積		40 % ☑ About 約
(v)	No. of units 單位數目		2
(vi)	Open space 休憩用地	Private 私人	227.38 sq.m 平方米 ☑ Not less than 不少於
		Public 公眾	sq.m 平方米 ☐ 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 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) Disabled Car Parking Space	4 3 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

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	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☑
Elevation(s) 立視圖	☐	☑
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☑
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☑
Others (please specify) 其他（請註明）	☐	☑
GFA Diagram		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☑
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☑
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Landscape Proposal		

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

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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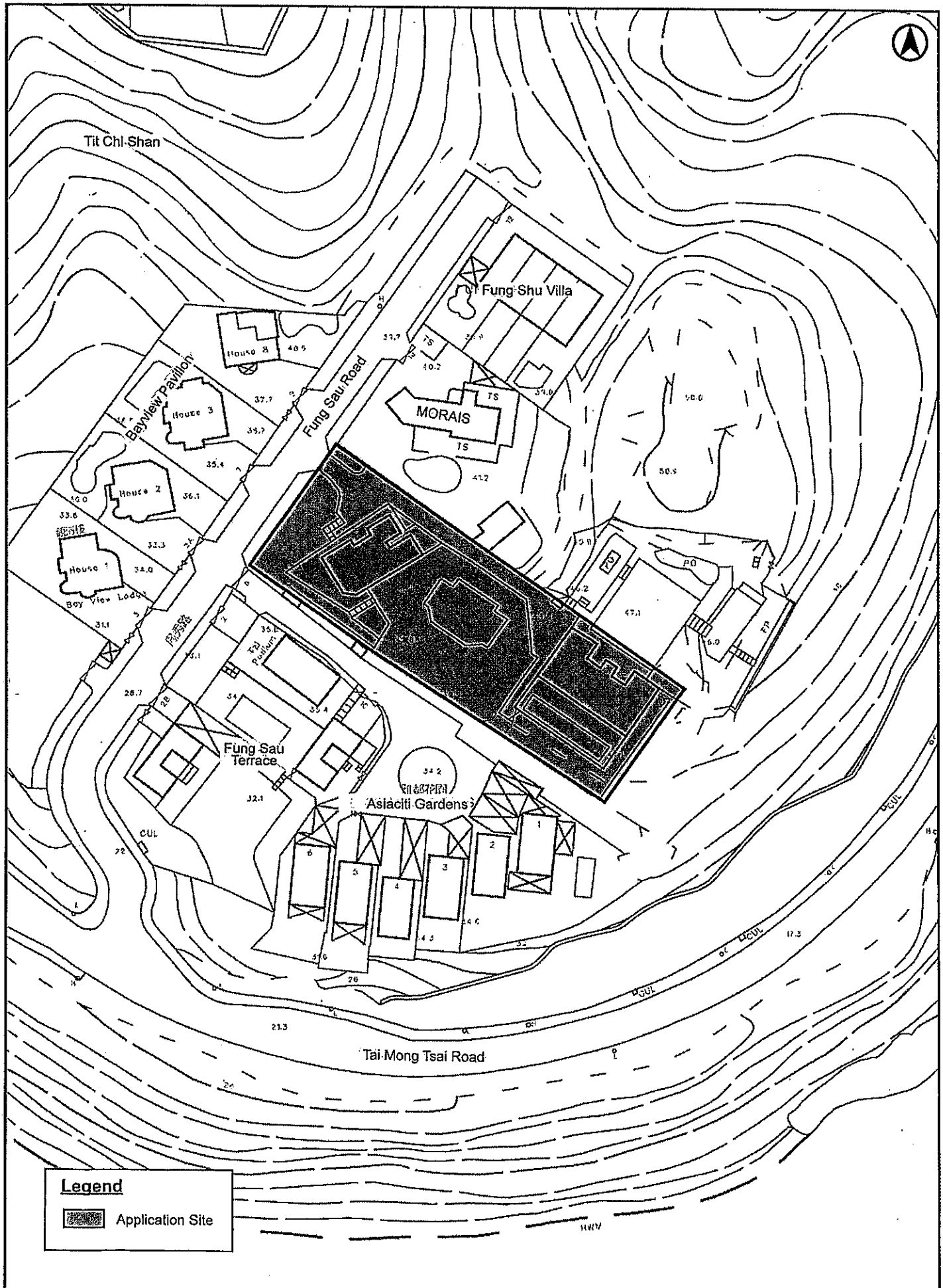

FSRSK

SITE LOCATION PLAN
SCALE 1 : 1,000

ACCOMMODATION SCHEDULE	
LG/F	E&M Plant Rooms, Various Water Tanks & Pump Rooms
G/F	Landscape Garden, Carport, E&M Plant Rooms, Lift / Circulation Area
1/F	Living/Dining Room, Kitchen, Bathroom, Recreation Facilities, Family Room, Storeroom, Lift / Circulation Area, Landscape Terrace, Swimming Pool
2/F	Bedroom, Bathroom, Family Room, Storeroom, Lift / Circulation Area, Flat Roof, Balcony
R/F	Flat Roof

TOWNLAND CONSULTANTS LTD.
URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Reference FSRSK/JANICE/03
Date 26 September 2025

By EMAIL only

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

Dear Sir / Madam,

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

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

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

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

1) The captioned Planning Application seeks planning permission for Minor Relaxation of Building Height Restriction for Permitted House Development.

2) The Total Gross Floor Area ("**GFA**") of approx. 776.49m^2 includes domestic portion only. The non-domestic GFA of approx. 554.29m^2 includes E&M Plant Rooms, Recreational facilities etc are exempted from GFA calculation under Buildings Ordinance.

3) The Total No. of Blocks is 3 which include House A, House B and 1 storey of Pavilion with a Building Height ("**BH**") of approx. 45.75mPD / approx. 3.25m at mean roof level; and underground E&M Plant Room facilities, which are exempted from GFA calculation under Buildings Ordinance.

4) The 1-storey Pavilion is counted in the domestic GFA calculation of the Proposed Residential Redevelopment.

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

城市規劃顧問

MAIN HONG KONG OFFICE :
2801, 28th Floor, 148 Electric Road, North Point, Hong Kong
Telephone : (852) 2521 2911 **Facsimile : (852) 2521 6631**
E-mail address : tcltd@townland.com **Website : www.townland.com**

CHINA OFFICE :
Room 1111, Building 1, Yagang Industry and Trade Building, No.18 Fuan Avenue,
Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111
Telephone : (86) 181 2417 9366
E-mail address : tcltd@townland.com

INDIA OFFICE :
Coworking Space Ministry of New, 3rd Floor, Kitab Mahal,
192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India
Telephone : (91) 9819919804
E-mail address : tcpl@townland.com

INDONESIA OFFICE :
Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia
Telephone : (62 21) 2941 0621
E-mail address : tcljkt@townland.com

ASSOCIATED COMPANIES :
TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)
TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)
TOWNLAND CONSULTANTS PVT. LIMITED (India)
PT TOWNLAND INTERNATIONAL (Indonesia)
HOWARD & SEDDON PARTNERSHIP (United Kingdom)

ISO 9001: 2015
Certificate No.: CC844

TOWNLAND

Reference FSRSK/JANICE/03
Date 26 September 2025

The Secretary, Town Planning Board

Should there be any queries, please do not hesitate to contact the undersigned or Ms Janice Wong at [redacted]

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Delius Wong
Associate / Project & Quality Manager

DEL/JANICE

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

cc Client / Team

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

1. 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。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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1. Name of Applicant 申請人姓名/名稱

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

Fung Sau Property Company Limited

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

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

Townland Consultants Limited

3. Application Site 申請地點

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Proposed Minor Relaxation of Building Height Restriction for Proposed Residential Redevelopment (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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	No. 8 Fung Sau Road, Sai Kung Lot 285 S.A. RP, Lot 285 S.A. ss.1 and Lot 285 RP in D.D. 252 **香港西貢鳳秀路** 8 **號** **西貢丈量約份第**252**約地段第** 285 **號** A **分段餘段、第** 285 **號** A**分段第**1**小分段及第** 285 **號餘段**
Site area 地盤面積	2,588.30 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4 **大網仔及斬竹灣分區計劃大綱圖編號** S/SK-TMT/4
Zoning 地帶	"Residential (Group C) 3" **住宅（丙類）**3
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restriction for Proposed Residential Redevelopment **擬議略為放寬建築物高度限制住宅重建**

		sq.m 平方米	Plot Ratio 地積比率
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	776.49 ☑ About 約 ☐ Not more than 不多於	0.3 ☑About 約 ☐Not more than 不多於
	Non-domestic 非住用	554.29 ☑ About 約 ☐ Not more than 不多於	0.214 ☑About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Domestic: 2, Pavilion 1	
	Non-domestic 非住用		
	Composite 綜合用途		

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

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

Table 4.1: Comparison of the Development Parameters

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

Remarks

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

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

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

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

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

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED RESIDENTIAL REDEVELOPMENT AT NO. 8 FUNG SAU ROAD, SAI KUNG

- Supplementary Planning Statement -

TOWNLAND CONSULTANTS LIMITED

SECTION 16 PLANNING APPLICATION

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CHAPTER 131) IN RESPECT OF THE APPROVED TAI MONG TSAI AND TSAM CHUK WAN OUTLINE ZONING PLAN NO. S/SK/TMT/4

SUPPLEMENTARY PLANNING STATEMENT

Applicant	Fung Sau Property Company Limited
Planning Consultant, Visual Impact and Submitting Agent	Townland Consultants Limited
Architect	Design Corporation Limited
Landscape Consultant	Adrian L. Norman Limited
Building Services Consultant	Dicky Lai Consultants Limited
Geotechnical Consultant	Greg Wong & Associates Limited

File Reference: FSRSK

For and on behalf of Townland Consultants Ltd.

Approved by : _____

Position : Associate

Date : 4 December 2025

4 December 2025

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EXECUTIVE SUMMARY

This Section 16 Planning Application (the "**S16 Application**") is submitted on behalf of Fung Sau Property Company Limited (the "**Applicant**") to seek permission for a Minor Relaxation of the Building Height Restriction on Lot 285 S.A. RP ("**Plot A**") and Lots 285 S.A. ss.1 and Lots 285 RP in D.D. 252 ("**Plot B**") at No. 8 Fung Sau Road, Sai Kung (the "**Application Site**"/ the "**Site**") to allow for the redevelopment of the existing residential buildings ("**Proposed Residential Redevelopment**").

According to the Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4 ("**Approved OZP**") gazetted on 20 March 2008, the Application Site falls within a "Residential (Group C)3" ("**R(C)3**") zone. The R(C) zone is intended primarily for low-rise, low-density residential developments and is subject to a maximum Building Height Restriction ("**BHR**") of 9m and Three (3) storeys including One (1) storey of carport. In addition, the Site is also restricted to a maximum Plot Ratio ("**PR**") of 0.3 and Site Coverage ("**SC**") of 40%.

The Applicant intends to amalgamate the two lots, Plot A and Plot B into One (1) plot of land with the Proposed Residential Redevelopment comprising a more organic and integrated design of two (2) houses adjoining each other to the southeast. As part of the redevelopment plan, Minor Relaxation of BHR are sought from 9m to 11.5m (at mean roof level) (+27.78%) at both Houses to create three (3)-storey block of domestic units including one (1)-storey of carport. Nonetheless, there is **no relaxation of the SC and PR restrictions** sought from the Approved OZP.

The architectural design intent is to create a bespoke resort in-house design that evokes relaxation, luxury and connection with nature. Opportunity is thereby taken to set the residential blocks further back from Fung Sau Road for improved visual impact as well as improving the space for recreational and landscaped features. The Minor Relaxation of BHR will (1) provide architectural flexibility for redevelopment of the existing houses with more innovative building design to fit in with the prestigious setting and local character; (2) provide for better integration of architectural, recreational and landscape components; and (3) enable an architectural layout that better suits the specific user requirements and enhance the quality of life of the residents / the Applicant. The BH of Proposed Residential Redevelopment will be compatible with the surrounding residential developments with a higher site levels.

This Supplementary Planning Statement ("**SPS**") demonstrates that the Minor Relaxation of Building Height Restriction is acceptable on the following grounds:

- The Proposed Minor Relaxation will **NOT** result in any increase in PR and SC as permitted under the OZP. The Proposed Minor Relaxation of BHR will allow a more innovative and integrated design to accommodate the site constraint of the hilly topography and to better fit in the prestigious setting and local character as compared with the OZP Compliant Scheme and the Approved GBPs;
- The Proposed Floor-to-Floor Height will fulfil modern habitable living standard and operational requirements;
- The Proposed Minor Relaxation is in accordance with the Statutory Planning Intention of the "R(C)3" zone;
- The Proposed Minor Relaxation is compatible with the surrounding developments;
- The Proposed Minor Relaxation of BHR is not unprecedented and there are several Planning Approvals for Minor Relaxation of BH Restrictions for other R(C) zones in the Sai Kung area;
- Indeed, the Proposed Residential Redevelopment will **NOT** result in any adverse visual impact and will not be incompatible with the low-rise, low density character of the Tai Mong Tsai area. Compared to the Approved GBPs and the OZP Compliant Scheme, the Proposed Scheme allows for a much more innovative design that can better integrate the existing environment;
- There will be no adverse impact on the natural environment and landscape features. In fact, the Proposed Residential Redevelopment will enhance the landscape and green amenity value of the neighbourhood; and
- The Proposed Minor Relaxation of BHR will have **NO** adverse visual, geotechnical, impact on the road network or other infrastructural provision.

Based on the above justifications and as detailed in this Supplementary Planning Statement ("**SPS**"), Members of the BOARD are therefore sincerely requested to give their favourable consideration to the Application.

行政撮要

（內文如有差異，應以英文版本為準）

根據《城市規劃條例》第16條，我司代表Fung Sau Property Company Limited（下稱「申請人」）呈交是次規劃申請，就重建坐落於香港西貢鳳秀路 8 號（下稱「申請地點」/ 「地盤」）的丈量約份第252約地段第 285 號 A 分段餘段（下稱「甲地段」）及第 285 號 A分段第1小分段及第 285 號餘段（下稱「乙地段」）略為放寬建築物高度限制，以重建現有住宅（下稱「擬議住宅重建」）。

根據 2008 年 3 月 20 日刊憲的大網仔及斬竹灣分區計劃大綱圖編號 S/SK-TMT/4（以下簡稱「核准圖」），申請地點屬「住宅（丙類）3」地帶。住宅（丙類）地帶的規劃意向主要作低層、低密度的住宅發展，當中該申請地點的建築物高度規限為 9 米及 3 層（包括一層開敞式停車間）。此外，該地盤最高地積比率為 0.3 倍和最大上蓋面積為 40%。

申請人有意把甲地段及乙地段合併為一個地段，以在擬議住宅重建中引入更有機及整合的建築設計，讓兩幢房屋在東南面互相毗鄰。作為重建計劃的一部份，是次擬議略為建築物高度限制由 9 米放寬至 11.5 米（平均屋頂水平）(+27.78%)，以興建三層高的住宅單位（包括一層停車間）。是次規劃申請<u>沒有要求放寬該地盤在核准圖上的上蓋面積及地積比率限制</u>。

擬議住宅重建的設計理念以締造一間度身訂造的度假屋為核心，以靜謐及奢華的設計營造輕鬆的氛圍和增強與大自然的聯繫。申請人同時藉此機會將樓宇向鳳秀路後移，以改善視覺效果和美化康樂及園景設施空間。是次擬議略為放寬建築物高度限制將 (1)增加樓宇設計靈活性，以更具創意的建築設計結合當地特色及配合周邊尊尚社區；(2)有助與周邊的建築、康樂和自然景觀融合；及 (3)使建築佈局更切合特定用戶的需要，並提高居民或申請人的生活素質。再者，擬議住宅重建仍然與周邊處於較高地盤水平的住宅發展相容。

此補充規劃文件詳述略為放寬建築物高度限制具備以下充分理據的支持：

- 擬議略為放寬放寬建築物高度限制<u>不會</u>增加核准圖所容許的上蓋面積及地積比率限制，並採用具創意及整合的建築設計，與符合分區計劃大綱圖規定及已核准的建築圖則方案相比下更能切合地盤的山坡地形限制，並結合地方特色及配合周邊尊尚社區；
- 是次規劃申請的樓底高度將符合現代可居住的生活標準和運作要求；
- 是次規劃申請符合法定規劃意向；
- 擬議發展項目與周邊發展相容；
- 擬議略為放寬建築物高度限制並非沒有規劃許可先例，西貢區內其他「住宅（丙類）」地帶亦有多個略為放寬建築物高度限制的規劃許可先例；
- 事實上，擬議住宅重建發展不但<u>不會</u>產生任何不良的視覺影響，亦不會與大網仔地區的低矮、低密度特色不兼容。相比於分區計劃大綱圖規定及已核准的建築圖則的方案，此申請方案能容納更多具創意及完全融入於現有環境的設計；
- 擬議住宅重建將不會對自然環境和景觀特色帶來負面影響。事實上，該擬議住宅重建發展將提升當區園景及綠化景觀價值；及
- 擬議住宅重建將<u>不會</u>對視覺、岩土、交通或其他基礎設施造成負面影響。

基於在這份補充規劃文件中內詳述的理由，我司懇請城規會對是次規劃申請予以支持。

Reference FSRSK/JANICE/01
Date 4 December 2025

TO THE TOWN PLANNING BOARD:

SECTION 16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)

MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
FOR PROPOSED RESIDENTIAL REDEVELOPMENT
AT NO. 8 FUNG SAU ROAD, SAI KUNG

- SUPPLEMENTARY PLANNING STATEMENT -

1 INTRODUCTION

1.1 We are instructed by Fung Sau Property Company Limited (the "**Applicant**"), to submit this Section 16 Planning Application (the "**S16 Application**") for a Minor Relaxation of the Building Height ("**BH**") Restriction on Lot No. 285 S.A. RP ("**Plot A**") and Lot Nos. 285 S.A. ss.1 and 285 RP in D.D. 252 ("**Plot B**") at No. 8 Fung Sau Road, Sai Kung (the "**Application Site**"/ the "**Site**") to allow for the redevelopment of the existing residential buildings ("**Proposed Residential Redevelopment**").

1.2 The Application Site falls within a "Residential (Group C)3" ("**R(C)3**") zone on the Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4 ("**Approved OZP**") gazetted on 20 March 2008 (***Figures 1.1* and *1.2*** refer). The "R(C)3" zone is subject to a maximum Building Height Restriction ("**BHR**") of 9m and Three (3) storeys including One (1) storey of carport, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater. The Site is also subject to a maximum Plot Ratio ("**PR**") of 0.3 and Site Coverage ("**SC**") of 40%, or the PR and SC of the existing building, whichever is the greater.

1.3 The Applicant intends to amalgamate the two lots, Plot A and Plot B into One (1) plot of land with the Proposed Residential Redevelopment comprising a more organic and integrated design of two houses adjoining each other to the southeast. As part of the redevelopment plan, Minor Relaxation of BHR is sought from 9m to 11.5m (at mean roof level) (i.e. approx. +27.78%). Opportunity is also taken to set the residential blocks further back from Fung Sau Road for improved visual impact as well as creating usable spaces for recreational use and landscaped features. The Minor Relaxation of BHR will (1) provide architectural flexibility for redevelopment of the existing houses with more innovative building design to fit in with the prestigious setting and local character; (2) provide for better integration of architectural, recreational and landscape components; and (3) enable an architectural layout that better suits the specific user requirements and enhance the quality of life of the residents / the Applicant. Please refer to Architectural Plans of the Proposed Residential Redevelopment attached at ***Appendix 1***.

1.4 The Applicant is NOT seeking any increase in PR and SC beyond that permitted in the Approved OZP. The Proposed Residential Redevelopment remains for residential use only and is in compliance with the statutory planning intention.

1.5 The purpose of this Supplementary Planning Statement ("**SPS**") is to furnish Town Planning Board ("**TPB**" / "**BOARD**") Members and relevant Government Departments with the information necessary to facilitate consideration of this S16 Application. For ease of reference, extracts of the OZP, relevant Statutory Notes, Site Location Plans and Site Photos are attached to this SPS.

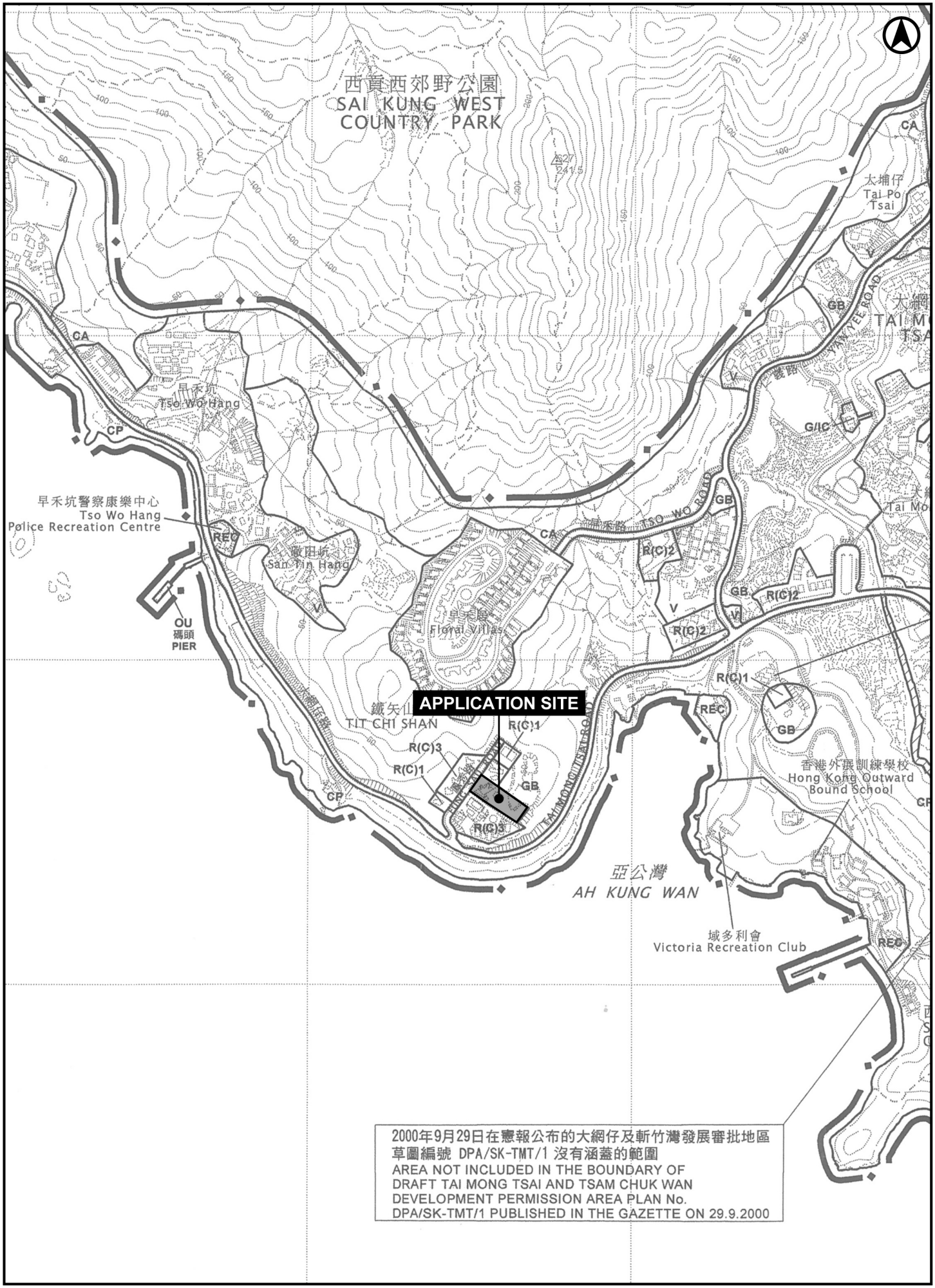

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FIGURE 1.1 APPROVED TAI MONG TSAI AND TSAM CHUK WAN OUTLINE ZONING PLAN NO. S/SK-TMT/4 (EXTRACT)

SCALE 1 : 7,500

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

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

Remarks

(Please see next page)

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FIGURE 1.2 STATUTORY NOTES ATTACHED TO THE APPROVED TAI MONG TSAI AND TSAM CHUK WAN OUTLINE ZONING PLAN NO. S/SK-TMT/4 (EXTRACT)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

(a) On land designated "Residential (Group C)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 plot ratio of 0.5, a maximum site coverage of 40%, and a maximum building height of 9m and 3 storeys including 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(b) On land designated "Residential (Group C)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 plot ratio of 0.4, a maximum site coverage of 40%, and a maximum building height of 9m and 3 storeys including 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(c) On land designated "Residential (Group C)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 plot ratio of 0.3, a maximum site coverage of 40%, and a maximum building height of 9m and 3 storeys including 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(d) In determining the relevant maximum plot ratio/site coverage for the purposes of paragraphs (a) to (c) 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 use and benefit of all the owners and 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.

(e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

FIGURE 1.2 (CONT'D) STATUTORY NOTES ATTACHED TO THE APPROVED TAI MONG TSAI AND TSAM CHUK WAN OUTLINE ZONING PLAN NO. S/SK-TMT/4 (EXTRACT)

2 SITE CONTEXT

2.1 Site Location

2.1.1 The Application Site is located at No. 8 Fung Sau Road, Sai Kung. It is part of a low-rise, low density residential community situated on the southeastern side of Fung Sau Road. Fung Sau Road is a local road which branches off from Tai Mong Tsai Road, a winding road set along the long coastline adjacent to the Sai Kung West Country Park areas overlooking the Inner Port Shelter, with high landscape and scenic value. Sai Kung is well known for its recreational facilities and is an important visitor and tourist destination in Hong Kong (***Figures 2.1*** and ***2.2*** *refer*).

2.2 Land Status

2.2.1 Lot 285 S.A. RP ("**Plot A**") is registered ownership of Ace Match Limited. The Ace Match limited has been notified of this Application. Lots 285 S.A. ss.1 and 285 RP in D.D. 252 ("**Plot B**") are owned by the Applicant. Both Plot A and Plot B are governed by the same land lease i.e. New Grant No. 6035 ("**NG 6035**") which is of 99 years from 4 December 1976 and is renewable for 99 years. Plot A and Plot B together have a total registered area of approx. 2,588.30m^2 (or approx. 27,860 sq. ft).

2.2.2 Under Special Condition No. 9 of the NG 6035, the built over area shall not exceed 15% of the area of the Lot for Plot A, and in addition, Plot B under Special Condition Nos. 8 and 9 it shall not exceed 2 storeys and the height shall not exceed 25 feet above mean formation level.

2.2.3 A 2-storey house over one storey carport of a height approx. 3.96m at Plot A was built in 1975 with a total BH of approx. 12.8m (at top roof level). It is noted that in 2006 and 2008, the Lot was subdivided into Plot A and Plot B with a site area of approx. 1,123.4m^2 and 1,464.9m^2, respectively.

2.2.4 An application for Lease Modification will be submitted to the District Lands Office for consideration upon approval of this Planning Application.

2.3 Existing Use and Surrounding Land Uses

2.3.1 The Application Site is currently occupied by two x three (3) storey detached houses including one (1) storey of carport in Plot A at the northeastern portion of the Site ("**Existing House A**") and Plot B at the southeastern portion of the Site ("**Existing House B**"). The two existing houses are segregated by the outdoor swimming pool and some natural vegetation in between nonetheless, they are connected via a narrow footpath. Another outdoor swimming pool is also located on the terrace of Existing House B. There is a significant level difference of approx. 13.8m between the lowest end at the northwestern side (approx. 33.65mPD) and the highest level at the southeastern side (+47.45mPD) of the Site. Photos of the Application Site viewed from Fung Sau Road are shown in ***Photos 1.1, 1.2, 1.3 and 1.4.***

2.3.2 The land use pattern around the Site is generally characterised by a mix of low-rise residential developments, green belt and country park areas (***Figures 2.1 and 2.2*** refer).

- The immediate area to the north, west and south of the Site along Fung Sau Road is predominantly of low-rise, low density residential developments of one to three storeys which fall within the sub-groups of the "Residential (Group C)" ("**R(C)**") zone (i.e. "R(C)1" and "R(C)3" zones). These residential developments include Fung Shu Villa, MORAIS, Fung Sau Terrace, Asiaciti Gardens and Bayview Pavilion. Floral Villas, the large-scale low-rise residential development zoned "R(C)3" are located to the further north of the Site across the Tit Chi Shan. Clusters of low-rise residential developments including Forest Hill Villa, Green Villas and The Capri zoned "R(C)2" are located to the further northeast of the Site.

- To the immediate east and further north of the Site are extensive vegetated hillslopes zoned "Green Belt" ("**GB**") which is part of the Tit Chi Shan and Sai Kung West Country Park area. The Victoria Recreation Club and Outward Bound Hong Kong – Ah Kung Wan Training Centre which falls within the "Recreation" ("**REC**") zone are situated across the Emerald Bay which is to the further east of the Site.

- To the further south of the Site on the seaward side across Tai Mong Tsai Road is an area zoned Country Park ("**CP**") which is characterised by a long natural coastline comprising of mangroves and ecological habitats overlooking the Inner Port Shelter (Sai Kung Hoi).

- To the further northwest of the Site are clusters of villages zoned "Village Type Development" ("**V**"), including Tso Wo Villa, Tso Wo Hang and Country Villa.

2.4 Accessibility

2.4.1 The Application Site is accessible by vehicles via Fung Sau Road. It is conveniently served by public transport with franchised buses and green minibuses along Tai Mong Tsai Road, where Fung Sau Road is connected to. The closest bus and minibus stops are located along Tai Mong Tsai Road (approx. 75m from the Site). There are also existing footpaths along the two sides of Fung Sau Road.

2.5 Utilities

2.5.1 The Tai Mong Tsai area is provided with an adequate supply of utility facilities, including water supply, sewerage, electricity and telephone services.

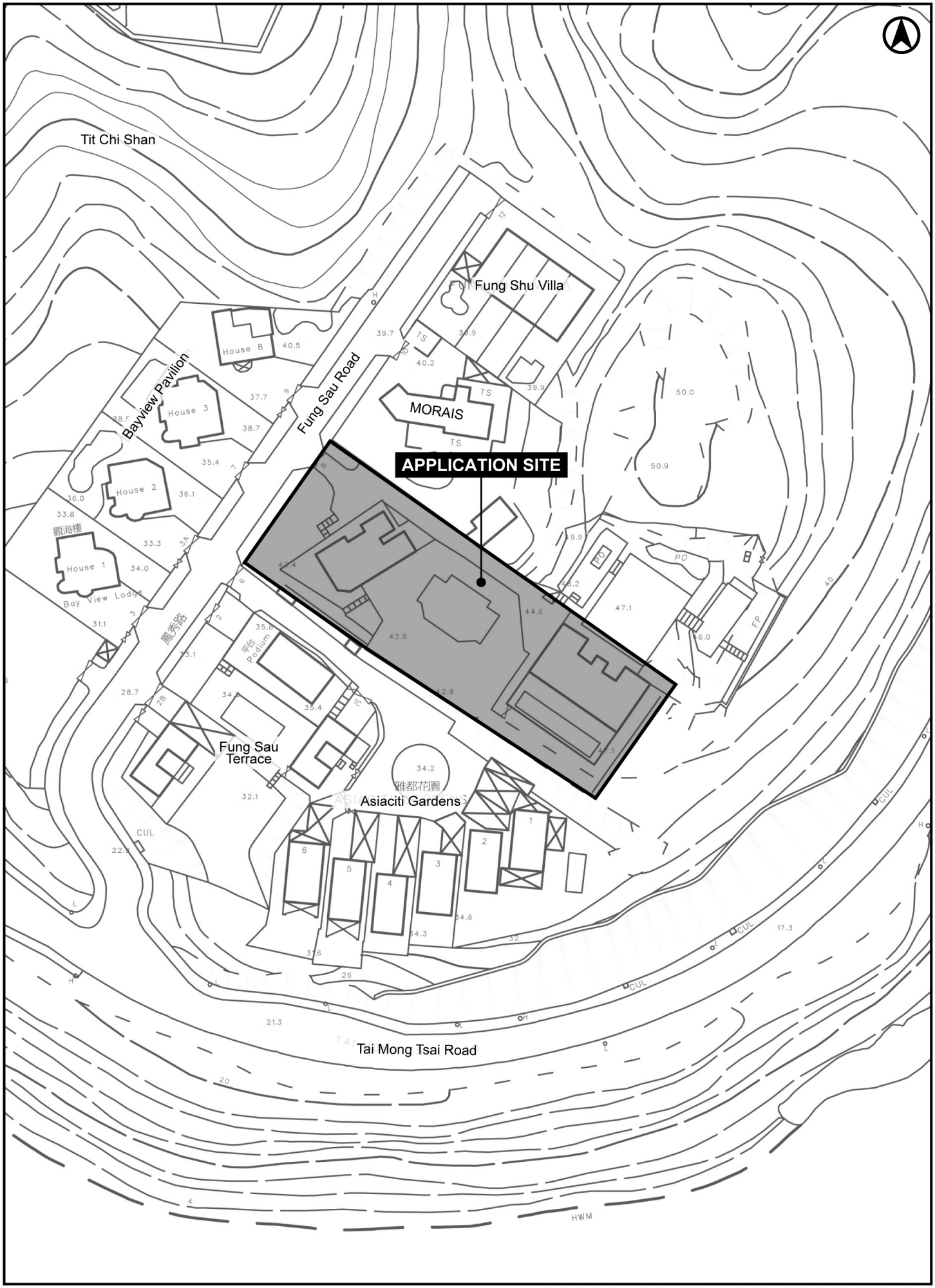

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FIGURE 2.1 SITE LOCATION PLAN

SCALE 1 : 1,000

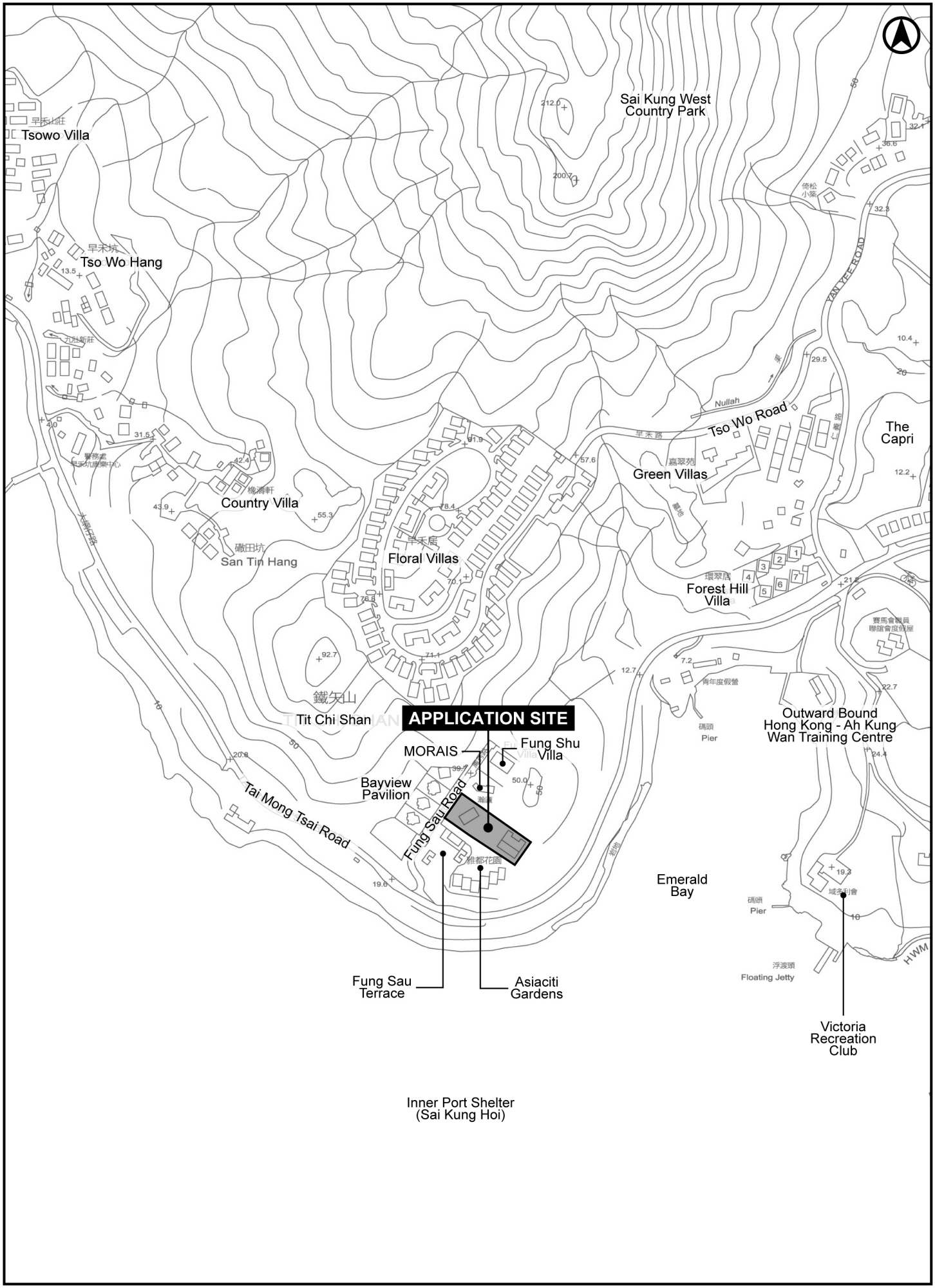

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FIGURE 2.2 SITE LOCATION PLAN

SCALE 1 : 5,000





Photos 1.1 (above) and 1.2 (below) **Views of Existing Development from Fung Sau Road**



Photo 1.3 **View of Existing House A Development**



Photo 1.4 **View of Existing House B Development**

3. PLANNING CONTEXT

3.1 Statutory Planning Intention

Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4

3.1.1 The Application Site is zoned "R(C)3" on the Approved OZP gazetted on 20 March 2008 *(**Figures 1.1*** and ***1.2*** refer).

Statutory Planning Intention in Respect of the "R(C)" zone

3.1.2 In accordance with the Statutory Notes attached to the Approved OZP, the "Residential (Group C)" ("**R(C)**") zone is *"intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board".* "Flat" and "House" are "Column 1" uses which are always permitted (***Figure 1.2*** refers).

3.1.3 Development within the "R(C)3" zone is subject to a maximum BHR of 9m and Three (3) storeys including One (1) storey of carport, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater. The "R(C)3" zone also stipulates maximum PR of 0.3 and SC of 40%, or the PR and SC of the existing building, whichever is greater. Nonetheless, the OZP also allows for minor relaxation of the said restriction application to the TPB under section 16 of the Town Planning Ordinance ("**TPO**") (***Figure 1.2*** refers).

3.1.4 As stated in the non-statutory Explanatory Statement ("**ES**") which accompanies the OZP, the imposition of PR, SC and BHR in the "R(C)" zone are "*to reflect the parameters of the existing and committed developments, to preserve the existing intensity and character of the developments so as to blend in with the surrounding natural environment and to avoid overtaxing the limited infrastructure*". The ES also outlines that in order to provide innovative architectural designs and planning merits that would enhance the amenity of the locality with considerations to the site constraints, minor relaxation of BHR, PR or SC may be considered by the BOARD based on individual merits based on the planning permission system.

3.2 Non-Statutory Planning Context

Residential Layout at Tai Mong Tsai – Sai Kung (Adopted Departmental Plan No. L/SK-TMT1/1A)

3.2.1 The Application Site falls with an Adopted Departmental Plan in Sai Kung titled "Residential Layout at Tai Mong Tsai – Sai Kung Plan No. L/SK-TMT1/1A" ("**Adopted Departmental Plan**") adopted on 28 March 1980. The Adopted Departmental Plan is an administrative plan without statutory authority. The Site is shown as "Residential Zone 4" ("**R4**") with a maximum PR restriction of 0.3 and maximum SC of 15%. The Plan shows that the requirements of non-building area ("**NBA**") of 3.05m in width along its northwestern and southeastern boundaries and 4.57m in width along its northeastern and southwestern boundaries of the Site. The Approved General Building Plans ("**GBPs**") currently comply with the said NBA requirements.

3.3 Planning History

3.3.1 The Application Site is subject to one (1) previous Section 16 Planning Approval (TPB Ref. A/SK-TMT/21) for the minor relaxation of BHR from 9m to 10m in Plot B ("**Approved S16 Scheme**"). The minor relaxation was mainly to meet the minimum height requirement of 2.4m clear headroom for basement carparking stipulated by the Transport Department ("**TD**") and to provide a reasonably comfortable headroom with a marginally higher ceiling. The proposed relaxation of BH restriction was considered minor and acceptable to the Rural and New Territories Planning Committee ("**RNTPC**") and the Application was approved with conditions by the Committee on 10 October 2008.

4. THE REDEVELOPMENT PROPOSAL

4.1 Proposed Minor Relaxation of BH Restriction for Permitted Residential Redevelopment

4.1.1 The Applicant has recently acquired Plot A of the Application Site and intends to amalgamate with Plot B to carry out a comprehensive redevelopment proposal to integrate the two (2) existing houses, which appear to have vastly different architectural styles and are segregated from one another.

4.1.2 Based on the statutory restrictions under the "R(C)3" zoning of the Application Site (i.e. maximum BH of 9m and 3 storeys including 1 storey of carport, 0.3 PR and 40% SC) ("**OZP Compliant Scheme**"), development could easily result in a lower floor-to-floor height ("**FTFH**") (i.e. maximum FTFH of 3m per floor). It will restrict meeting the minimum FTFH of habitation room under Buildings Department ("**BD**")'s Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ("**PNAP**") APP-5[1] with limited opportunities to introduce a bespoke building design that could accommodate the level differences within the Site. Furthermore, this could only marginally comply with the operational requirement for the at-grade private car park with a clear headroom of 2.4m (excluding ventilation duct and other associated installations). Please refer to ***Appendix 2*** for the OZP Compliant Scheme.

4.1.3 In this regard, a minor relaxation of the statutory BHR is sought from 9m to 11.5m (at mean roof level) (i.e. approx. +27.78%) to enable sufficient design flexibility for an innovative design with incorporation of more well-designed recreational amenities and landscape features. Minor relaxation of BHR is also sought with a view to better suit the requirements and future needs of the Applicants / residents for a healthier and quality living environment with more reasonable FTFH that meets the modern living standards, as well as to fit in with the prestigious setting and local character of the Tai Mong Tsai area.

4.1.4 Meanwhile, please note that there will be **no** relaxation of the maximum PR Restriction of 0.3 or maximum SC Restriction of 40% as stipulated in the Approved OZP in the Application Site. All building structures are confined within the Application Site.

4.2 The Approved General Building Plans

House A

4.2.1 In 1975, a set of GBPs were approved by Building Authority ("**BA**") for Existing House A comprising three (3) domestic storeys including one (1) storey of carport with a roof-top plant room ("**Approved GBPs A**"). The overall BH of Existing House A is approx. 10.25m at mean roof level (approx. +48.96mPD) and approx. 12.80m at top roof level (approx. +51.51mPD) including the roof top tank room structure. As the Existing House A is oriented to the northwest and southeast towards the front of the Site, it is setback of approx. 11.5m to 17.2m from the lot boundary of Fung Sau Road (***Figure 4.1*** refers). A pitched roof design is also adopted with a distinctive building form. House A was completed in the same year.

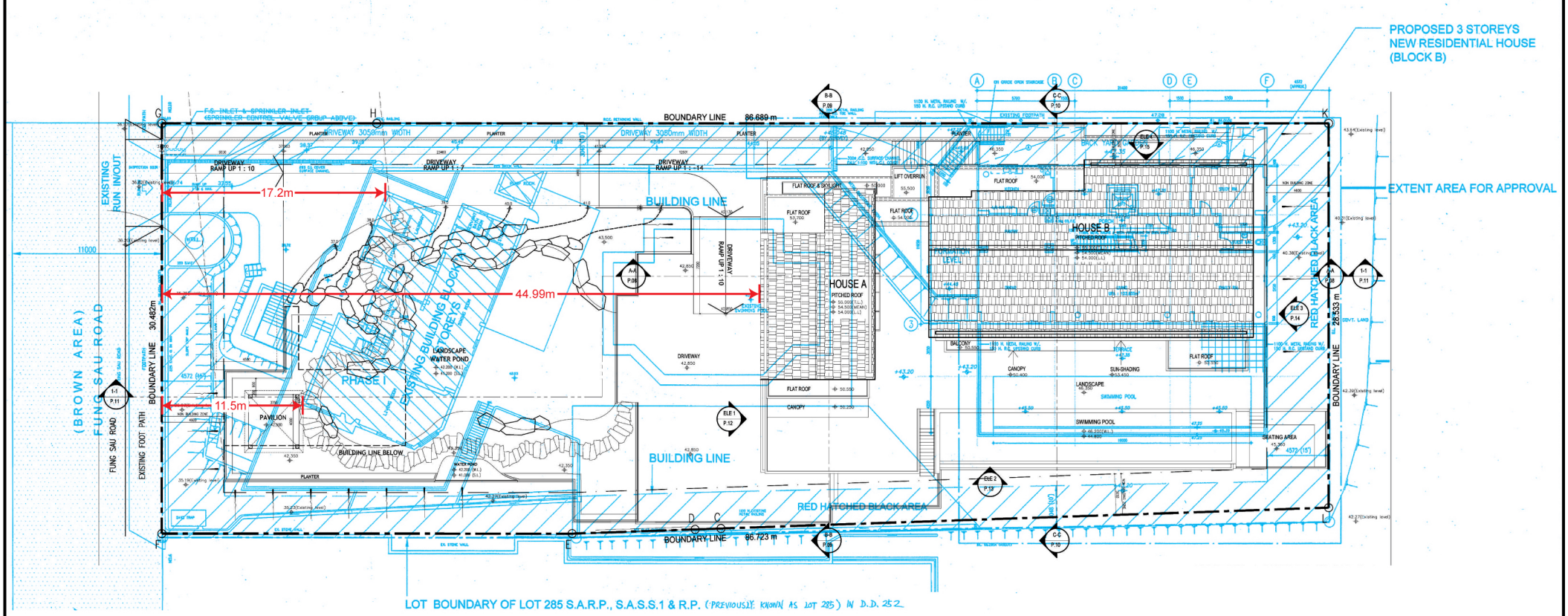
House B

4.2.2 In 2008, a S16 for minor relaxation of BHR (TPB Ref: A/SK-TMT/21) from 9m to 10m for Existing House B was approved by TPB ("**Approved S16 Scheme**"). In accordance with the Approved S16 Scheme, a set of GBPs were approved on 11 February 2010 for three (3) domestic storeys including one (1) storey of carport, which forms the Existing House B ("**Approved GBPs B**"). Existing House B is designed with a flat roof and of a more regularly shaped / box-like development (***Photo 1.4*** refers). The overall BH is approx. 10m at main roof level (approx. +54.6mPD) and approx. 12.8m at top roof level (+57.4mPD) including roof top structure.

[1] *According to PNAP APP-5 by the Buildings Department revised in May 2019, the minimum height of rooms for habitation or office for health reason is 2.5m measured from floor to ceiling, which applies generally to both flats and houses. A maximum storey height for house of 4.5m may be accepted by BD for the purposes of regulation 23(3)(a) of the B(P)R.*

4.2.3 The existing two houses are situated on either end of the Site and segregated by a stand-alone outdoor swimming pool of Existing House A in the centre. Due to the NBA restriction, both Existing House A and Existing House B are setback of approx. 3.05m at northwestern and southeastern boundary and approx. 4.57m at northeastern and southwestern boundary (***Figure 4.1*** and ***Appendix 1*** refers).

4.2.4 It is important to note that the BHs of both Existing Houses A and B exceeded the BHR stipulated on the Approved OZP of 9m. Overlay Plans of (i) Approved GPBs and Current Master Layout Plans (MLPs), (ii) House A Section Plan of Approved GBPs and Proposed Residential Redevelopment; and (iii) House B Section Plan of Approved GBPs and Proposed Residential Redevelopment in ***Figures 4.1 to 4.3***.



Legend

- Approved GBPs (2010)
- Proposed Residential Redevelopment

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FIGURE 4.1 OVERLAY OF APPROVED GBPS AND CURRENT MASTER LAYOUT PLAN

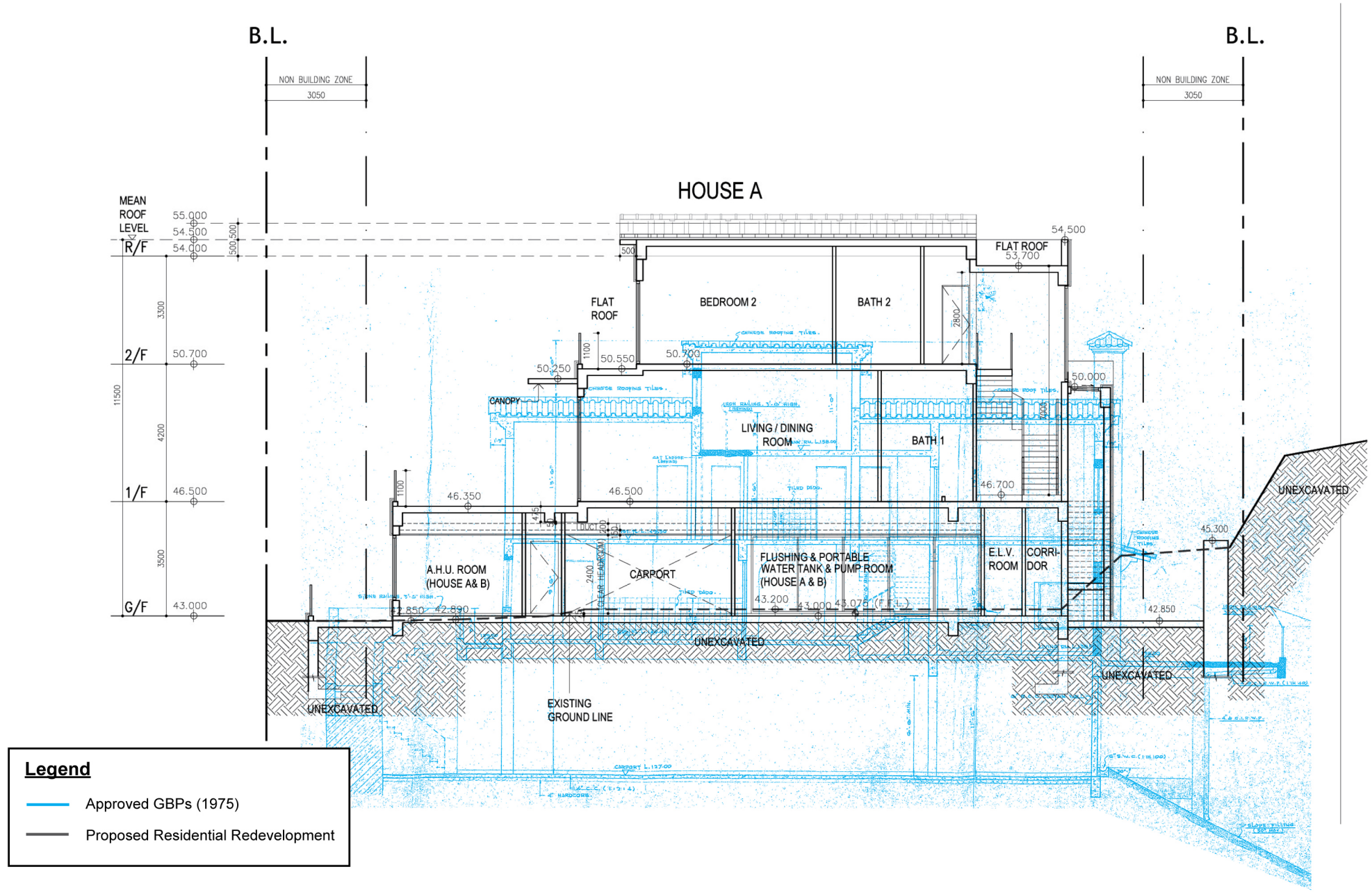

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FIGURE 4.2 OVERLAY OF HOUSE A SECTION PLAN OF APPROVED GBPS AND PROPOSED RESIDENTIAL REDEVELOPMENT

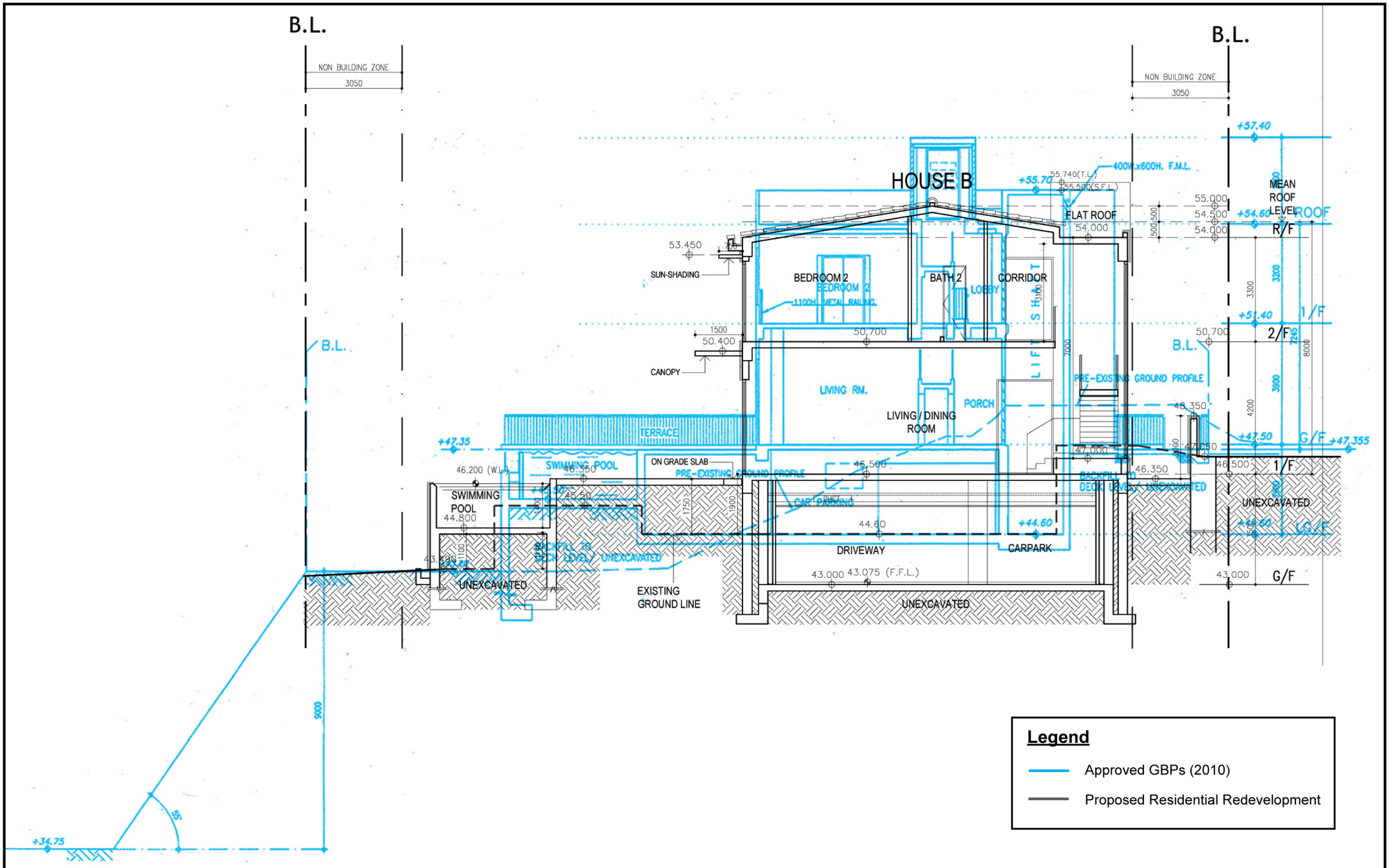

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FIGURE 4.3 OVERLAY OF HOUSE B SECTION PLAN OF APPROVED GBPS AND PROPOSED RESIDENTIAL REDEVELOPMENT

4.3 Proposed Residential Redevelopment

4.3.1 The Proposed Residential Redevelopment comprises two (2) houses, namely House A and House B at the southeastern portion of the Site. The domestic portion of the Site is setback further from the lot boundary of Fung Sau Road by approx. 45m (at House A) to accommodate extensive landscaping, a water pond and a landscaped pavilion in the front garden.

4.3.2 Both proposed houses are three (3) storeys in height including one (1) storey of carport at G/F. The Proposed Residential Redevelopment adopted a pitched roof design and has an overall BH of approx. 11.5m (at mean roof level). The proposed two houses share a common landscaped terrace with an outdoor infinity swimming pool and a landscape deck at 1/F platform. A common / disabled lift is accessible at all levels, serving both Houses A and B. The lift shaft on R/F is approx. +55.74mPD at top level, which is in accordance with the BHR requirements in the Joint Practice Notes No. 5 ("**JPN 5**").

4.3.3 Similar to the existing developments, the G/F of both houses are occupied by carport, Electrical and Mechanical ("**E&M**") / plant rooms, flushing water tank and pump room. The 1/F, where the main entrances for residents are located, contains living / dining rooms and kitchen for both houses as well as family room for House B. A recreation facility (clubhouse) with disabled lavatory is also located on the same floor which is shared between the two houses. The 2/F accommodates the bedroom areas for both houses with balcony / flat roof and canopies above to provide shelter and sun-shading effect on the residential entrances.

4.3.4 The proposed vehicular ingress/egress is maintained at Fung Sau Road on the northern end of the Site. The G/F will accommodate a total of Four (4) ancillary car parking spaces including One (1) disabled parking space.

4.3.5 Architectural drawings for the Proposed Residential Redevelopment are furnished in ***Appendix 1.*** A comparison table of Development Parameters between the OZP Compliant Scheme, the Approved GBPs and the Proposed Scheme is provided in ***Table 4.1***. An overlay of the Master Layout Plan ("**MLP**") and Sections of the Approved GBPs and the Proposed Residential Redevelopment are also attached in ***Figures 4.1 to 4.3*** to demonstrate the minor differences between BHs and FTFHs among the two schemes.

Table 5.1 Relevant Approved S16 Planning Applications for Minor Relaxation of BHR in "R(C)" zones in the last 10 years

TPB Ref No.	Applied Use	Address	OZP / Zoning	FTFH	Approval Date
(1) Sai Kung District Planning Area					
A/SK-HC/364	Minor Relaxation of BHR for Permitted House Development from 9m to 11.3m	Lot 214 in D.D. 219 and the Extension thereto and Adjoining Government Land, Tin Shek Road, Sai Kung, New Territories	"R(C)2" on Draft Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/12	• B/F (Carpark): 3.3m • G/F (Domestic): 4.5m • 1/F (Domestic): 3.5m	Approved on 6.6.2025
A/SK-CWBN/41	Minor Relaxation of BHR for Permitted House Development from 9 to 11.2m	Lot 540 in D.D. 238, 30 Hang Hau Wing Lung Road, Sai Kung, New Territories	"R(C)3" on Approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6	• B/F (Carport): 3.7m • G/F (Living/Dining): 4.2m • 1/F (Bedroom): 3.3m	Approved on 14.9.2016
(2) Other District Planning Areas					
A/K18/349 and 350	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Permitted House Use	New Kowloon Inland Lot No. 714, 3 and 5 Lincoln Road, Kowloon Tong, Kowloon	"R(C)1" on Approved Kowloon Tong Outline Zoning Plan No. S/K18/21	• B/F (Carpark): 4.36m • G/F (Living/Dining): 4.5m • 1/F (Bedroom): 3.5m	Approved on 05.9.2025
A/K18/342	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Permitted House Use	14 Kent Road, Kowloon Tong, Kowloon	"R(C)1" on Approved Kowloon Tong Outline Zoning Plan No. S/K18/21	• B/F (Carpark): 5.9m • G/F (Living/Dining): 4.5m • 1-2/F (Bedroom): 3.5m	Approved on 4.3.2022
A/K18/326	Minor Relaxation of PR Restriction from 0.6 to 0.6862 and BHR from 3 to 4 storeys for Permitted House Development	147 Waterloo Road, Kowloon Tong, Kowloon	"R(C)1" on Approved Kowloon Tong Outline Zoning Plan No. S/K18/21	• B/F (Carpark): 3.6m • G/F (Living/Dining): 4m • 1/F (Bedroom): 3.5m	Approved on 3.8.2018
A/K7/113	Minor Relaxation of BHR from 2 to 3 storeys for Permitted House Development	No. 36A Braga Circuit, Ho Man Tin, Kowloon (Kowloon Inland Lot 2657 S.A ss.11 S.A ss.1)	"R(C)" on Approved Ho Man Tin Outline Zoning Plan (OZP) No. S/K7/2	• B/F (Carpark): 3.85m • G/F (Living/Dining): 4.5m • 1/F (Bedroom): 3.5m	Approved on 9.6.2017
A/K7/112	Minor Relaxation of Plot Ratio from 0.6 to 0.6513, 0.6634, 0.6446 and Building Height Restrictions from 2 to 3 storeys for Permitted Residential Redevelopment	Nos. 10, 12 and 14 Braga Circuit, Ho Man Tin, Kowloon (Kowloon Inland Lot Nos. 6812RP, 6813RP and 6814RP)	"R(C)" on Approved Ho Man Tin Outline Zoning Plan No. S/K7/24	• B/F (Carpark): 3.85m • GF (Domestic): 4.5m • 1/F (Domestic): 3.5m	Approved on 24.6.2016

4.4 Architectural Design Intent

4.4.1 The design concept of the Proposed Residential Redevelopment is to create a bespoke resort in house design with a comfortable living space that evokes relaxation, luxury and connection with nature, but confining of a private residence. The design also takes inspiration from the intentions of Joint Practice Note No. 1 for "Green and Innovative Buildings" to provide "green" architecture that integrates fully with the low-rise building profile of the surrounding development and the surrounding natural topography. The building's mass and orientation are strategically designed to maximise façade exposure toward the view, while thoughtfully integrating the adjacent garden area into the overall spatial composition.

4.4.2 With the vision in mind, the domestic blocks of the Proposed Residential Redevelopment have significantly setback from Fung Sau Road (approx. 45m from lot boundary) to incorporate an extensive landscaped garden with a water pond at the northwestern-end entrance of the Site. The landscaped water pond is to create a tranquil, resort-like welcoming atmosphere and a sense of comfort for the residents away from the hustle and bustle of city area. Notwithstanding, a design improvement to minimise the visual impact of the building bulk of the domestic blocks when viewed from Fung Sau Road.

4.4.3 Compared to the existing developments where two detached houses are segregated from one another afar, the Proposed Residential Redevelopment seeks to incorporate a more integrated and organic design with two houses adjoining one another over a shared communal podium on 1/F where the main entrances, living / dining and recreational areas for the residents are located. An outdoor infinity swimming pool of approx. 21.7m (l) x 3.6m (w) x 1.4m (h) and a landscape deck are featured at the southeastern end of the communal podium to cater for residents' recreation and leisure needs. The strategic positioning and design of the infinity pool is to align the pool edge with the boundless sea horizon overlooking the Inner Port Shelter (Sai Kung Hoi), creating a seamless transition with the natural landscape. The infinity pool offers a sense of relaxation for residents that further strengthens the vacation-like setting and getaway ambience of the Proposed Residential Redevelopment seeks to resemble. The landscaped deck adjacent to the pool is to visually integrate the pool with the surrounding natural landscape and harmonise with the hillside setting. The featuring of water elements in the form of an extensive landscaped pond, together with a landscaped deck and pavilion, adds to the aesthetic appeal of the overall development and echoes the theme of peace and connection with nature.

4.4.4 Apart from the natural integration, the Applicant takes the opportunity in this minor relaxation of BHR to achieve a more quality living environment with a higher FTFH of approx. 4.2m at 1/F and approx. 3.3m at 2/F living / dining and bedroom areas to meet the current modern standard for habitable living for houses. It also complies with the maximum allowable height under BD's PNAP APP-5 and echoes with the theme of resort-living. Tall windows will be adopted to maximize natural lighting and air ventilation entering the interior living environment. Overhead skylights are also provided, allowing daylighting for the enclosed stair hall, offering energy-efficient illumination and visual interest to the vertical circulation space.

4.4.5 The external finishes of the Proposed Residential Redevelopment will be of natural stone which aligns with the aesthetic and prestigious characteristics of the neighbourhood. The adoption of pitched roof design is complementary to the existing urban character that dominates Fung Sau Road, such as Fung Sau Terrace and Asiaciti Gardens. The pitched roof form reflects coastal vernacular style, creating a warm, residential character that harmonises with the seaside and mountain context. The choice and colour of the external finishes together will be confirmed at the detailed design stage to allow the Proposed Residential Redevelopment to integrate with the surrounding low-rise development and natural setting.

4.4.6 Moreover, the Proposed Residential Redevelopment has incorporated NBA zones of 3.05m in width on the northwestern and southeastern boundary and 4.69m in width on the northeastern and southwestern boundaries of the Site as referenced on the Adopted Departmental Plan to maintain building separation with the adjacent developments.

4.5 Proposed Landscape Design

4.5.1 A Landscape Proposal and Tree Preservation and Removal Proposal is prepared for the Proposed Residential Redevelopment as furnished in ***Appendix 4*** of the SPS. The Landscape Master Plan ("**LMP**") demonstrates that the redevelopment will help improve and enhance the existing landscape value and amenities of the Application Site.

4.5.2 The landscape design aims to integrate the Proposed Residential Redevelopment with the existing and planned landscape context, while maximizing greening opportunities on the Site and respecting the natural environment currently occupied by a large vegetation cluster with parts previously used as a garden. The landscaping is divided into two (2) main areas; 1) the Front Water Garden; and 2) the Outdoor Communal Landscape and Swimming Pool Area. Beautiful garden settings are created for the bespoke resort house, responding to both the design character of the architecture, together with the surrounding environment, taking inspiration from natural landscape character and topography.

Front Water Garden

4.5.3 A row of trees is lined along the entrance driveway and a feature tree is proposed at the entrance to enhance the arrival experience and create a lush and tropical character for the residence. A large front garden with water pond at the entrance located to the southwestern side to the Site. This provides a secluded natural setting and act as a buffer for the villa with a series of rock garden terraces creating a screen from the entrance. Views of the landscape are gradually revealed along the sloped driveway extending from Fung Sau Road at approx. 37mPD to approx. 42.85mPD to expose a tranquil water garden. The water garden serves a strong frontage to the villa while embracing the connection with the surrounding natural landscape. A mix of native and ornamental plants are proposed to develop a strong biophilic design mimicking the existing street character of Fung Sau Road. An informal stone pathway meanders along the southern edge of the water garden connecting the entrance driveway to the arrival courtyard allowing for views of the garden and the extensive ocean views to the south. A Pavilion is located near the front boundary to allow users to be engaged in the tranquil lush water garden setting. Users can enjoy tea sessions at various time of the day while appreciating the water garden and views of the houses in the background.

Outdoor Communal Landscape and Swimming Pool Area

4.5.4 A linear pool deck embraces the immediate external landscape of the villa with an infinity edge swimming pool visually connecting to the ocean views while reinforcing the geometric character of the villa. The extensive deck allows room for external landscaping area. To the front of the infinity pool an existing *Euphorbia antiquorum* and a row of palm trees are retained to reinforce the resort character of the villa and create some privacy while allowing ocean views from the deck through the canopies. Steps from the pool deck are provided connecting the arrival courtyard and water garden to the west and to a small intimate landscape deck to the east of the Site. The landscape treatment will help bring the nature into the development, as well as helping to soften the appearance of the building and provide a tranquil environment for the future residents.

Treatment to Peripheral Area

4.5.5 Lush planting is featured along the periphery of the Site to provide a smooth transition with the surrounding environment. A row of canopy trees along the driveway from the vehicular entrance at Fung Sau Road to the arrival courtyard of the Proposed Residential Redevelopment and overflowing of climbers from the natural stone wall at the northwestern periphery of the Site creates a strong sense of arrival at a luxury / resort-like destination. Existing trees, shrubs and palms are retained at the southeastern and southwestern peripheries acting as a green buffer to soften the development edges and enhance visual integration with the swimming pool. Various ornamental and native trees and shrubs are featured at the western periphery adjacent to Fung Sau Road for screening purposes to preserve the privacy of the Proposed Residential Redevelopment and reinforce the resort-like, nature-integrated design to connect to the front water garden and

improving the visual amenity of the Site.

Tree Survey

4.5.6 Maximum care has been taken in the landscape design to minimise disturbance to the existing vegetation within the Application Site. A total of 47 trees were surveyed at the Site as demonstrated in the Tree Survey Plan (***Appendix 4*** refers), in which 18 trees will be retained, 2 trees proposed to be transplanted and 27 trees proposed for felling due to poor health condition, low amenity value or on inaccessible slope etc. The 28 compensatory trees (i.e. with a minimum 1:1 ratio in terms of quantity) which predominately located within the northwestern periphery of the Site to reinforce the privacy of the Proposed Residential Redevelopment.

4.6 Proposed Fire Fighting Installation Works

4.6.1 All necessary fire service provisions have been accommodated on Site to comply with Fire Service requirements, including a 78,000-Litre rainwater harvesting tank located at LG/F underneath the front garden separated from the two houses with rainwater pump room and water meter room. While a 18,000-Litre F.S. water tank and their associated pump rooms and separate flushing, portable water tank and pump room (House A and B) and A.H.U Room (House A & B) are located at G/F adjacent to the carparking area (***Appendix 1*** refers).

4.6.2 According to the Practice Notes for Authorised Persons ("**PNAP**") APP-151 and ADM-2, the provision of flushing and potable waters and pump rooms located on LG/F are considered as "disregarded GFA" under Building (Planning) Regulations ("**B(P)R**") 23(3)(b). The only GFA accountable on LG/F is the storeroom and lavatory. A GFA calculation diagram indicating the areas that are accountable and non-accountable is provided in ***Appendix 1*** for easy reference. Details of the GFA to be exempted from the calculation will be provided at the GBP's Submission Stage for the approval of the Building Authority.

4.6.3 Please note in accordance with Regulation 30 of the B(P)R, natural lighting and ventilation will be provided to the kitchens of all flats. Details will be provided at the GBPs submission stage.

4.6.4 As the Applicant is proposing redevelopment at the Site, the electricity provision has been reassessed accordingly. Thus, new installations will be provided to meet the current standards and requirements of the CLP Power Hong Kong Limited ("**CLP**").

4.7 Proposed Site Formation Works

4.7.1 There is no slope feature identified within the Site. Nonetheless, the partially sunken design of the Proposed Residential Redevelopment would require excavation and filling works within the Application Site to help level the site formation levels of Houses A and B. It will alter the existing landform and the landscape character within the Site due to conflict with the development. All site formation works are confirmed within the building lots within the R(C)3 zone. A Geotechnical Planning Review Report is provided in ***Appendix 5***. An Excavation and Lateral Support ("**ELS**") plan will be submitted to Buildings Department ("**BD**") separately for any approval for excavation works deeper than 2.5m, and greater than 5m in length. Detailed design of the ELS works will be provided under separate submission, if required, at the detailed design stage.

4.7.2 Precautionary measures will be taken into account against heavy rainfall and typhoons during the proposed excavation works. Any necessary supporting measures will be addressed in the detailed design stage.

5. PLANNING JUSTIFICATIONS FOR PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION

5.1 Innovative and Integrated Design to Accommodate Site Constraints

5.1.1 As opposed to existing developments, which are two stand-alone detached houses with different architectural styles appearing visually and physically segregated from each other, the Proposed Residential Redevelopment reflects the Applicant's intention to amalgamate the individual lots within the Site in order to promulgate a more desirable spatial environment with better urban design.

5.1.2 The minor relaxation of BHR from 9m to approx. 11.5m (at mean roof level) to allow for a 3-storey development is consistent with the Existing Development, which merely to retain the degree of design flexibility allowed. The minor relaxation will facilitate a thoughtful, organic yet integrated design to better respond to the hilly topographical features of the Site and seamlessly fit in with the prestigious setting and local character of the low-rise residential neighbourhood in Tai Mong Tsai area.

5.1.3 The Proposed Residential Redevelopment is carefully designed to be significantly setback from the street boundary by a minimum of 45m at Proposed House A, while Proposed House B is setback further towards the rear of the site. This is to allow an extensive landscaped water garden near the vehicular entrance fronting Fung Sau Road, with a view to marry in with the existing topography within the Site, which includes a significant level difference of up to approx. 13.8m as stated in ***Para. 2.3.1***. In addition, the setback of the domestic portion also provides more on-site landscaping opportunities and maintains sufficient open areas within the Site for healthy living.

5.1.4 Furthermore, the Applicant also intended to overcome the significant ground level difference without further carrying out extensive excavation, filling of works or reducing the number of storeys which may lead to underutilising the development potential of the Site or potential disturbance to the natural environment. As such, the Applicant has lowered the site formation level of Proposed House B to approx. +43mPD (i.e. a reduction of approx. 1.6m) in order to level to the same existing ground line level at Proposed House A (i.e. approx. +43.17 to +43.2mPD) being the common ground levels of both houses (i.e. approx. +43mPD). The carport at Existing House B will also be largely maintained to minimise soil filling, environmental disturbance and enhance cost-effectiveness. An excavation of approx. 1.6m will be carried out from the carport level at Existing House B (approx. +44.6mPD) to overcome the level differences within the domestic portion and to better align and integrate the two houses for accessibility and efficiency purposes. The proposed integrated design aligns the two houses together so that they are no longer separate entities as in the current condition. Particularly, a common lift provision, staircases and a communal terrace are proposed on the same level as 1/F (approx. +46.5mPD), which houses the major amenities (i.e. infinity pool and recreational activities area) for residents' recreational and leisure uses. The common lift also allows for barrier-free access to cater for the mobility needs of future residents.

5.1.5 In this regard, the innovative design approach not only minimises the visual impact of the building bulk from street level but also reinstates its architectural design intent to provide a bespoke resort house and private natural retreat which blends in with the green environment.

5.2 Higher Floor-to-Floor Height to Fulfil Modern Habitable Need

5.2.1 The minor relaxation of BHR enables a higher FTFH as outlined in ***Section 4.4***, with an approx. 4.2m and 3.3m FTFH on 1/F and 2/F for domestic use and approx. 3.5m FTFH on G/F carport. The proposed maximum 4.2m FTFH at 1/F fully complies with the maximum allowable for habitation for health reasons under PNAP APP-5 and is comparable to the modern living standard for resort-like, luxury living environment that the Applicant envisions in the Proposed Residential Redevelopment. The higher FTFH could improve the health and well-being of inhabitants by allowing better indoor air ventilation and natural lighting, which will promote the quality of life of the residents and the sustainability of the living environment.

5.2.2 The proposed FTFH of 3.5m at G/F carport is also considered reasonable to fulfil the operational

requirements for car parking and associated ancillary facilities. The FTFH includes a minimum clear headroom for car park of 2.4m which is in accordance with PNAP APP 111 with additional heights for a 150mm false celling, 200mm ductwork, 625mm beam, 75mm floor finish and a 50mm allowance for duct support. This could not be accommodated under the OZP Compliant Scheme of a FTFH of 2.8m (with a bare minimum of 2.4m clear headroom), which the beams must be partially inverted. This may pose risks of potential structural failures, durability concerns and safety risks. Compared to the OZP Compliant Scheme, the increase in FTFH allows for the additional height to better meet the operational requirements and ancillary facilities while ensuring proper ventilation and smoke control etc to enhance the safety of the development.

5.2.3 In addition, the proposed FTFHs of the Proposed Residential Redevelopment align with the current modern standards for houses. The FTFHs of 3.5m for G/F carport, 4.2m for 1/F living/dining and recreational purposes, and 3.3m for 2/F bedroom are considered relatively on the low side and consistent with the FTFHs for various approved S16 Planning Applications in the "R(C)" zones in the Sai Kung District and other district planning areas in the last 10 years, as tabulated in ***Table 5.1***.

5.2.4 Moreover, the FTFHs of the Proposed Residential Redevelopment are compatible with the FTFHs of other residential developments that are built within "R(C)" zone in the last 5 years such as *Whitesand Cove* in Sai Kung, *One Stanley* and *18 Camel Road* in Stanley and *50 La Salle Road* in Kowloon Tong. The FTFHs of carports, rooms with living/dining purposes and bedrooms of these developments ranging from 2.83-4.2m, 4.2-4.45m and 3.5-4.5m respectively. Therefore, the proposed FTFH is not incompatible with other approved and built developments.

Table 5.1 Relevant Approved S16 Planning Applications for Minor Relaxation of BHR in "R(C)" zones in the last 10 years

TPB Ref No.	Applied Use	Address	OZP / Zoning	FTFH	Approval Date
(1) Sai Kung District Planning Area					
A/SK-HC/364	Minor Relaxation of BHR for Permitted House Development from 9m to 11.3m	Lot 214 in D.D. 219 and the Extension thereto and Adjoining Government Land, Tin Shek Road, Sai Kung, New Territories	"R(C)2" on Draft Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/12	• B/F (Carpark): 3.3m • G/F (Domestic): 4.5m • 1/F (Domestic): 3.5m	Approved on 6.6.2025
A/SK-CWBN/41	Minor Relaxation of BHR for Permitted House Development from 9 to 11.2m	Lot 540 in D.D. 238, 30 Hang Hau Wing Lung Road, Sai Kung, New Territories	"R(C)3" on Approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6	• B/F (Carport): 3.7m • G/F (Living/Dining): 4.2m • 1/F (Bedroom): 3.3m	Approved on 14.9.2016
(2) Other District Planning Areas					
A/K18/349 and 350	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Permitted House Use	New Kowloon Inland Lot No. 714, 3 and 5 Lincoln Road, Kowloon Tong, Kowloon	"R(C)1" on Approved Kowloon Tong Outline Zoning Plan No. S/K18/21	• B/F (Carpark): 4.36m • G/F (Living/Dining): 4.5m • 1/F (Bedroom): 3.5m	Approved on 05.9.2025
A/K18/342	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Permitted House Use	14 Kent Road, Kowloon Tong, Kowloon	"R(C)1" on Approved Kowloon Tong Outline Zoning Plan No. S/K18/21	• B/F (Carpark): 5.9m • G/F (Living/Dining): 4.5m • 1-2/F (Bedroom): 3.5m	Approved on 4.3.2022
A/K18/326	Minor Relaxation of PR Restriction from 0.6 to 0.6862 and BHR from 3 to 4 storeys for Permitted House Development	147 Waterloo Road, Kowloon Tong, Kowloon	"R(C)1" on Approved Kowloon Tong Outline Zoning Plan No. S/K18/21	• B/F (Carpark): 3.6m • G/F (Living/Dining): 4m • 1/F (Bedroom): 3.5m	Approved on 3.8.2018
A/K7/113	Minor Relaxation of BHR from 2 to 3 storeys for Permitted House Development	No. 36A Braga Circuit, Ho Man Tin, Kowloon (Kowloon Inland Lot 2657 S.A ss.11 S.A ss.1)	"R(C)" on Approved Ho Man Tin Outline Zoning Plan (OZP) No. S/K7/2	• B/F (Carpark): 3.85m • G/F (Living/Dining): 4.5m • 1/F (Bedroom): 3.5m	Approved on 9.6.2017
A/K7/112	Minor Relaxation of Plot Ratio from 0.6 to 0.6513, 0.6634, 0.6446 and Building Height Restrictions from 2 to 3 storeys for Permitted Residential Redevelopment	Nos. 10, 12 and 14 Braga Circuit, Ho Man Tin, Kowloon (Kowloon Inland Lot Nos. 6812RP, 6813RP and 6814RP)	"R(C)" on Approved Ho Man Tin Outline Zoning Plan No. S/K7/24	• B/F (Carpark): 3.85m • GF (Domestic): 4.5m • 1/F (Domestic): 3.5m	Approved on 24.6.2016

5.3 In Line With Statutory Planning Intention

5.3.1 The Proposed Residential Redevelopment is in line with the statutory planning intention in respect of the "R(C)3" zone of the Approved OZP, which is intended primarily for low-rise, low-density residential developments. The Proposed Residential Redevelopment has a maximum PR of 0.3, SC of not more than 40%, and maximum BH of 9m and 3-storeys, including 1 carport as permitted under "R(C)3" zone.

5.3.2 The proposed minor relaxation of BHR from 9m to 11.5m (at mean roof level) does not jeopardise the rationales for imposition of the development restrictions, which is to reflect the existing and committed developments and to preserve the existing intensity and character of the developments blending in with the surrounding natural environment while avoiding overtaxing the limited infrastructure in the neighbourhood.

5.3.3 To maintain the established character and amenity of the Tai Mong Tsai area, the Applicant has carefully considered the natural topography, surrounding building profile and respectful landscape design in the Proposed Residential Redevelopment. The proposed architecture, disposition, building setback and incorporation of better building design and landscape provisions collectively enable the Proposed Residential Redevelopment to blend in with the existing character and surrounding natural environment. The proposed minimum setback of approx. 45m (at Proposed House A) from the lot boundary of Fung Sau Road represents an increase setback of over approx. 27.8m to 33.5m from the Existing House A, creating a sense of openness that enhances the visual appeal of the streetscape and visually makes the Proposed Residential Redevelopment appear insignificant from the streetscape. The incorporation of an extensive landscaped area with water pond and landscaped pavilion in the front setback area and the infinity pool as outlined in ***Section 4.4*** also resembles the Applicant's endeavour to integrate the Proposed Residential Redevelopment with nature and respect the surrounding topography. The proposed pitched roof design is also in line with the adjoining developments on the southeastern side of Fung Sau Road, as shown in ***Photos 5.1 and 5.2***.

5.3.4 The external façade materials, dominated by timber and stone cladding, are also chosen to offer natural textures that will be harmonious with the surrounding hilly landscape and vegetation clusters of the Site, subject to detailed design. The Proposed Residential Redevelopment will be highly compatible with both the prestigious residential area and the natural setting.

5.3.5 With no increase in the development intensity compared to the existing developments except BHR, no additional development impact on road capacities or utility services is anticipated.

5.4 Compatible with Surrounding Developments

5.4.1 Despite adopting a pitched roof design with a sloping ceiling, the mean roof level of the Proposed Residential Redevelopment (at approx. +54.5mPD) is consistent with the mean roof level of Existing House B which has a flat roof design (at approx. +54.6mPD). The top roof levels of the Proposed Residential Redevelopment (approx. +55mPD at top ridge level and approx. +55.74mPD with lift shaft) are lower than that of Existing House B (at approx. +57.4mPD) by approx. 2.4m and approx. 1.66m respectively. It is therefore considered comparable to the existing condition in terms of BH. Furthermore, as no minor relaxation of PR and SC will be sought in this S16, the Proposed Residential Redevelopment is considered not incompatible with the surrounding developments in terms of scale, massing and development intensity.

5.4.2 The Proposed Residential Redevelopment has been carefully designed to integrate with the surrounding low-rise building height profile, landscape and rural character. The Architect has taken special consideration to ensure that the design and orientation of the Proposed Residential Redevelopment will minimise the impacts on the surrounding natural environment and is also in line with the adjacent residential developments. As outlined in ***Section 4.4***, the pitched roof design is adopted in the Proposed Residential Redevelopment to offer a classic and timeless look which blends in with the surrounding low-rise developments with pitched roof design on Fung Sau Road

(***Photos 5.1 and 5.2*** refer)

5.4.3 In this regard, the proposed BH relaxation is compatible with the adjacent residential developments, which are predominantly 3-storey residential developments with BH of mostly above 9m excluding rooftop structure.



Photo 5.1 **Fung Sau Terrace, No. 2 Fung Sau Road, Sai Kung**



Photo 5.2 MORAIS, No. 10 Fung Sau Road, Sai Kung

Photos 5.1 and 5.2 **Surrounding Developments with Pitched Roof design on Fung Sau Road**

5.5 Established Planning Precedent

5.5.1 Apart from the approved S16 Planning Application by TPB on 10 October 2008 for minor relaxation of BHR 9m to 10m (TPB Ref. A/SK-TMT/21) in Plot B within the Application Site, there are several TPB Approvals for similar Applications for Minor Relaxation of BHR for house developments in the "R(C)" zones and its sub-areas within the Sai Kung District and in other Districts (***Tables 5.1*** in ***Section 5.2*** refers).

5.5.2 With reference to ***Table 5.1*** in Section 5.2 above, applications for minor relaxation of BHR for residential developments (house) are not unprecedented. In particular, the two (2) relevant approved S16 Planning Applications in the "R(C)" zone in Sai Kung District Planning Area (i.e. TPB Ref. A/SK-HC/364 and A/SK-CWBN/41) both apply for minor relaxation of BHR up to approx. 11.3m and 11.2m, respectively, to put forth redevelopment proposals of 3-storey houses including 1 level of carport/carpark use, which is similar to the design and BH of the Proposed Residential Redevelopment (i.e. 3 storeys, including 1 carport and BH of 11.5m). While the two precedents adopt an underground carpark which lowers the BH visible aboveground, the Proposed Residential Redevelopment also adopt the lower existing ground level for both houses with excavation works which shares similar design merit.

5.5.3 In addition, the Proposed Residential Redevelopment also share a similar FTFH and design composition for the six (6) relevant S16 Planning Applications approved by TPB for Minor Relaxation of BHR in the last ten years in other Districts, as tabulated in ***Table 5.1*** of ***Section 5.2*** above.

5.6 No Adverse Visual Impact

5.6.1 The Application Site is located within Tai Mong Tsai, which is a well-established low-rise residential area and can only be accessed via Fung Sau Road. Given the proposed BH of 11.5m (at mean roof level) is similar to other residential developments within the Tai Mong Tsai area that are also situated at a higher site level. The Proposed Residential Redevelopment ("**Proposed Scheme**") is therefore not visually prominent from public viewpoints and will not result in any adverse visual impact on the surrounding area given that the Site is surrounded by developments of similar scale in the vicinity and proposed landscaping.

5.6.2 This section evaluates the visual impact of the Proposed Scheme by comparing it with the existing condition and the OZP Compliant Scheme. An Initial Assessment Area is delineated to cover the area of visual influence within which the Proposed Scheme is pronouncedly visible from key sensitive viewers, which is set out with regard to the BH and size of the development, the site context, the distance and location of sensitive viewers. Reference is made to the Initial Assessment Area Boundary of TPB PG-No 41, which is equivalent to approximately three (3) times the overall BH of the Proposed Scheme, i.e. a radius of about 34.5m when adopting the proposed BH of 11.5m at the mean roof level (***Figure 1 of Appendix 3*** refers).

5.6.3 Five (5) local Viewpoints ("**VPs**"), which are commonly patronised by the public, have been selected to best represent the key visual receivers looking towards the Proposed Residential Redevelopment (***Figure 1 of Appendix 3*** refers). These include the following:

- Viewpoint 1 (VP1): View from Sha Ha Beach
- Viewpoint 2 (VP2): View from Tai Mong Tsai Road Bus Stop
- Viewpoint 3 (VP3): View from Hiking Trail in Sai Kung West Country Park
- Viewpoint 4 (VP4): View from Emerald Bay outside Victoria Recreation Club
- Viewpoint 5 (VP5): View from Fung Sau Road

5.6.4 Photomontages at ***Figures 2 to 6 of Appendix 3*** illustrate the existing condition and OZP Compliant Scheme against the Proposed Scheme.

Viewpoint 1 (VP1): View from Sha Ha Beach (*Figure 2* of *Appendix 3 refers*)

5.6.5 This is a long-range static VP with a distance of approx. 1.77km and is further west of the Application Site. Sha Ha Beach is located next to the Sha Ha Village in Sai Kung, facing Sai Kung West Country Park. This VP is a popular recreational spot for water sports activities such as kayaking and canoeing and is frequented by local residents and visitors / tourists for walking, resting, leisure or sightseeing purposes. The visual sensitivity of this VP is considered ***low*** as this VP is far away from the Site.

5.6.6 **Visual composition:** As shown in the Photomontage in ***Figure 2 of Appendix 3***, this VP is dominated by the kayaks and paddles on the beach and the sea horizon against a hilly backdrop with several low-rise housing and an open sky. The Proposed Scheme will blend in with the surrounding low-rise housing scattered within the hilly vegetation with compatible scale, massing and height. No significant difference compared to the OZP Compliant Scheme.

5.6.7 **Visual obstruction:** Neither the OZP Compliant Scheme nor the Proposed Scheme will have adverse impact on the visual openness at this VP.

5.6.8 **Effect on public viewers:** As the VP is far away from the Site and is partially screened by the natural landscape features on the mountain, the Application Site is barely visible to public viewers. The effect of visual change is considered negligible.

5.6.9 **Effect on visual resources:** Similar to the Existing Condition and the OZP Compliant Scheme, the Proposed Scheme will integrate with the surrounding low-rise residential developments and the mountain backdrop with no obstruction to the ridgeline or open sky backdrop. The condition, quality and character of the assessment area will not be degraded.

5.6.10 In this regard, the visual effect from this VP is considered ***negligible***.

Viewpoint 2 (VP2): View from Tai Mong Tsai Road Bus Stop (*Figure 3* of *Appendix 3* refers)

5.6.11 This short-range static VP is located approx. 90m southwest of the Application Site, which is adjacent to the bus stop along Tai Mong Tsai Road. The VP represents nearby local residents and pedestrian passers-by in the Fung Sau Road residential area. This visual sensitivity is considered ***medium*** as the VP is in proximity to the Site despite being completely obstructed by the natural vegetation in the foreground.

5.6.12 The level at which the Tai Mong Tsai Road Bus Stop is located is approx. +19.6mPD while Fung Shau Road is situated uphill between approx. +22.9mPD to +39.7mPD (***Figures 2.1*** and ***2.2*** refer). According to ***Figure 3 of Appendix 3***, the Application Site in all scenarios are fully screened due to the steep slope and dense vegetation cluster / mature trees in the foreground. In light of the above, the resultant visual impact from the Proposed Scheme is considered ***negligible*** from this VP.

Viewpoint 3 (VP3): View from Hiking Trail in Sai Kung West Country Park (*Figure 4* of *Appendix 3* refers)

5.6.13 This is a long-range kinetic VP with a distance of approx. 800m southwest of the Application Site from the hiking trail in Sai Kung West Country Park. The VP is a bird-eye view from the hiking trail, which overlooks the natural coastline and Inner Port Shelter (Sai Kung Hoi), where several yachts are moored and the outlying islands against the open sky. This VP represents the users of the trail for exercising, leisure and recreational purposes and for users who wish to enjoy the view of the Sai Kung Peninsula and Inner Port Shelter (Sai Kung Hoi). Given the recreational nature and direct bird-eye view, the visual sensitivity of this VP is considered ***medium-high*** despite the long-range distance.

5.6.14 **Visual composition:** As illustrated by ***Figure 4 of Appendix 3***, the Site is located at the top of

the mountain to the southeast of Floral Villas, among the cluster of low-rise and low-density residential developments along Fung Sau Road. Blocks of white low-rise residential developments of Floral Villas and the dense vegetation growth along the mountainside dominate the foreground of this VP. Both the OZP Compliant Scheme and the Proposed Scheme will blend in seamlessly with the nearby low-rise residential developments in the neighbourhood with similar massing, scale, form and pitched roof design.

5.6.15 **Visual obstruction:** Both the OZP Compliant Scheme and Proposed Scheme will largely preserve the open sky view and the visual openness will remain the same. The degree of visual obstruction is considered negligible.

5.6.16 **Effect on public viewers:** The VP is located on the hiking trail where the public enjoys the views of Sai Kung Peninsula and Inner Port Shelter (Sai Kung Hoi). It is apparent that in the Existing Condition the Existing House A and Existing House B appear visually segregated by a dense vegetation cluster in the middle of the Site and are seen as two separate standalone houses due to their variation in architectural styles. Existing House B also appears distinctive and different from the design of its immediate residential developments, with a darker and modernist outlook. The Proposed Scheme will bring forth an improvement through the integration of two houses. Nevertheless, the roof level of House B is consistent between the OZP Compliant Scheme and the Proposed Scheme, and there is no noticeable difference among the two schemes demonstrated in the photomontage with the slight increase of BH. The effect of visual change is regarded as a slight improvement to the existing condition and negligible to the OZP Compliant Scheme.

5.6.17 **Effect on visual resources:** As the Proposed Scheme will not result in any significant obstruction of views towards the mountain backdrop, the natural coastline and open sky backdrop. The Proposed Scheme is also considered not incompatible with the surrounding development context and will integrate well with the nearby neighbourhood. Notwithstanding, the photomontages demonstrate that in both the scenarios of the OZP Compliant Scheme and the Proposed Scheme, the Proposed Residential Redevelopment will facilitate integration of the Site with the surroundings through the adoption of pitched roof design and distinctive façade treatment of natural elements (i.e. stone / timber cladding) enriching the character of the area.

5.6.18 The resultant visual impact is therefore regarded as ***negligible*** when compared to the OZP Compliant Scheme and ***enhanced*** to the Existing Condition.

Viewpoint 4 (VP4): View from Emerald Bay outside Victoria Recreation Club (*Figure 5* of *Appendix 3* refers)

5.6.19 This is a medium-range static VP with a distance of approx. 280m to the east of the Application Site at the pier outside Victoria Recreation Club overlooking Emerald Bay where several yachts are moored with the mountain where some low-rise residential developments are situated in, including the Application Site. Open sky view is in the backdrop. The VP represents local residents, visitors / tourists and members of the Victoria Recreation Club for sitting-out, leisure, recreational or sightseeing purposes. As the Site is substantially shielded by the vegetation cluster and generally accessed by members of the Victoria Recreation Club, the visual sensitivity of the Site is considered ***medium*** despite the recreational nature of the location.

5.6.20 **Visual composition:** The VP is dominated by the sea view outside the pier and the dense vegetation cluster over the hilly terrain. As illustrated in ***Figure 5 of Appendix 3***, the Existing House B is largely screened from this angle by the dense vegetation in middle ground with only the upper part of the development visible. The OZP Compliant Scheme shares similar view with and is also largely screened by the dense vegetation. Despite slightly higher BH, the Proposed Scheme will also be substantially screened by the vegetation cluster and has no apparent difference to the Existing Condition and the OZP Compliant Scheme. The impact to visual composition is considered negligible.

5.6.21 **Visual obstruction:** The visual openness remains largely unchanged and the degree of obstruction is considered negligible.

5.6.22 **Effect on public viewers:** As the development will be largely screened by the dense vegetation in all scenarios and it blend in with the vegetation with its dark coloured façade, the minor relaxation of BH with the pitched roof design is not considered significant in the photomontages. The effect of visual change is considered negligible.

5.6.23 **Effect on visual resources:** As the open sky view, natural landscape of sea view and vegetation cluster are largely preserved in this VP, the Proposed Scheme will cause negligible impact to the visual resources and amenities of this VP.

5.6.24 In light of the above, the visual effect from this VP is regarded as ***negligible***.

Viewpoint 5 (VP5): View from Fung Sau Road (*Figure 6* of *Appendix 3* refers)

5.6.25 This is a short-range kinetic VP with approx. 15m to the southwest of the Application Site. It is located at the footpath along Fung Sau Road in front of Bay View Pavilion. This VP represents the nearby residents, visitors and pedestrian passers-by of the surrounding developments in the Fung Sau Road residential area. Given this VP is situated on the only prominent route for local residents and visitors to access the Fung Sau Road residential neighbourhood and offers an unobstructed direct sightline to the Site, the visual sensitivity is considered ***high***.

5.6.26 **Visual composition:** The visual composition in the existing view of this VP is dominated by the white boundary fence wall, Existing House A, street planting including trees and shrubs along Fung Sau Road footpath and an open sky backdrop. Given the proximity of this VP, both the OZP Compliant Scheme and Proposed Scheme will positively alter the visual composition through the introduction of a significant setback of the main buildings (i.e. Houses A and B) towards the rear of the Site, away from Fung Sau Road and improve the visual openness of the Site.

5.6.27 **Visual obstruction:** Similar to the OZP Compliant Scheme, the Proposed Scheme will not further obstruct any particular visual resources due to the short-range kinetic nature of the VP.

5.6.28 **Effect on public viewers:** Due to the proximity to the Site, the visual change to be experienced by the public viewers is expected to be substantial from the existing condition. The view after redevelopment is dominated by an elevated traditional-style stone-made pavilion in the front garden above the LG/F Plantroom, which enriches the visual layers of the Site and facilitates integration between the surrounding natural landscapes and the houses. The strategic positioning of the pavilion also helps enhance the tranquil, relaxing atmosphere that the Proposed Residential Redevelopment (reflected in both OZP Compliant Scheme and Proposed Scheme) seeks to create. Nevertheless, extensive street greenery and varied landscape treatments of diverse species, including shrubs and climbers on the wall introduced at the Site, significantly help soften the building bulk of the LG/F Plantroom at the front garden and enhance the streetscape and visual amenity of the area. In particular, a row of canopy trees is incorporated within the Application Site's driveway area to complement the landscape character of the residential area. Glass balustrades are also introduced atop LG/F to allow more visibility of the landscaping from street level to create visual interest. Nevertheless, due to the introduction of the setback area, the photomontages demonstrate that there is no noticeable difference among the OZP Compliant Scheme and the Proposed Scheme, as their building blocks are both largely screened by the boundary fence wall of the adjacent residential building.

5.6.29 **Effect on visual resources:** Both the OZP Compliant Scheme and Proposed Scheme will enhance the condition, quality and character of the area through the introduction of extensive landscape and recreational areas upon redevelopment, which will add visual amenity to the area.

5.6.30 The resultant visual impact of the Proposed Residential Redevelopment is therefore considered ***enhanced*** from the existing condition and ***negligible*** from the OZP Compliant Scheme.

Summary

5.6.31 In conclusion, the photomontages demonstrate that there will not be any adverse visual impact due to the Proposed Residential Redevelopment overall. The visual appraisal concludes that the Proposed Scheme, when compared to the OZP Compliant Scheme, will have "***negligible***" visual impacts when viewed from the Five (5) short-to-long-range VPs above.

5.7 Enhancement of Landscape Value and Amenities of the Application Site and the Surrounding Area

5.7.1 The Proposed Residential Redevelopment will not have any adverse impact on the landscape value and amenities of the Application Site and the surrounding environment. According to the Landscape Proposal (***Appendix 4*** refers).

5.7.2 The importance of the existing landscape context to the existing character of the neighbourhood has also been taken into account in the design of the Proposed Residential Redevelopment. The Landscape Proposal in ***Appendix 4*** seeks to fully utilise the available space for greening opportunities, including the periphery of the Application Site and the driveways, entrances, planters along the western periphery of the building block, 1/F landscaped terraced and balconies etc, to enhance the existing landscape framework, while responding to the design intent and future ambience of the Redevelopment.

5.7.3 There will be no adverse impacts on the surrounding area. The building bulk of the Proposed Residential Redevelopment will be further softened by the landscape treatments and meet the minimum 1:1 tree compensatory ratio of the Proposed Residential Redevelopment. The existing natural character will be maintained, and the visual quality will be improved. No disturbance from the Proposed Residential Redevelopment to the natural landscape is anticipated.

5.7.4 Furthermore, the Proposed Residential Redevelopment will incorporate balconies and skylight within the domestic blocks to allow better sunlight penetration and facilitate the integration of internal/external environments. Amenities such as the communal landscaped terrace, the infinity pool, recreational activities area and landscaped water pond are also featured to enhance residents' living experience and comfort. A Landscape Master Plan attached to the Landscape Proposal in ***Appendix 4*** demonstrates that the Proposed Residential Redevelopment will help improve and enhance the existing landscape value and amenities of the Application Site.

5.8 No Adverse Impact on Infrastructural Provision

5.8.1 It is reiterated that this Application is for the same development intensity in the Existing Development, and therefore there will be no adverse implications vis-à-vis the statutory Planning Intention and infrastructural provision in the Area. The Proposed Minor Relaxation of the BHR will have no adverse impact on the road network or other infrastructural provision. It is also explained in ***Sections 2.4 and 2.5*** above that the Tai Mong Tsai area which the Site is located, is reasonably accessible and is provided with an adequate supply of utility facilities and services.

5.8.2 The sewage from the Proposed Residential Redevelopment, including the backwash from swimming pool filter will be discharged to the septic tank at the Application Site, which is designed in accordance with the requirements as laid down under ProPECCPN 1/23. Annual emptying of swimming pool will only be discharged to the public storm drain during dry weather, which will not affect the drainage capacity in use during wet weather.

5.9 No Adverse Geotechnical Impact

5.9.1 The Geotechnical Planning Review Report furnished in ***Appendix 5*** concludes that the Proposed Residential Redevelopment is considered geotechnically feasible, and site formation works to be

carried out for the Proposed Residential Redevelopment will be minimal. Implementation of slope stabilisation measures will be carried out to ensure there is no geotechnical impact due to the geotechnical and foundation works of the Proposed Residential Redevelopment.

6. CONCLUSION

6.1 This S16 Application seeks planning permission from the BOARD for the Minor Relaxation of the Building Height Restriction for a Proposed Residential Redevelopment at No. 8 Fung Sau Road, Sai Kung. This SPS has demonstrated that the Proposal is justified for the following reasons:

- The Proposed Minor Relaxation will **NOT** result in any increase in PR and SC as permitted under the OZP. The Proposed Minor Relaxation of BHR will allow a more innovative and integrated design to accommodate the site constraint of the hilly topography and to better fit in the prestigious setting and local character as compared with the OZP Compliant Scheme and the Approved GBPs;
- The Proposed Floor-to-Floor Height will fulfil modern habitable living standard and operational requirements;
- The Proposed Minor Relaxation is in accordance with the Statutory Planning Intention of the "R(C)3" zone;
- The Proposed Minor Relaxation is compatible with the surrounding developments;
- The Proposed Minor Relaxation of BHR is not unprecedented and there are several Planning Approvals for Minor Relaxation of BH Restrictions for other R(C) zones in the Sai Kung area;
- Indeed, the Proposed Residential Redevelopment will **NOT** result in any adverse visual impact and will not be incompatible with the low-rise, low-density character of the Tai Mong Tsai area. Compared to the Approved GBPs and the OZP Compliant Scheme, the Proposed Scheme allows for a much more innovative design that can better integrate the existing environment;
- There will be no adverse impact on the natural environment and landscape features. In fact, the Proposed Residential Redevelopment will enhance the landscape and green amenity value of the neighbourhood; and
- The Proposed Residential Redevelopment will have **NO** adverse visual, geotechnical impact, impact on the road network or other infrastructural provision.

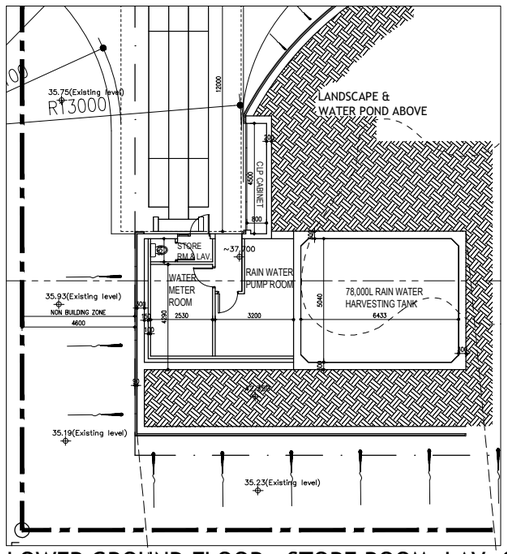
6.2 In light of the planning and design merits and justifications put forward in this SPS, we trust that the BOARD will give favourable consideration to the Application.

Approved and Edited by:	Delius Wong
Prepared by:	Janice Wong
Date:	4 December 2025
File Ref:	FSRSK



Attachment 1

Architectural Plans of the Proposed Residential Redevelopment



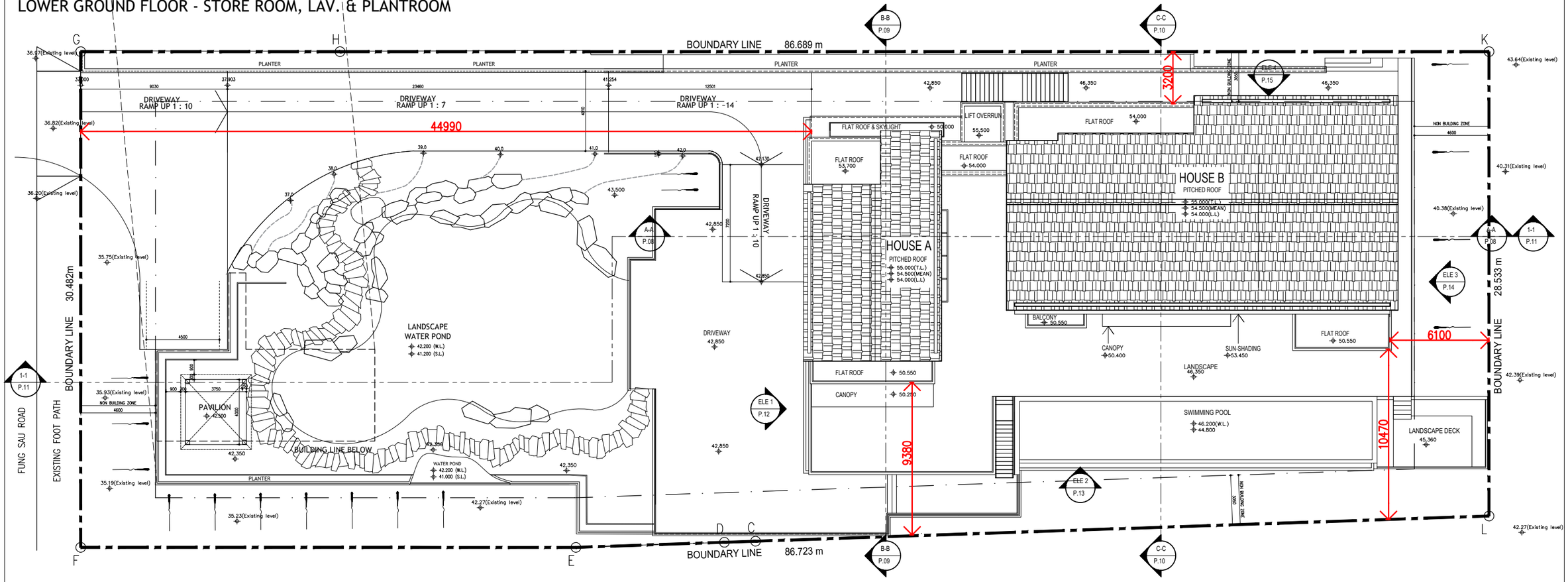
LOWER GROUND FLOOR - STORE ROOM, LAV. & PLANTROOM

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE

N



MASTER LAYOUT PLAN P.1

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-12-23

DCL architecture

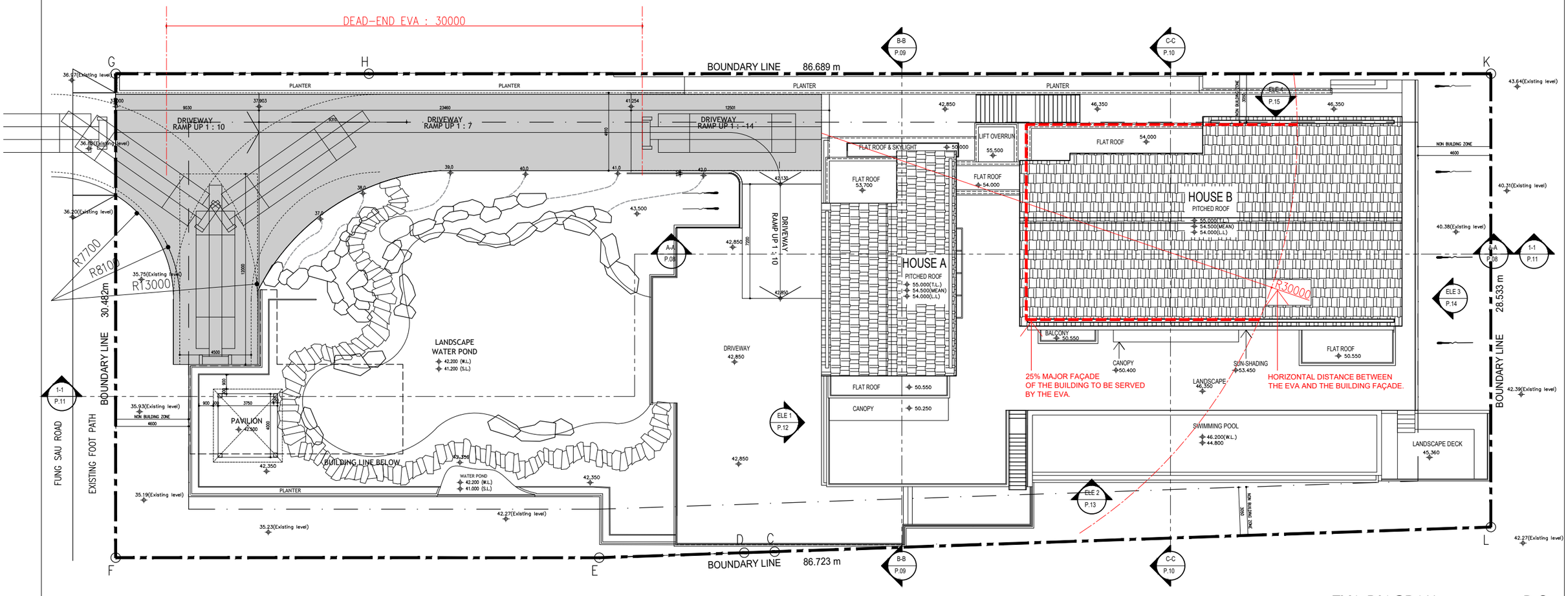
LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE

N

EVA PATH

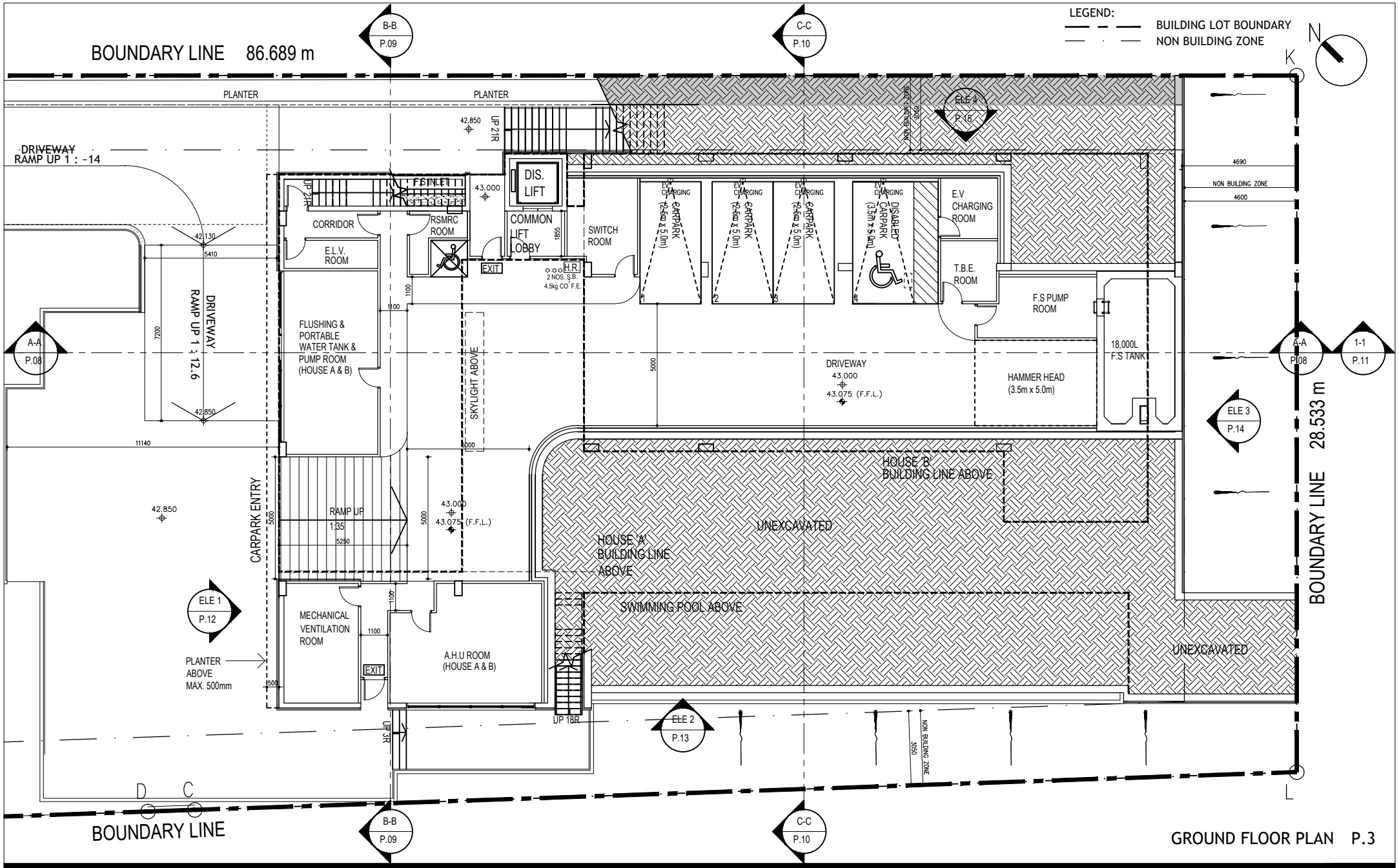


EVA DIAGRAM P.2

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-11-18

DCL architecture

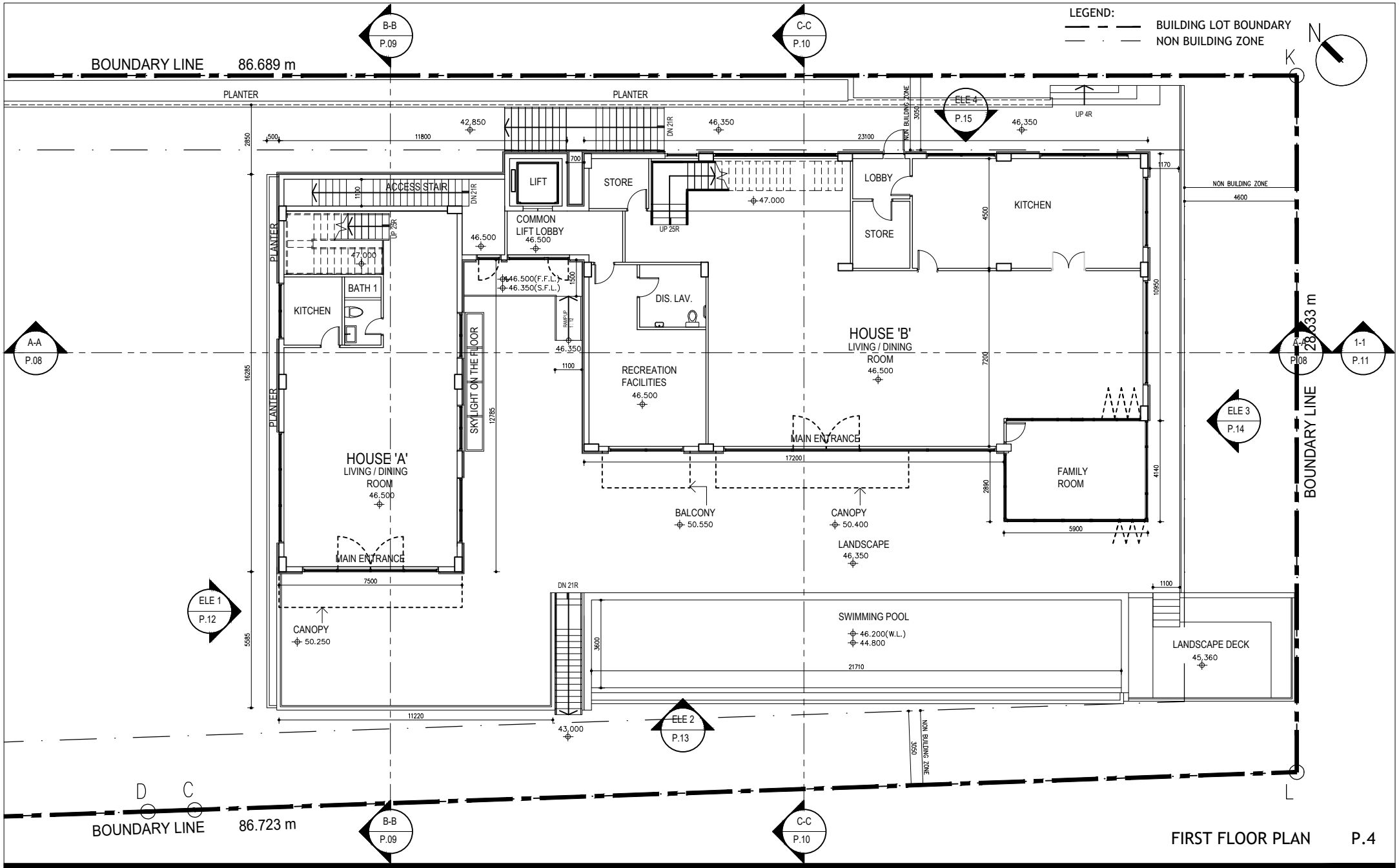


GROUND FLOOR PLAN P.3

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-18

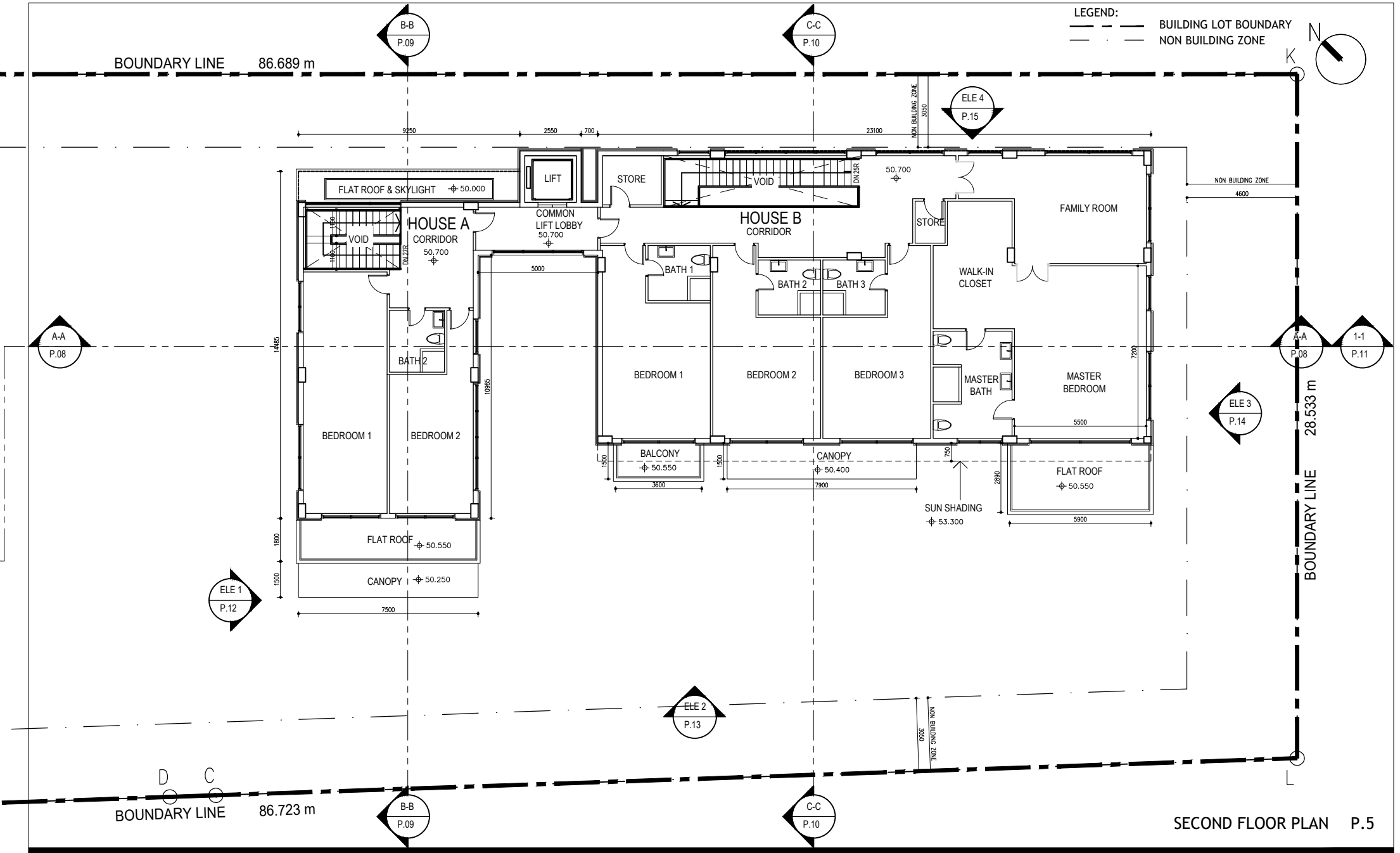
DCL architecture



No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-18

DCL architecture

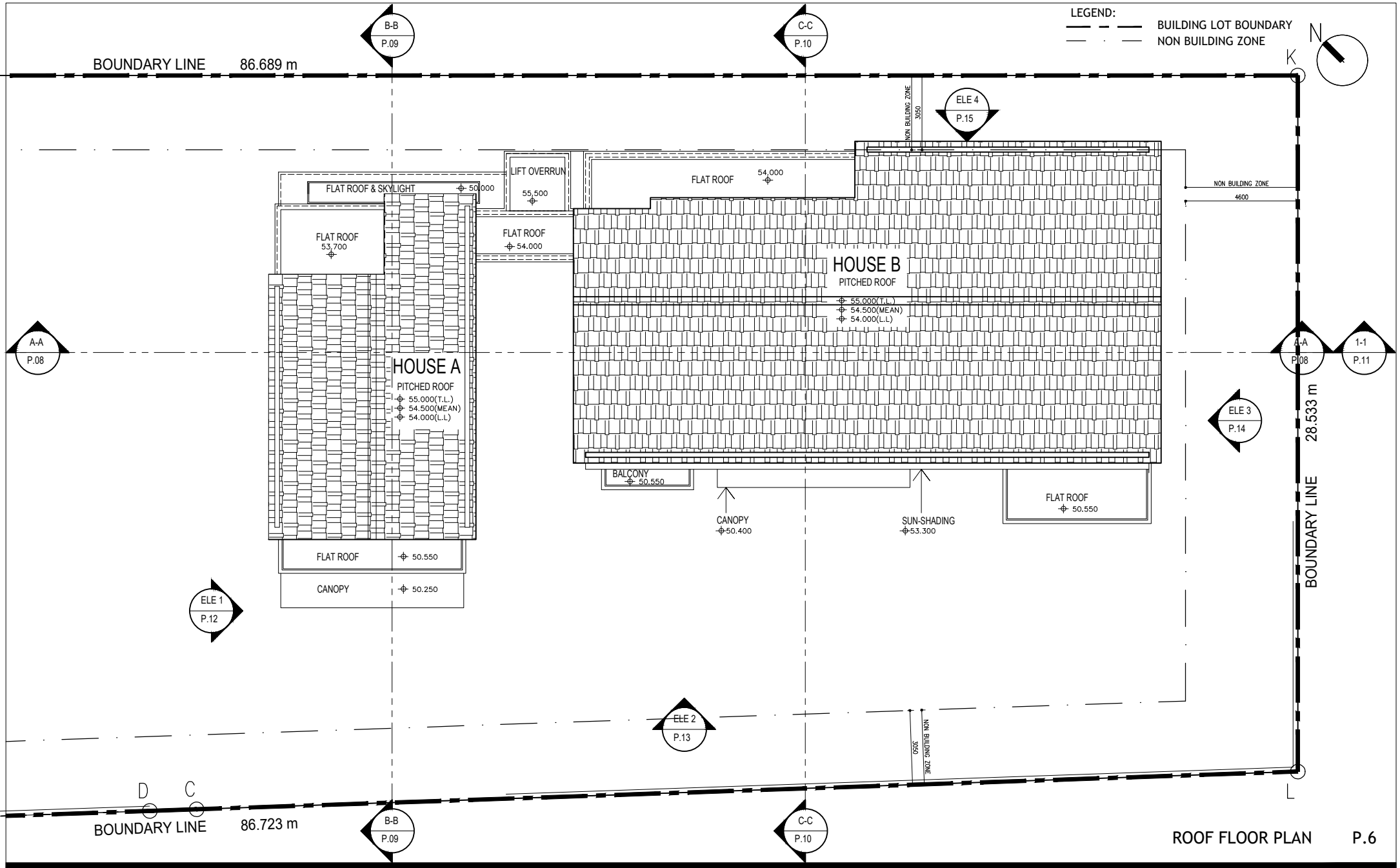


SECOND FLOOR PLAN P.5

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-17

DCL architecture

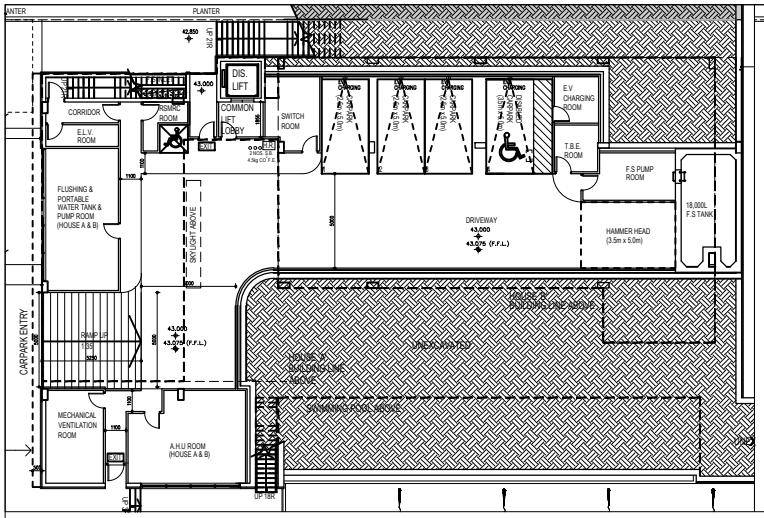


ROOF FLOOR PLAN P.6

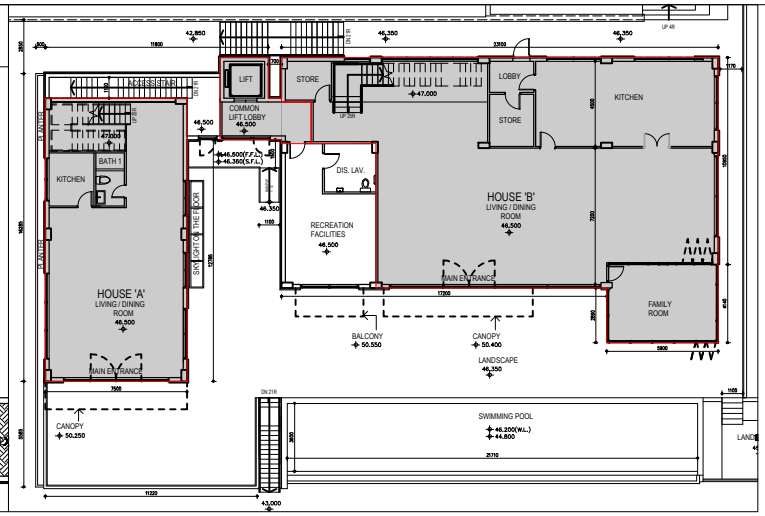
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-17

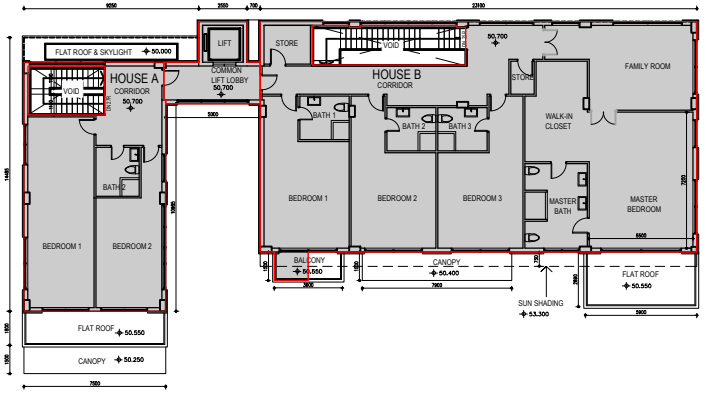
DCL architecture



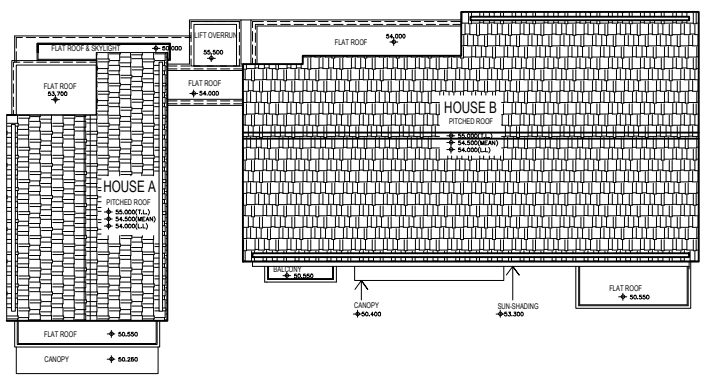
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

G.F.A CALCULATION

SITE AREA	=	2,588.300 sq.m
MAX. PLOT RATIO	=	0.3
SITE COVERAGE	=	40%
MAX. G.F.A.	=	776.490 sq.m

LOWER GROUND FLOOR PLAN

STORE RM & LAV.	=	3.412 sq.m
TOTAL	=	3.412 sq.m

LOWER GROUND FLOOR PLAN

PAVILION	=	15.000 sq.m
TOTAL	=	15.000 sq.m

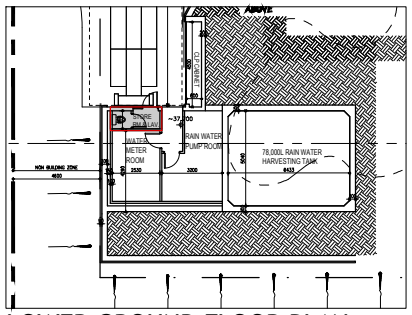
FIRST FLOOR

HOUSE A	=	112.388 sq.m
HOUSE B	=	257.210 sq.m
COMMON AREA (LIFT & LIFT LOBBY)	=	16.105 sq.m
TOTAL	=	385.703 sq.m

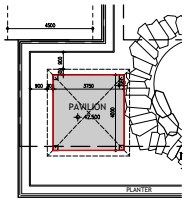
SECOND FLOOR

HOUSE A	=	88.118 sq.m
HOUSE B	=	267.575 sq.m
COMMON AREA (LIFT & LIFT LOBBY)	=	16.682 sq.m
TOTAL	=	372.375 sq.m

TOTAL G.F.A. = 3.412 + 15.000 + 385.703 + 372.375
= 776.490 sq.m < 776.490 sq.m
= 0.3 sq.m < 0.3



LOWER GROUND FLOOR PLAN



G/F LANDSCAPE

No. 8 Fung Sau Rd, Sai Kung

Scale : N.T.S.

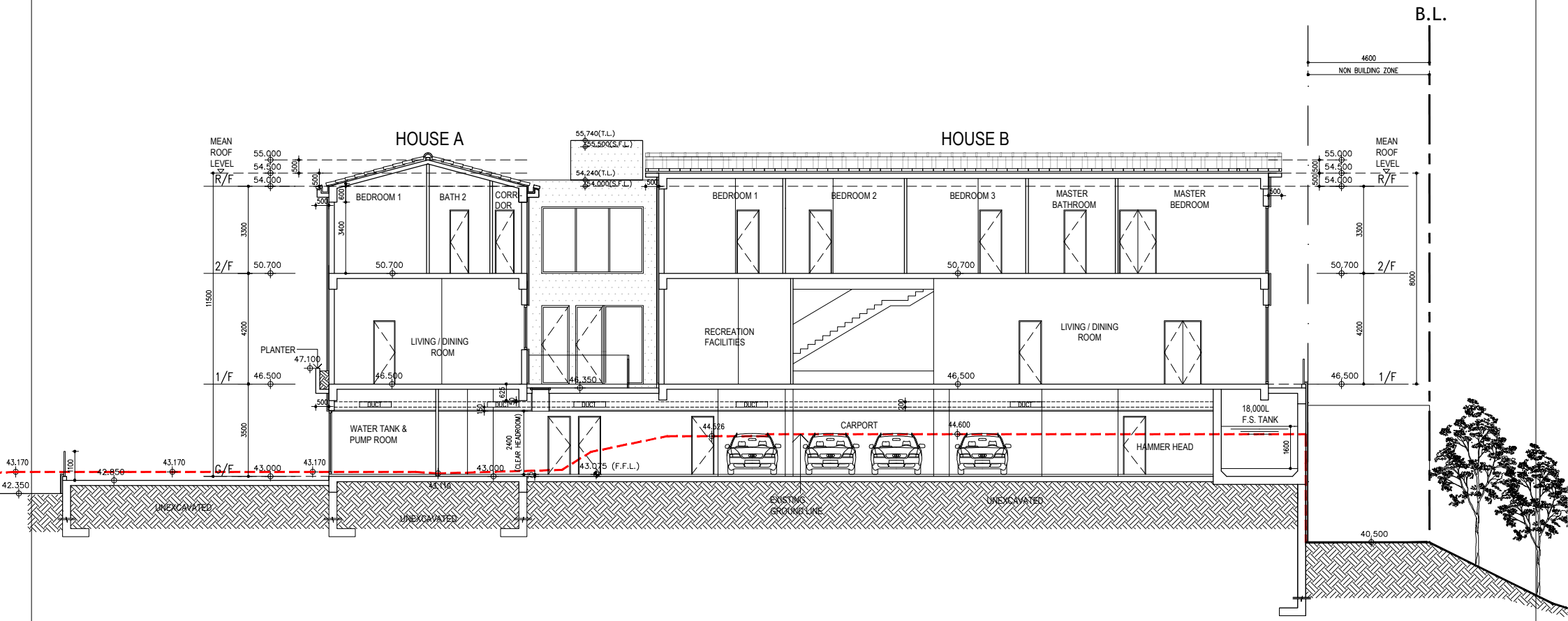
2025-10-30

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION A-A P.8

No. 8 Fung Sau Rd, Sai Kung

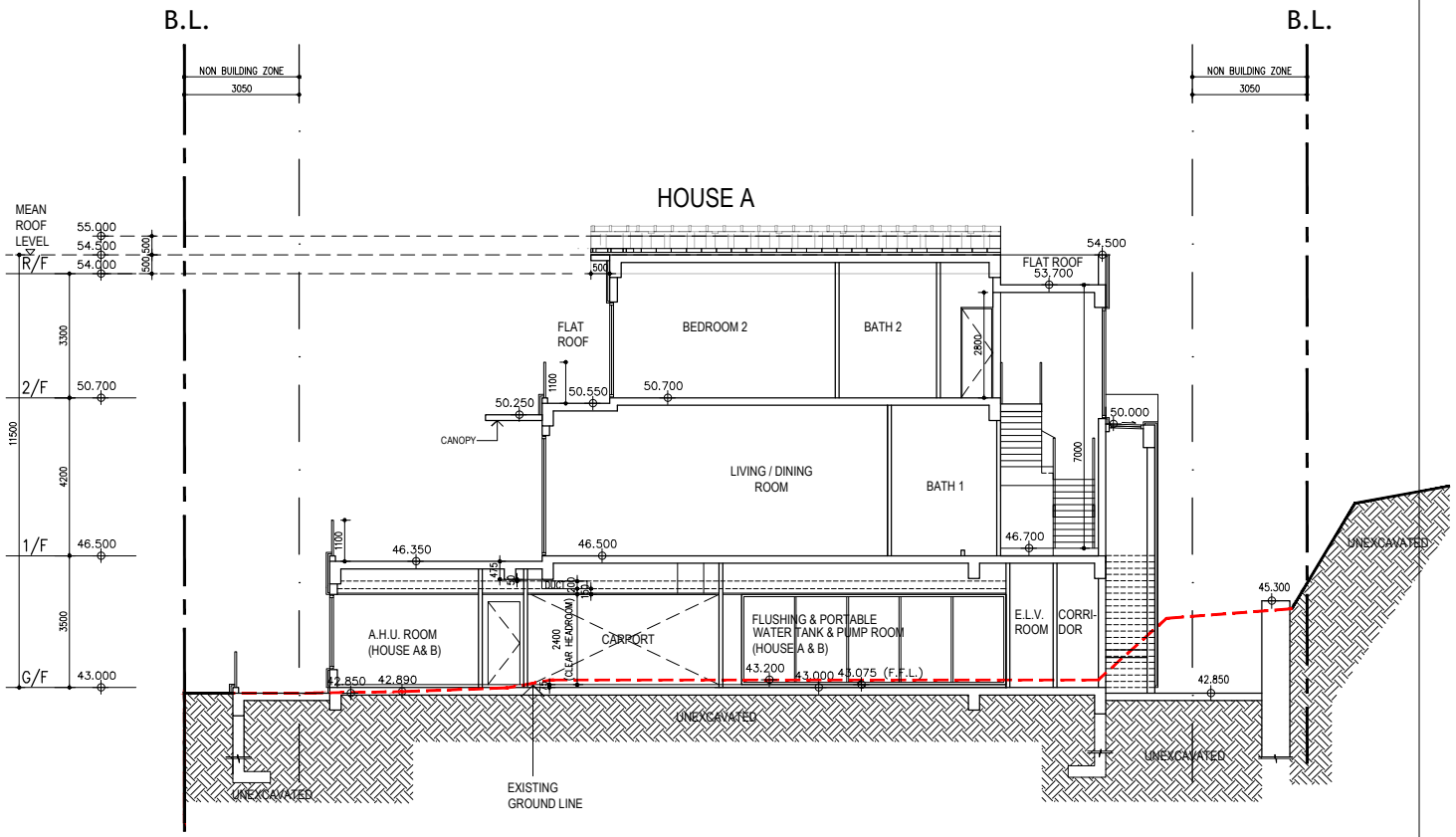
2025-10-30

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION B-B P.9

No. 8 Fung Sau Rd, Sai Kung

Scale : 1:200@A4

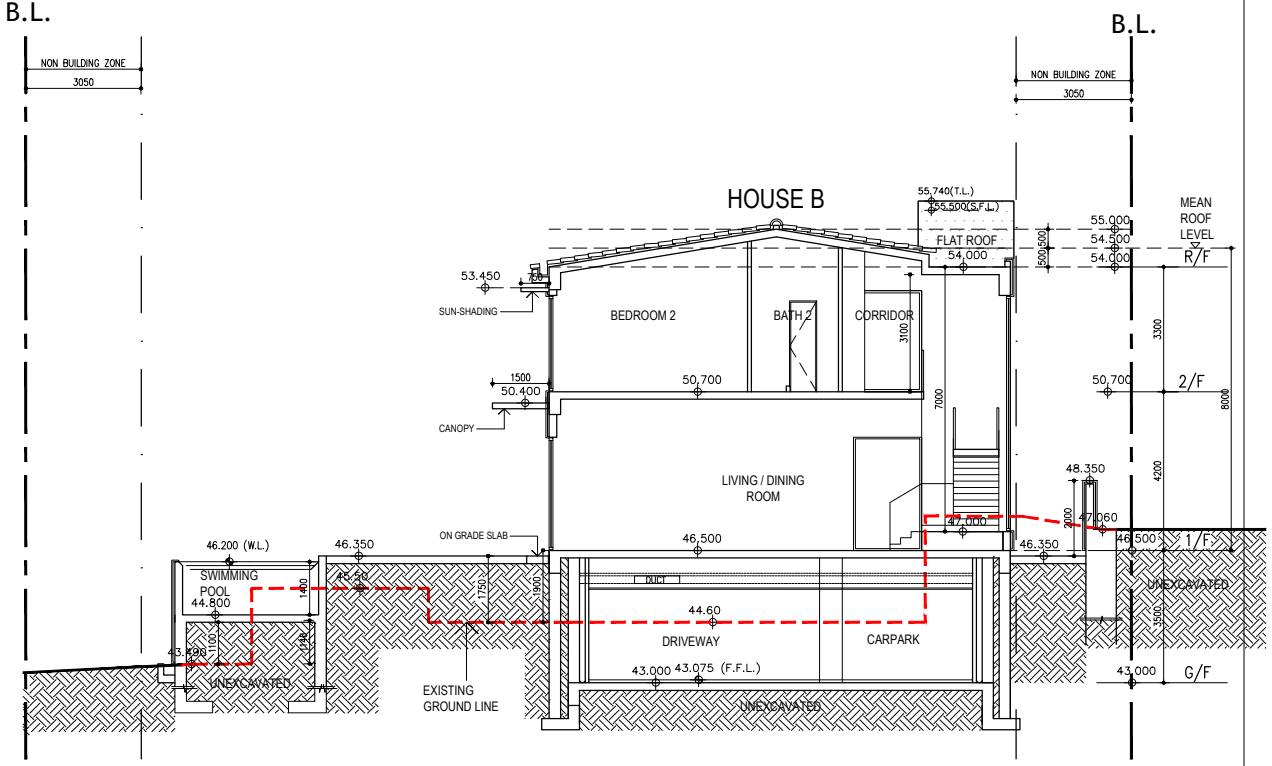
2025-10-30

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION C-C P.10

No. 8 Fung Sau Rd, Sai Kung

Scale : 1:200@A4

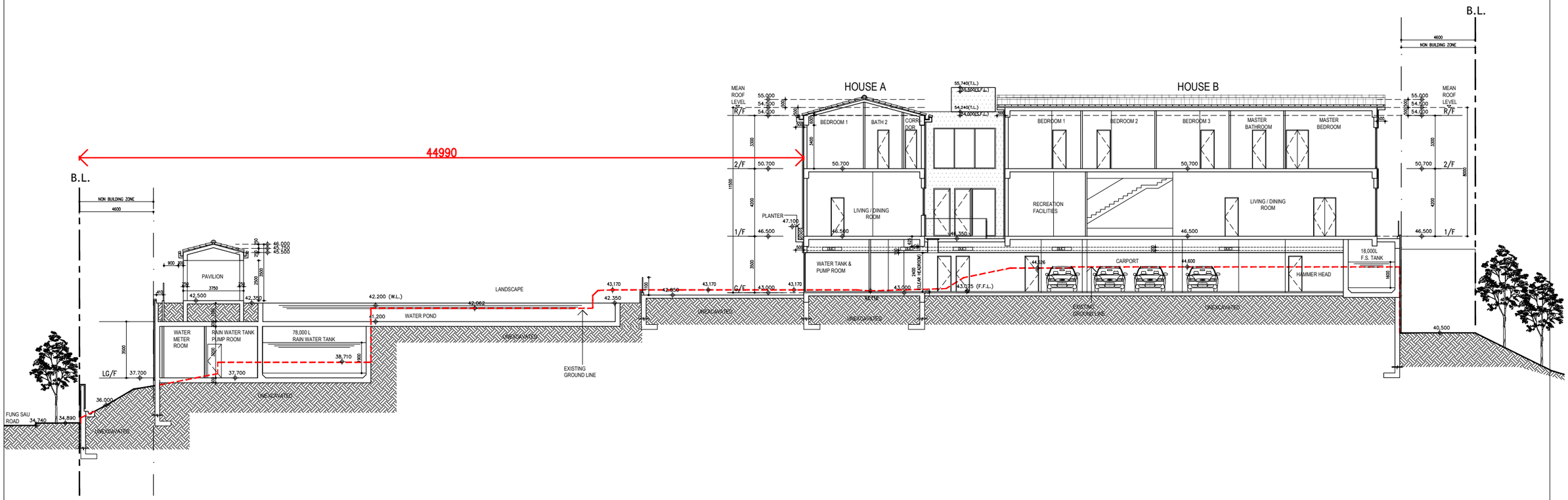
2025-11-17

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION 1-1 P.11

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-10-30

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE

WATER FEATURE (WALL)

STONE CLADDING TYPE 1

STONE CLADDING TYPE 2

STONE CLADDING TYPE 3

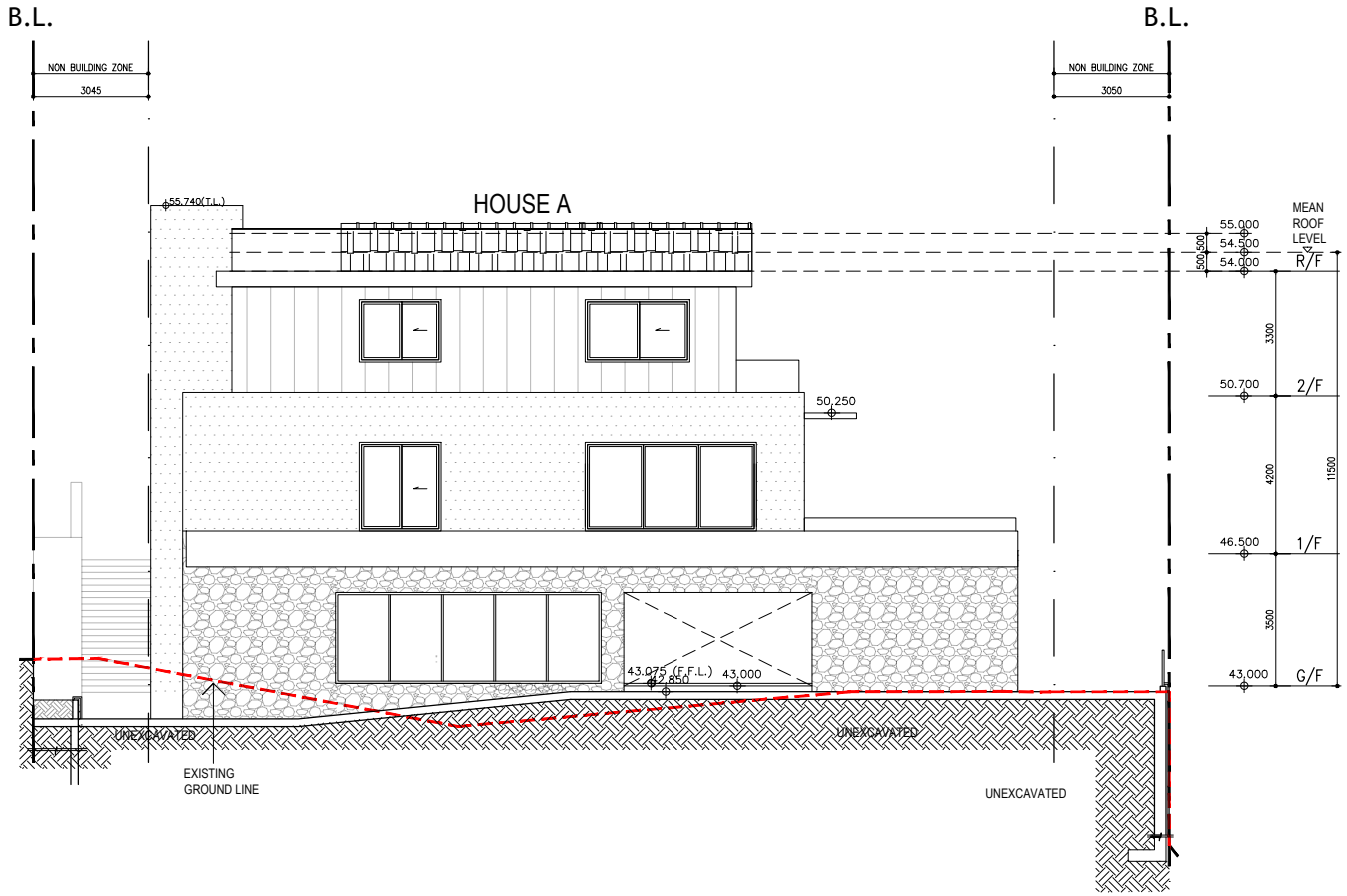
TIMBER CLADDING

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE

N



ELEVATION 1 P.12

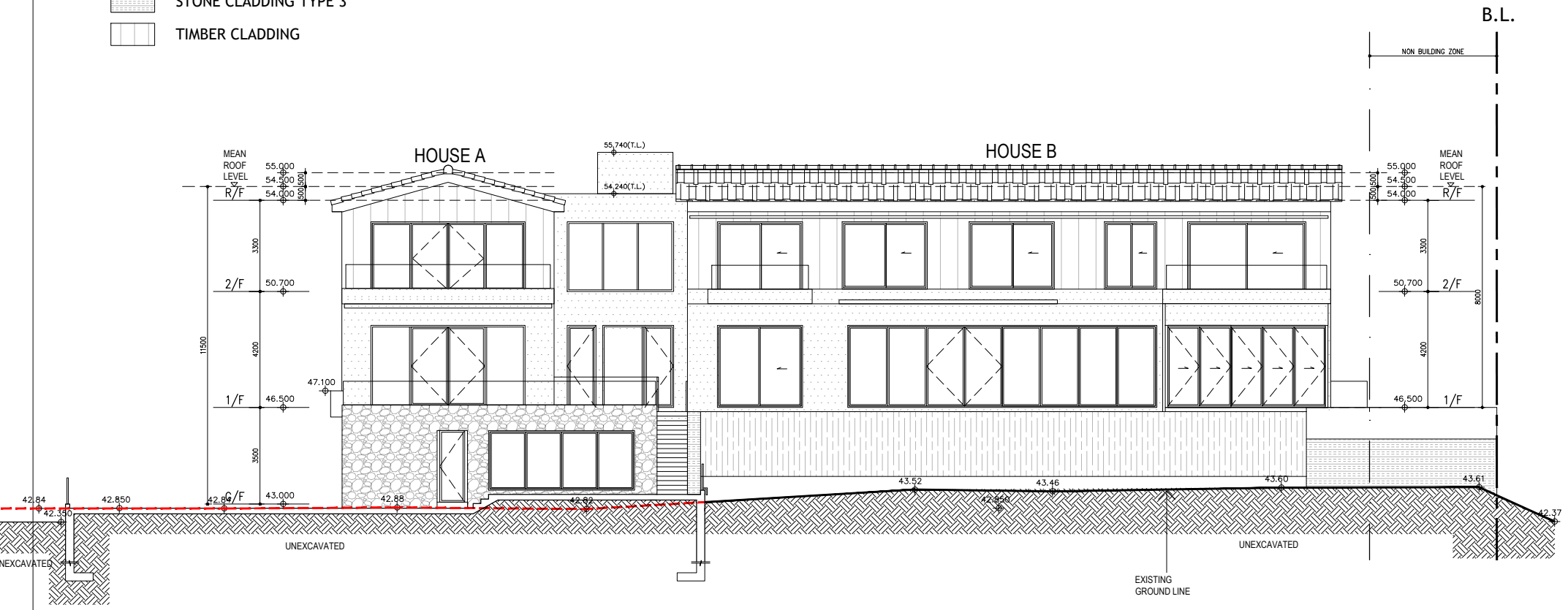
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-18

DCL architecture

LEGEND:

- BUILDING LOT BOUNDARY
- NON BUILDING ZONE
- WATER FEATURE (WALL)
- STONE CLADDING TYPE 1
- STONE CLADDING TYPE 2
- STONE CLADDING TYPE 3
- TIMBER CLADDING



ELEVATION 2 P.13

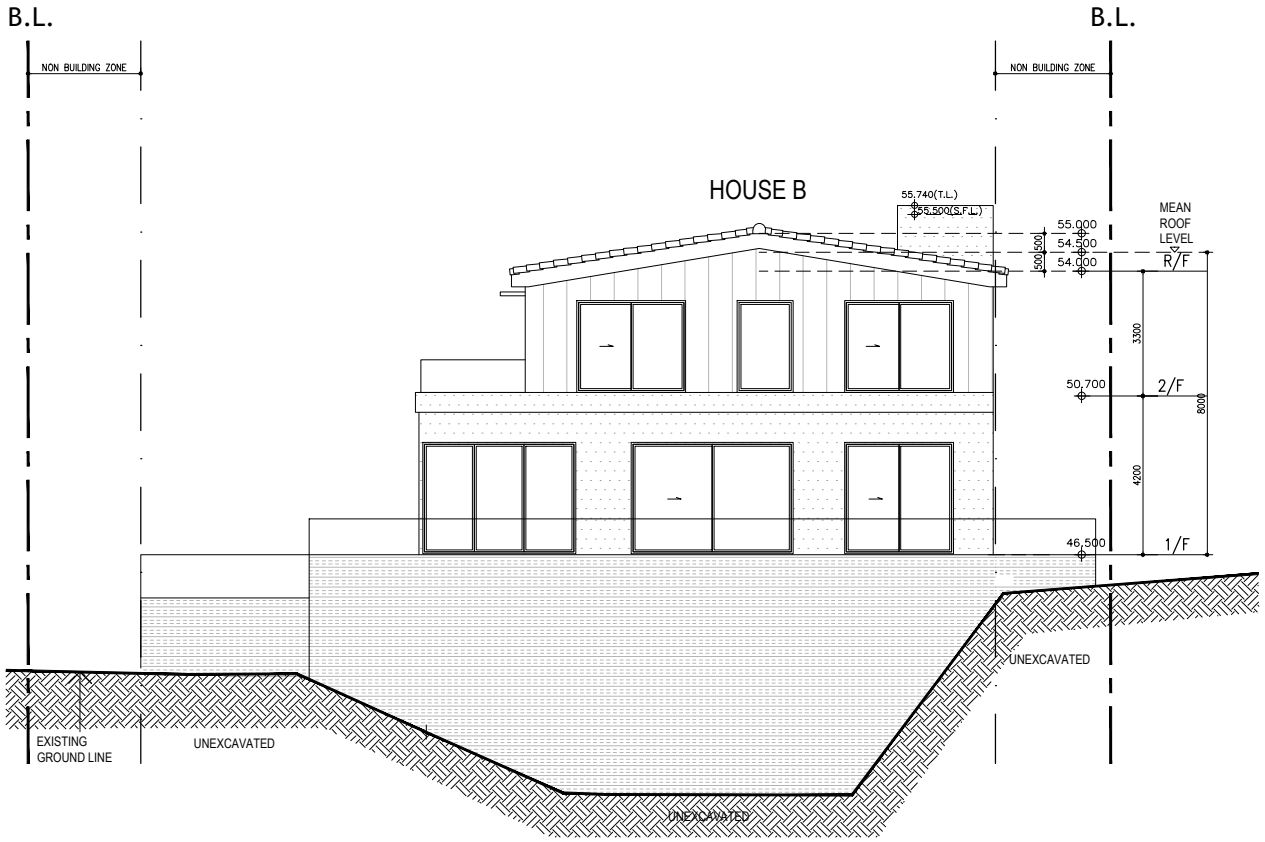
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-10-30

DCL architecture

LEGEND:

- BUILDING LOT BOUNDARY
- NON BUILDING ZONE
- WATER FEATURE (WALL)
- STONE CLADDING TYPE 1
- STONE CLADDING TYPE 2
- STONE CLADDING TYPE 3
- TIMBER CLADDING



ELEVATION 3 P.14

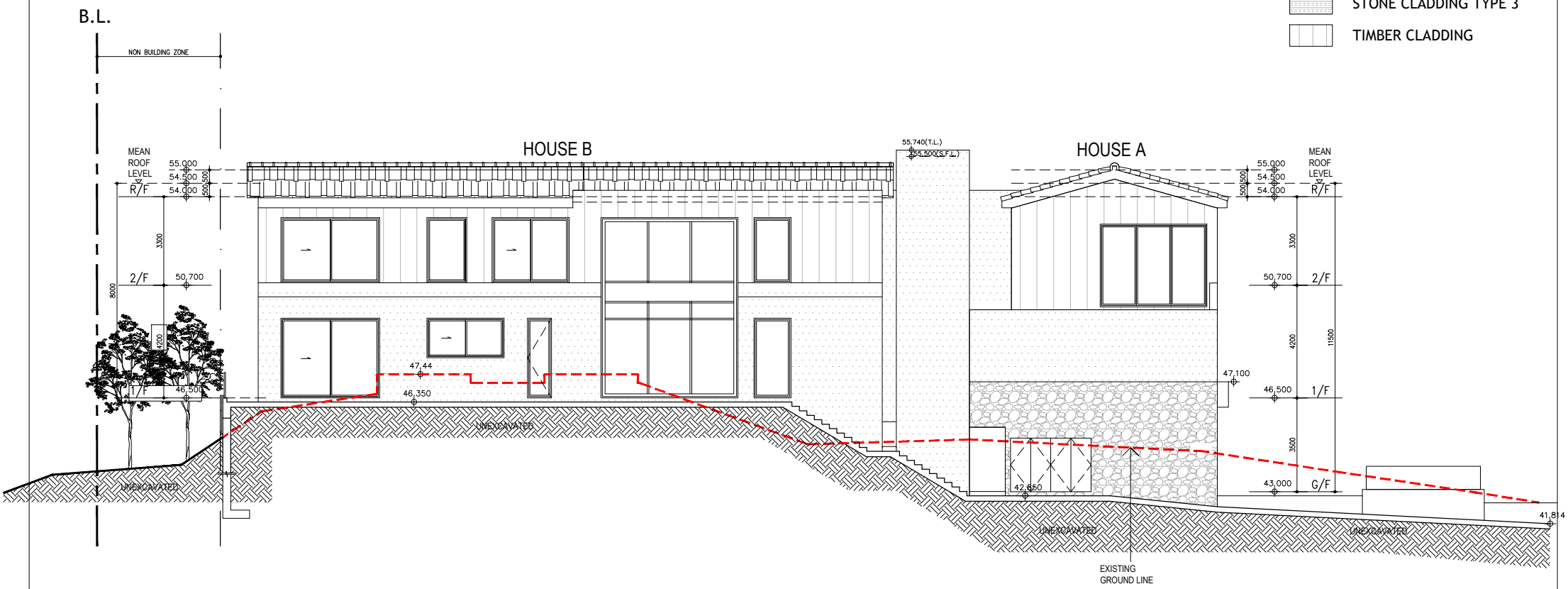
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-17

DCL architecture

LEGEND:

- BUILDING LOT BOUNDARY
- NON BUILDING ZONE
- WATER FEATURE (WALL)
- STONE CLADDING TYPE 1
- STONE CLADDING TYPE 2
- STONE CLADDING TYPE 3
- TIMBER CLADDING



ELEVATION 4 P.15

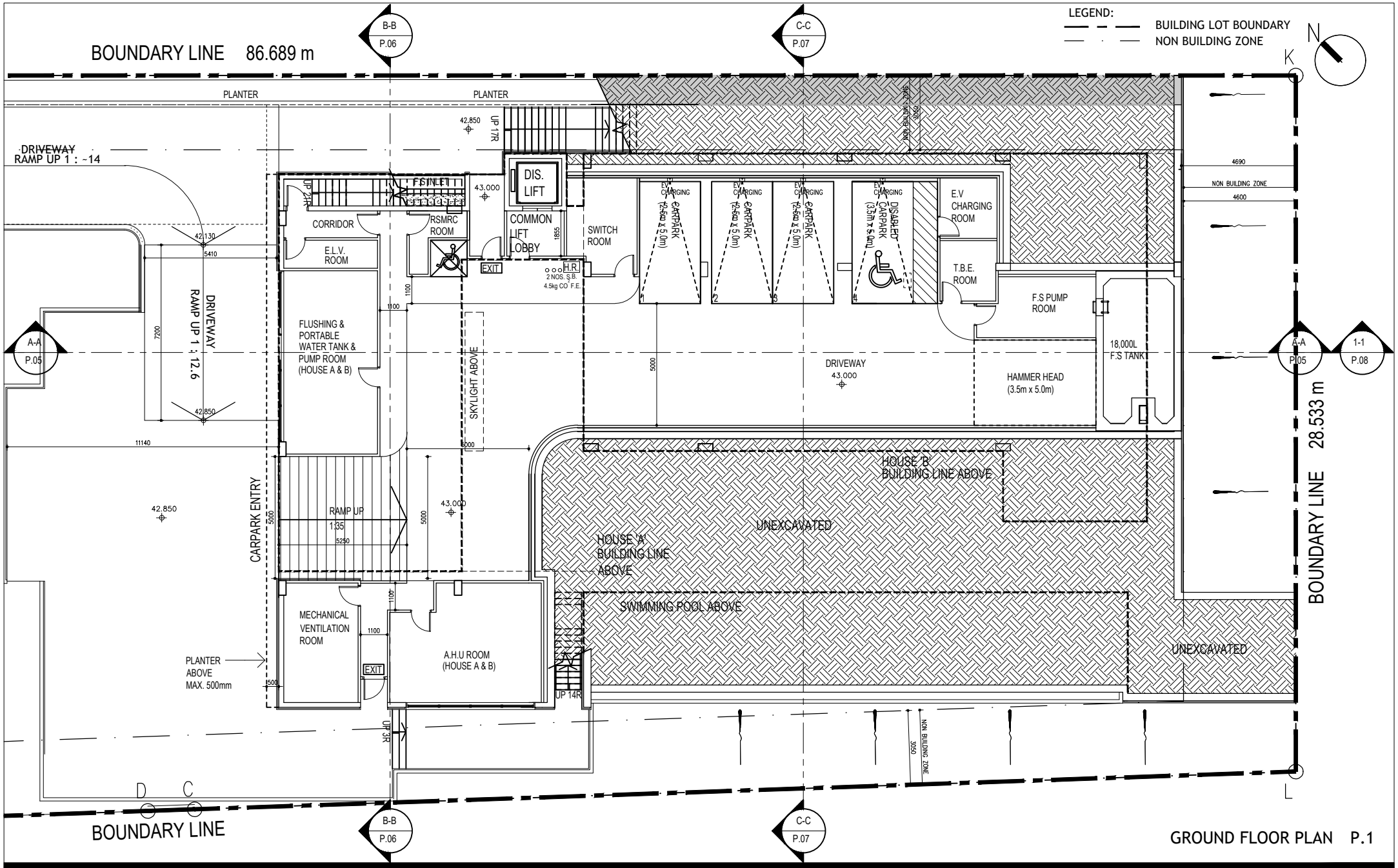
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-17

DCL architecture

Attachment 2

OZP Compliant Scheme



GROUND FLOOR PLAN P.1

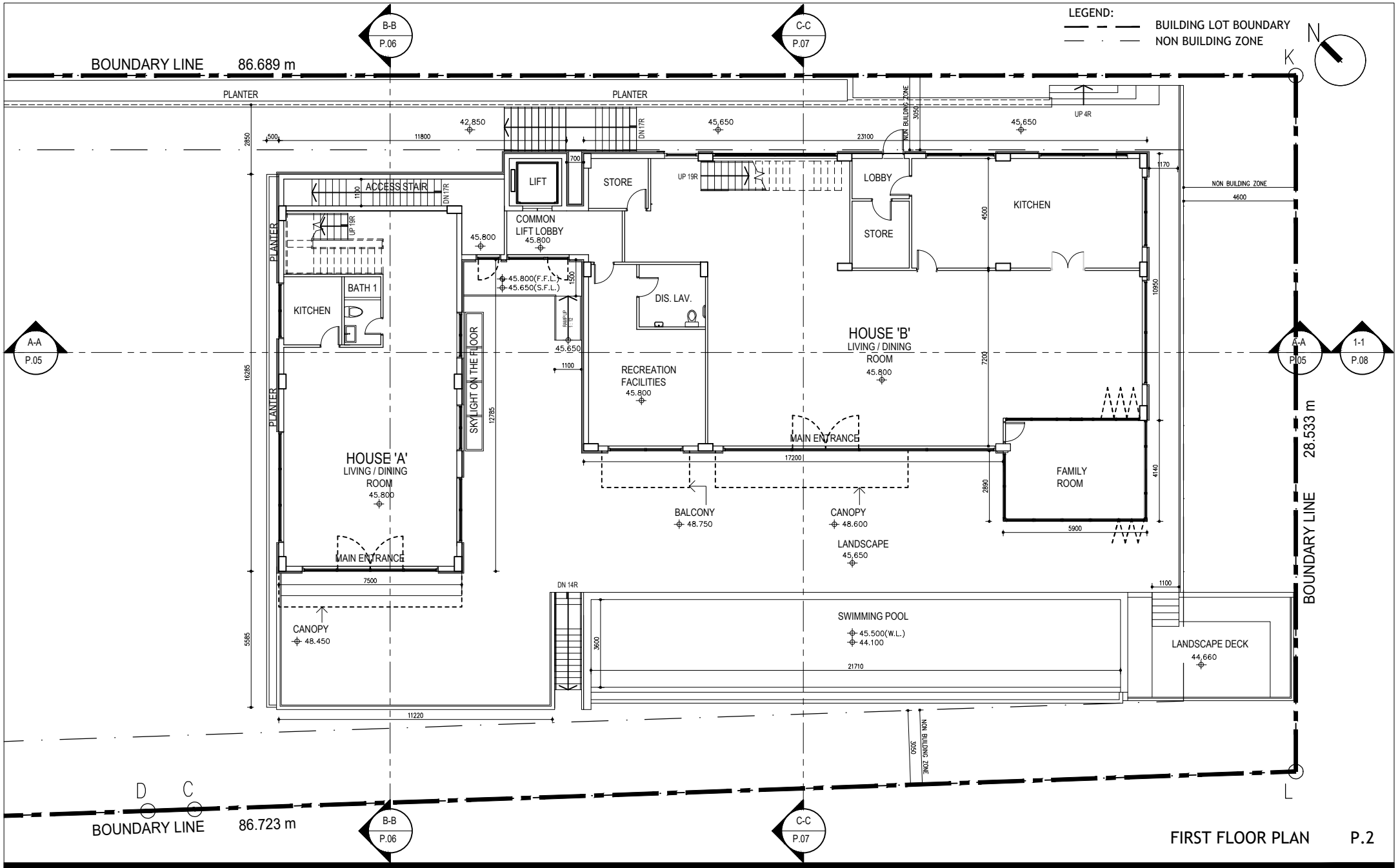
No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

Scale : 1:200@A4

2025-11-20

DCL architecture



FIRST FLOOR PLAN P.2

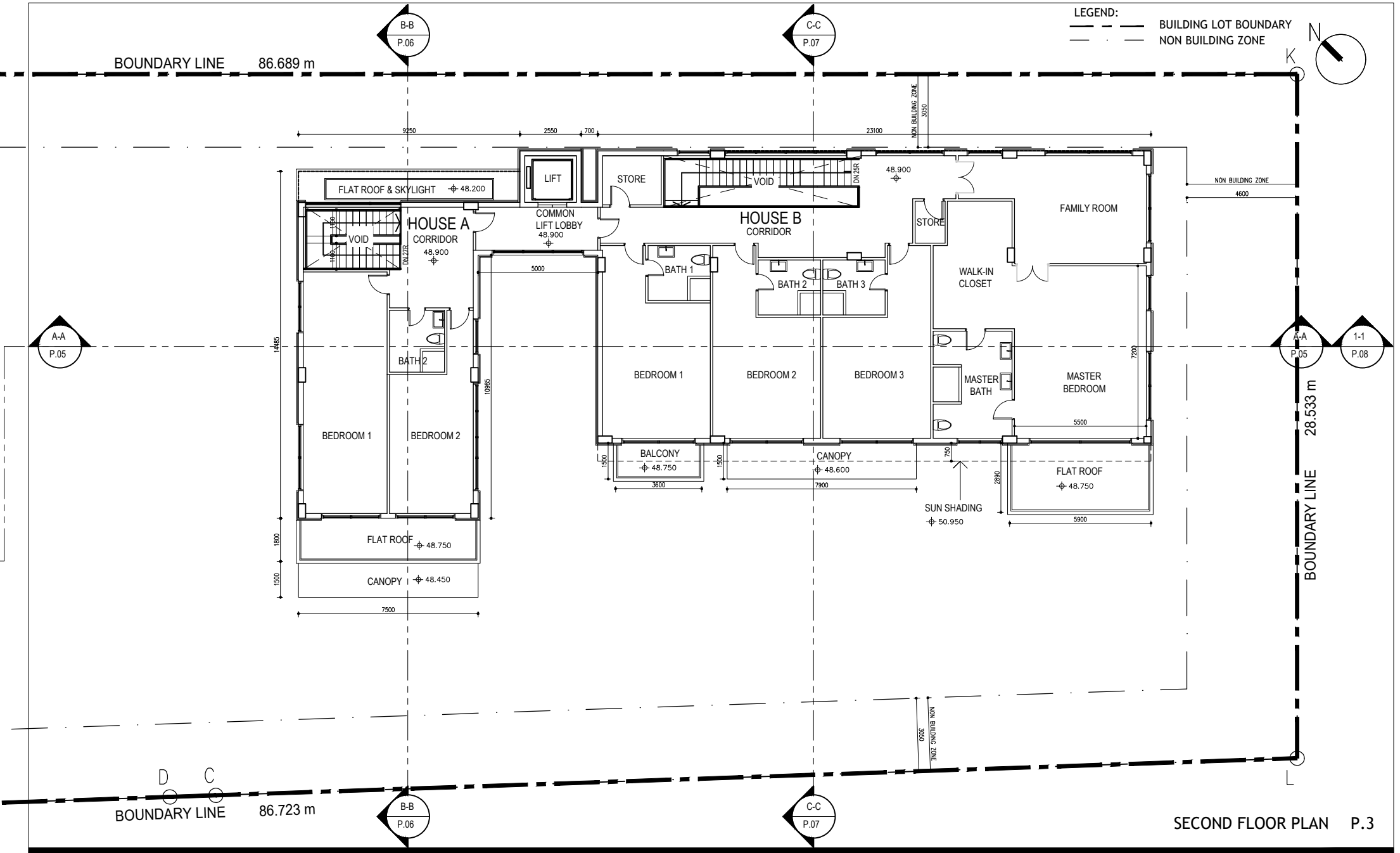
No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

Scale : 1:200@A4

2025-11-20

DCL architecture



SECOND FLOOR PLAN P.3

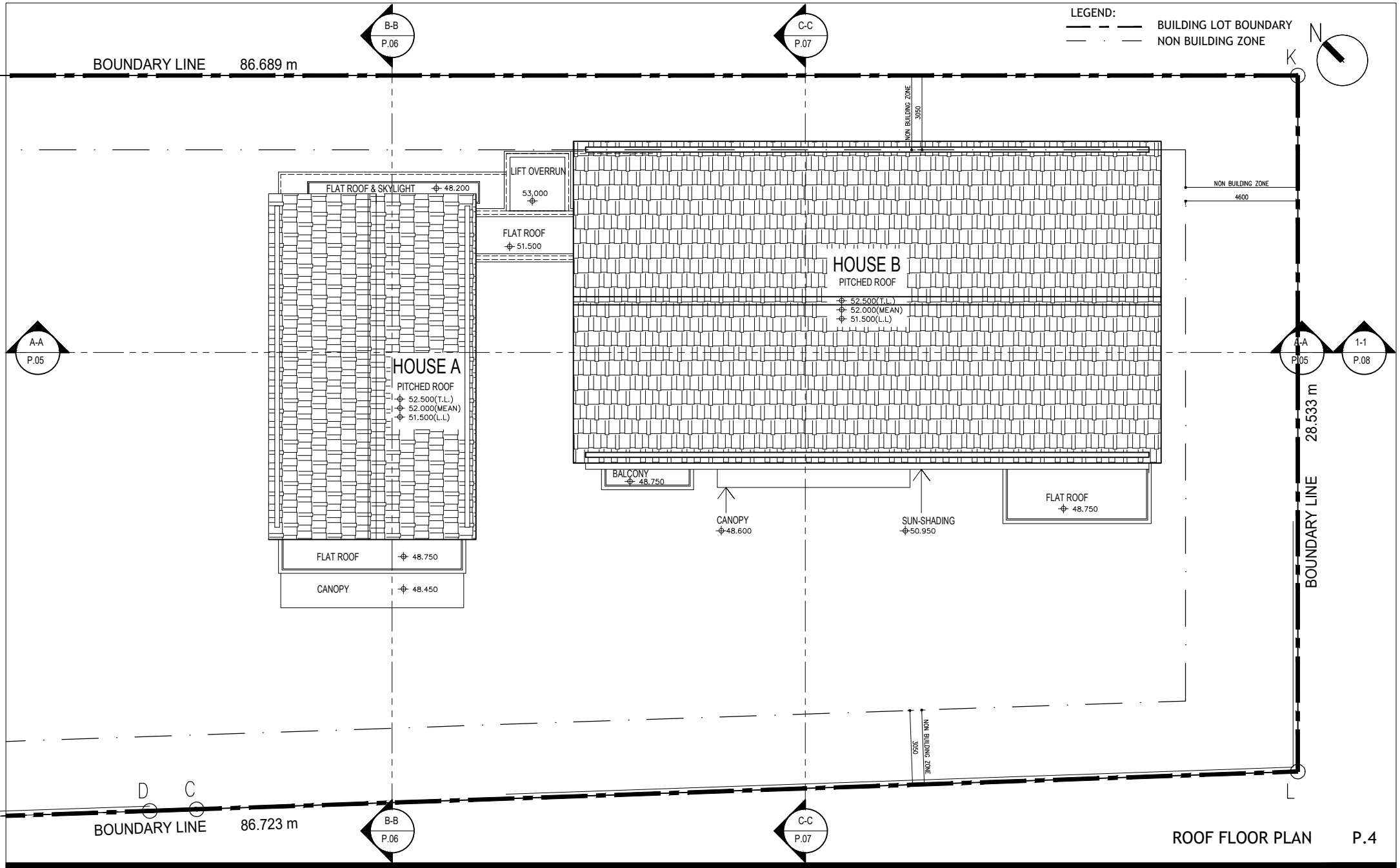
No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

Scale : 1:200@A4

2025-11-20

DCL architecture



ROOF FLOOR PLAN P.4

No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

Scale : 1:200@A4

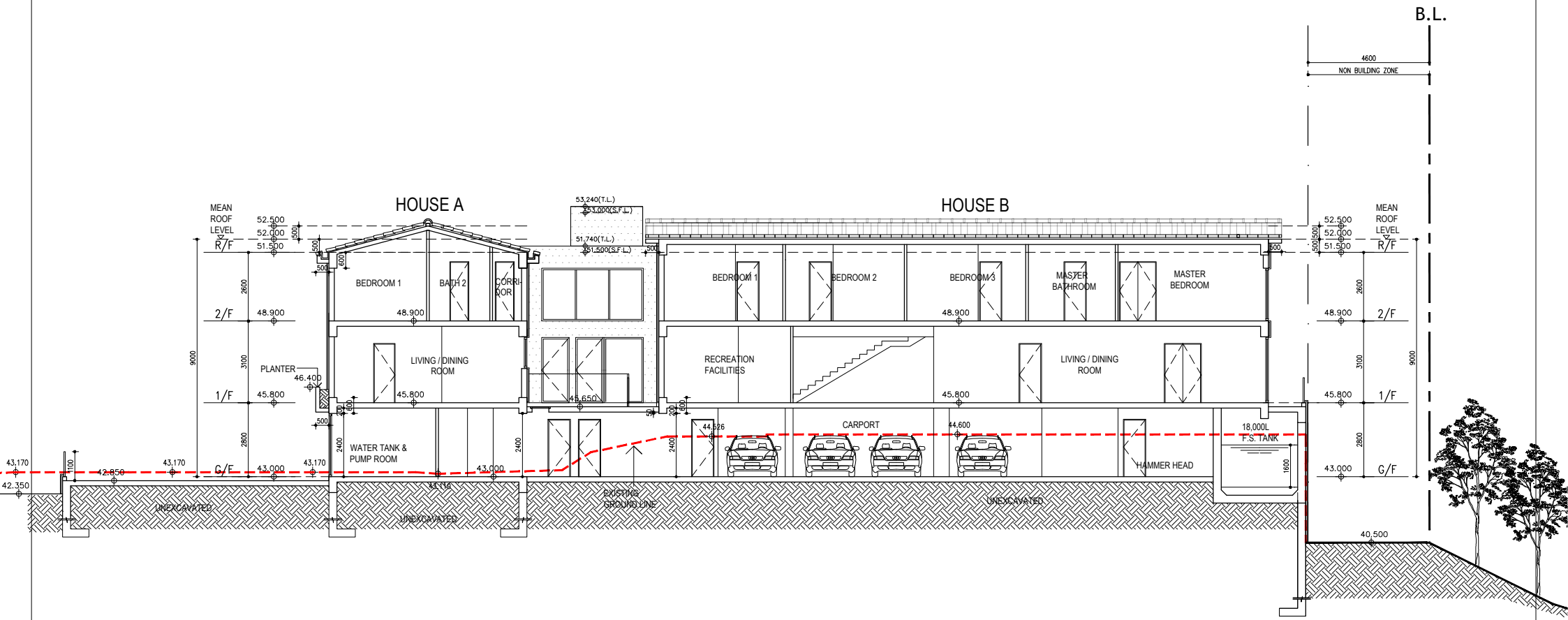
2025-11-20

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION A-A P.5

No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

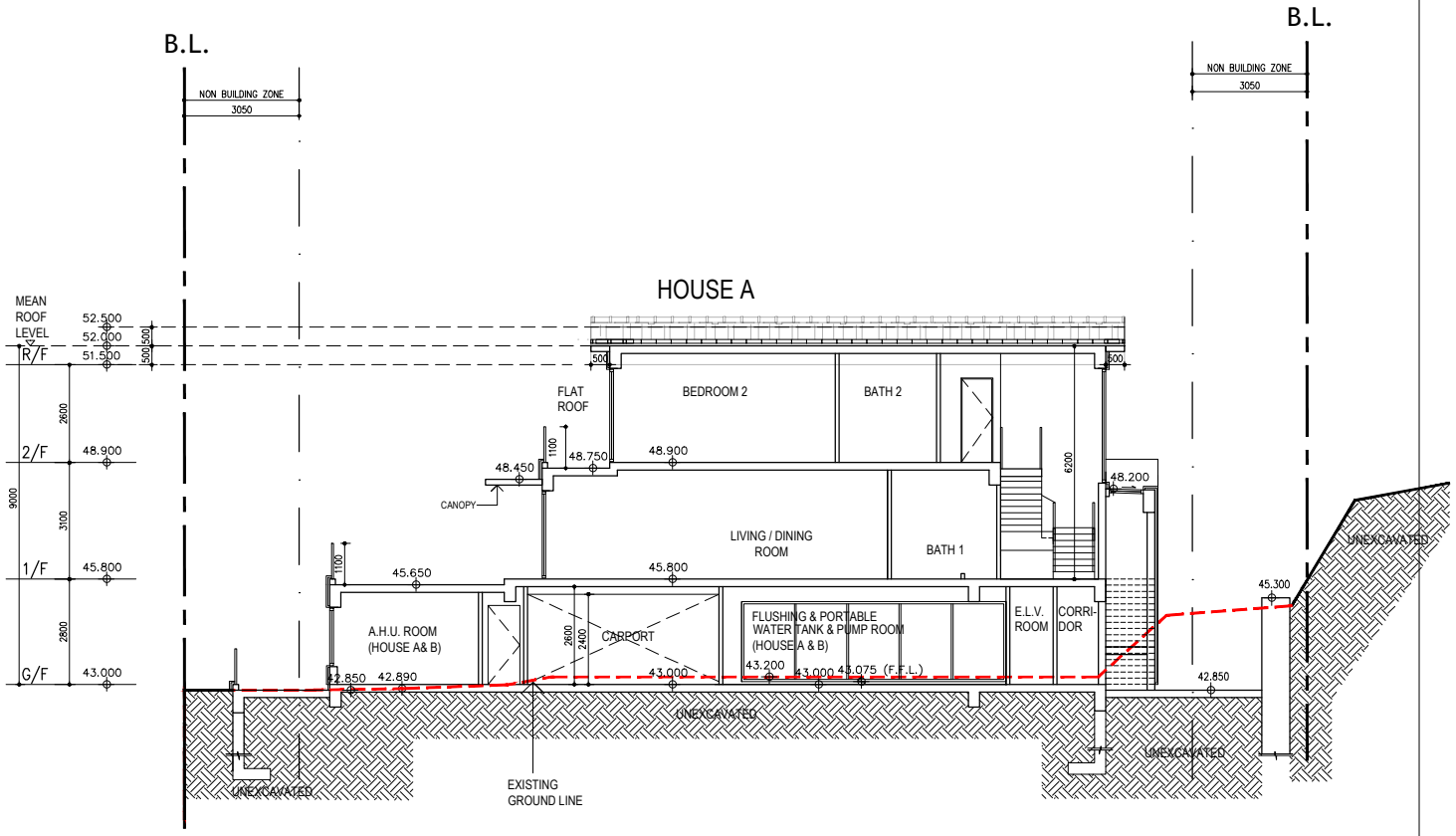
2025-11-20

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION B-B P.6

No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

Scale : 1:200@A4

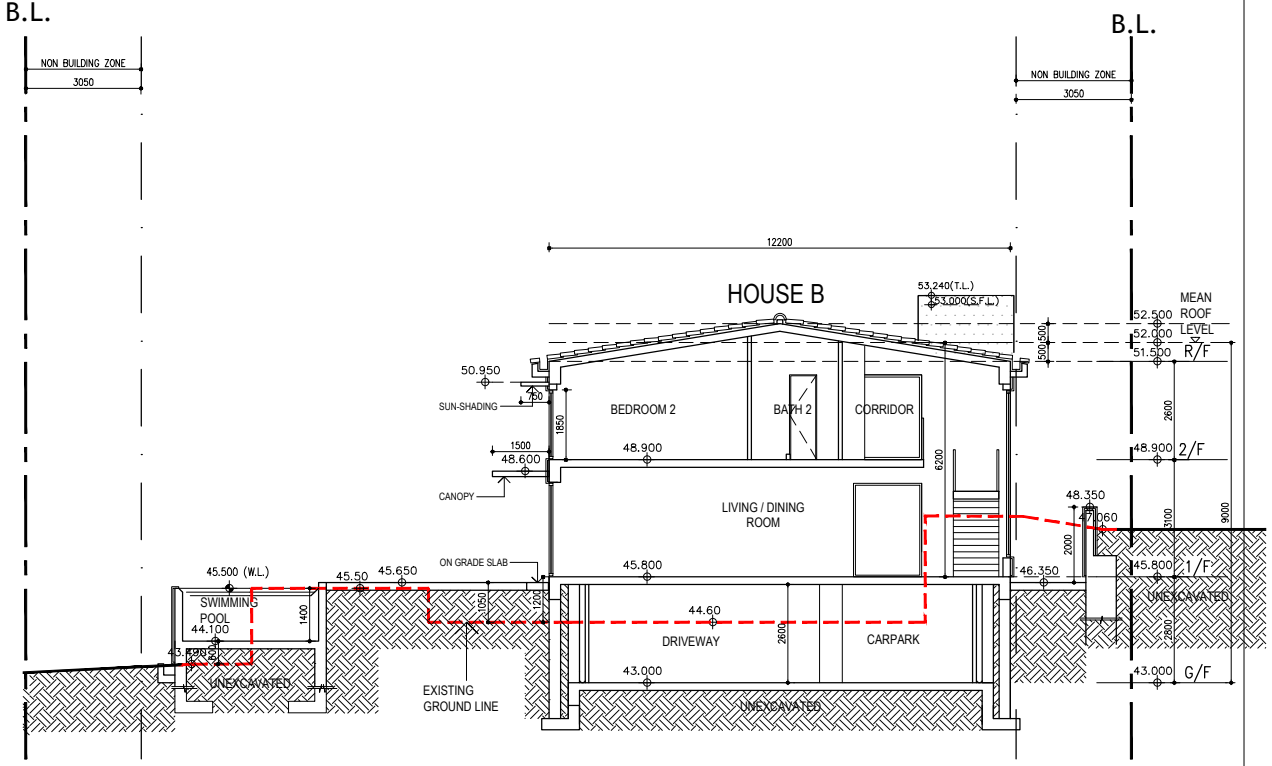
2025-11-20

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION C-C P.7

No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

Scale : 1:200@A4

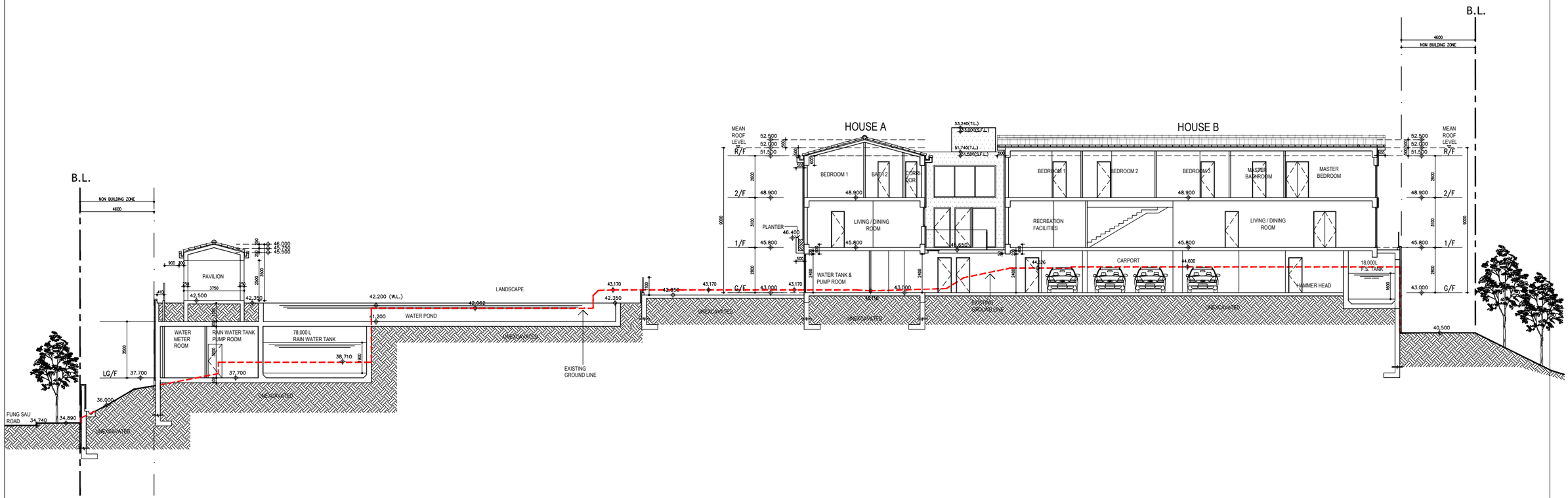
2025-11-20

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION 1-1 P.8

No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

Scale : 1:250@A3

2025-11-20

DCL architecture

Attachment 3

Photomontages

Legend

- Application Site
- Initial Assessment Area
- VP1 - View from Sha Ha Beach
- VP2 - View from Tai Mong Tsai Road Bus Stop
- VP3 - View from Hiking Trail in Sai Kung West Country Park
- VP4 - View from Emerald Bay outside Victoria Recreation Club
- VP5 - View from Fung Sau Road

VP1
VP2
VP3
VP4
VP5

FSRSK

FIGURE 1 LOCATION OF VIEWPOINTS
SCALE 1 : 7,500

EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED SCHEME



KEY PLAN



FSRSK

FIGURE 2 VIEWPOINT 1 : VIEW FROM SHA HA BEACH

EXISTING CONDITION



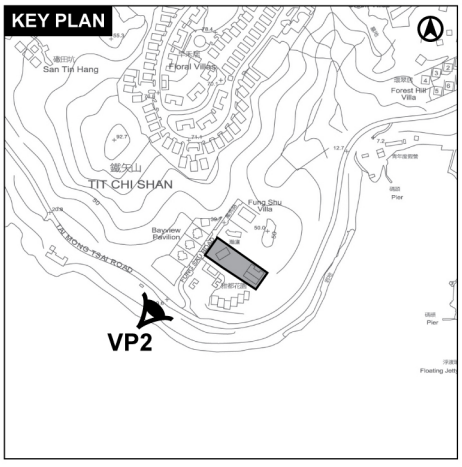
OZP COMPLIANT SCHEME



PROPOSED SCHEME



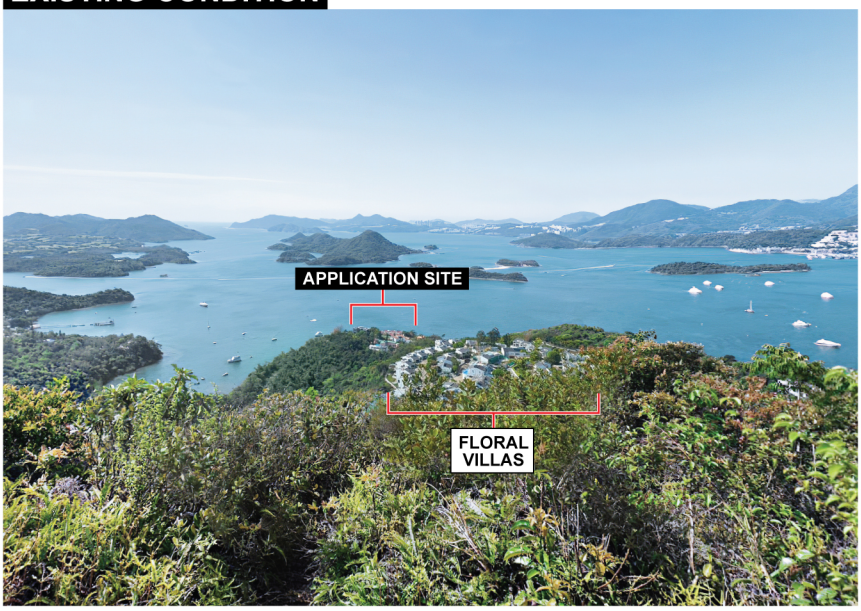
KEY PLAN



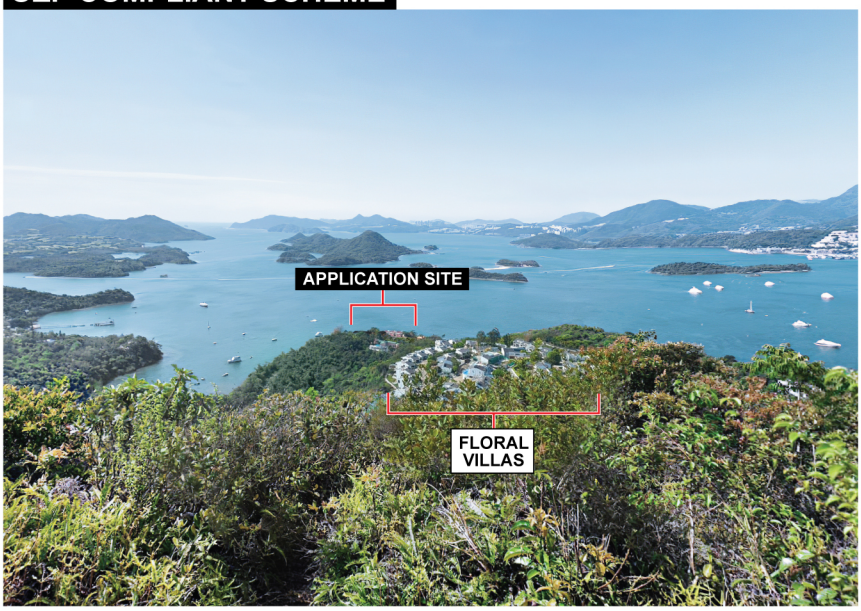
FSRSK

FIGURE 3 VIEWPOINT 2 : VIEW FROM TAI MONG TSAI ROAD BUS STOP

EXISTING CONDITION



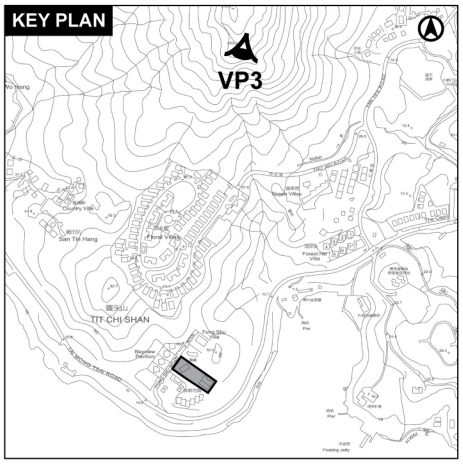
OZP COMPLIANT SCHEME



PROPOSED SCHEME



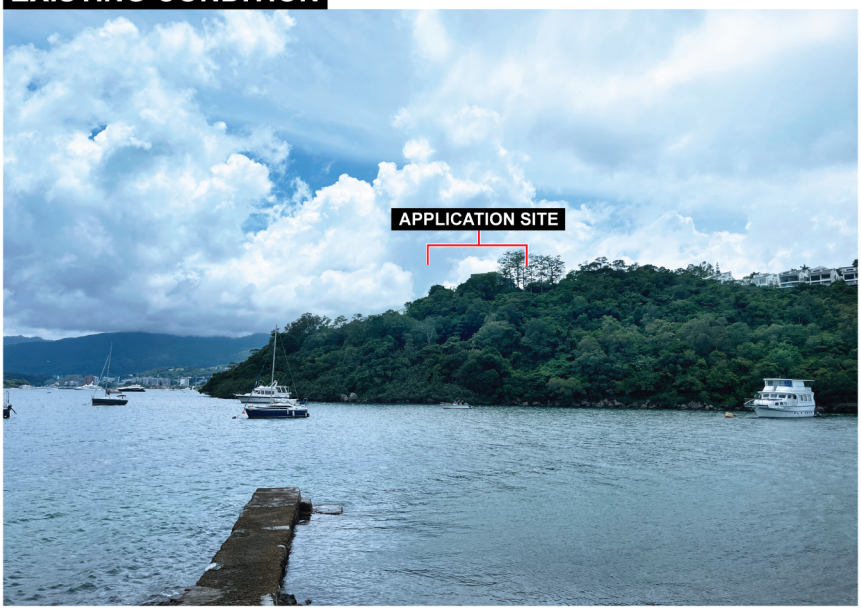
KEY PLAN



FSRSK

FIGURE 4 VIEWPOINT 3 : VIEW FROM HIKING TRAIL IN SAI KUNG WEST COUNTRY PARK

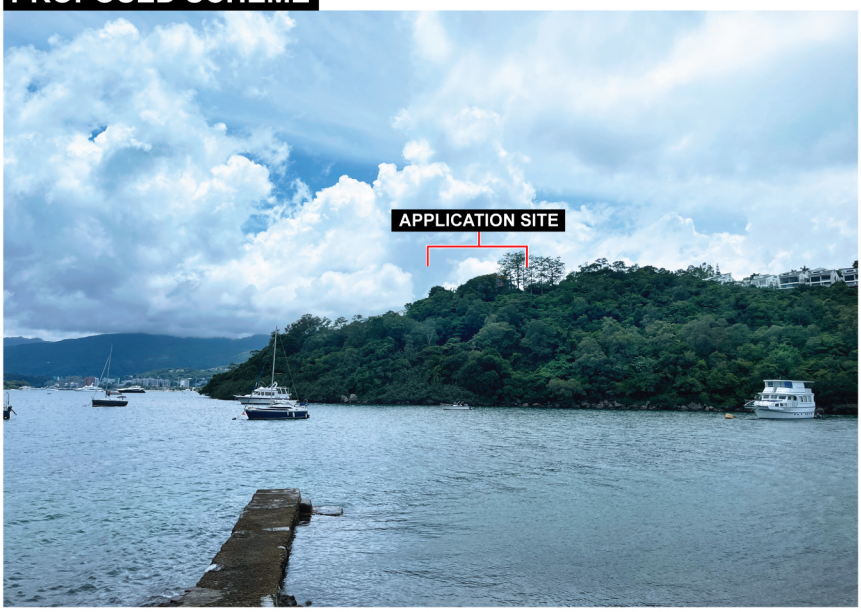
EXISTING CONDITION



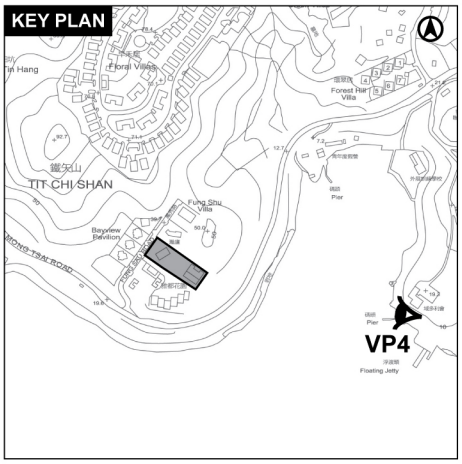
OZP COMPLIANT SCHEME



PROPOSED SCHEME



KEY PLAN



FSRSK

FIGURE 5 VIEWPOINT 4 : VIEW FROM EMERALD BAY OUTSIDE VICTORIA RECREATION CLUB

EXISTING CONDITION



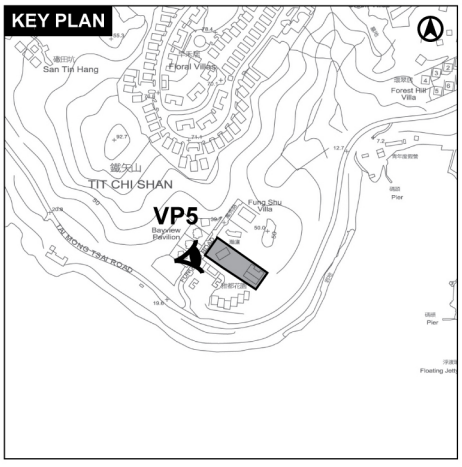
OZP COMPLIANT SCHEME



PROPOSED SCHEME



KEY PLAN



FSRSK

FIGURE 6 VIEWPOINT 5 : VIEW FROM FUNG SAU ROAD

Attachment 4

Landscape Proposal and Tree Preservation and Removal Proposal

PROPOSED RESIDENTIAL DEVELOPMENT AT

NO. 8 FUNG SAU ROAD, SAI KUNG HONG KONG

LANDSCAPE PROPOSAL AND TREE PRESERVATION AND REMOVAL PROPOSAL

TO SUPPORT SECTION 16 PLANNING APPLICATION

---

27 NOVEMBER 2025

PREPARED BY

ADRIAN L.NORMAN LIMITED

27 November 2025

REVIEWED AND ENDORSED BY



MARK LUP FUNG NG (HKILA RLA – 013)

27 November 2025

DEVELOPER **FUNG SAU PROPERTY COMPANY LTD**
ARCHITECT **DESIGN CORPORATION LTD**
LANDSCAPE CONSULTANT **ADRIAN L. NORMAN LTD**

Contact Persons: ***Adrian L. Norman – Managing Director*** *adrian@aln.com.hk*

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Contents Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Remarks
1	-	1st submission	4 September 2025	
2	A	1st Resubmission	27 November 2025	

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Appendix A	FIGURE A1: Landscape Master Plan – G/F (Rev. A)
	FIGURE A2: Landscape Section A-A
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1.0 INTRODUCTION

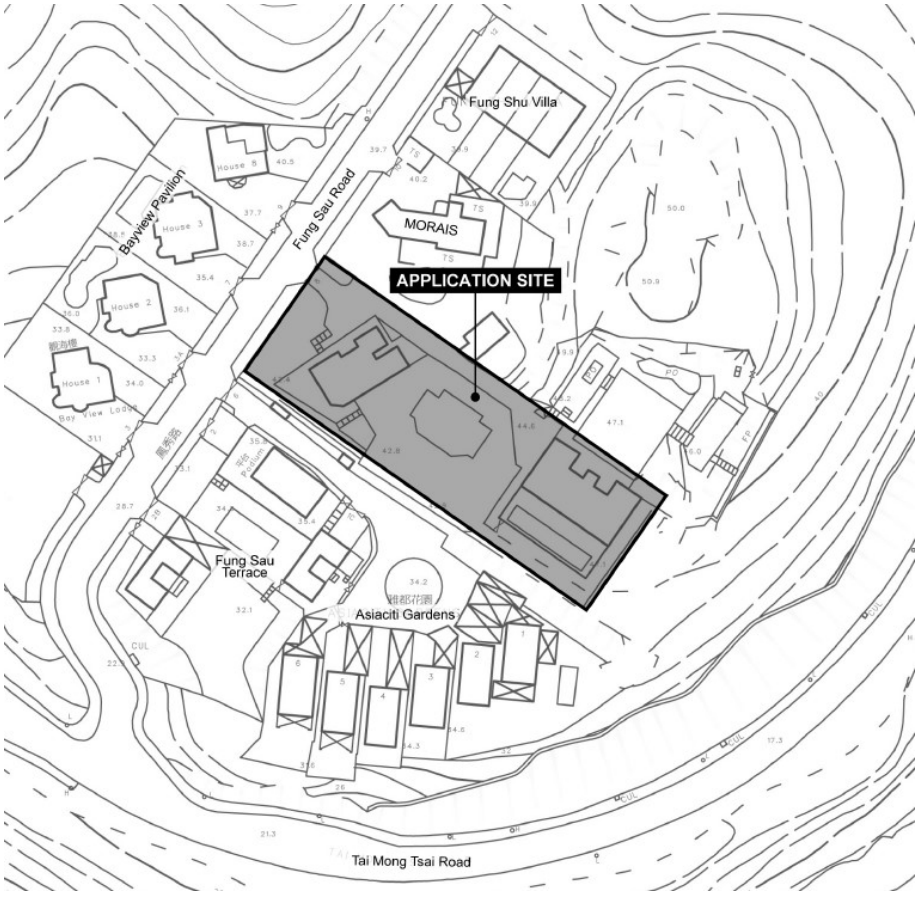
This Landscape Proposal and Tree Preservation and Removal Proposal Report has been prepared for Design Corporation Limited for Fung Sau Property Company Limited. The Report elaborates on the Landscape Proposals for the new development and identifies all existing trees within the Section 16 Application Site area affected by the proposed development and makes recommendations on the tree treatments and compensatory tree planting. To minimize the impact on existing trees, the design of the proposed works has been reviewed with the consultant team (Architects' and Engineers').

2.0 SITE BACKGROUND

The Section 16 Planning Application (S16 Application) seeks permission for a Minor Relaxation of the Building Height Restriction on Lot 285 S.A. RP ("Plot A") and Lots 285 S.A. ss.1 and Lots 285 RP in D.D. 252 ("Plot B") at No. 8 Fung Sau Road, Sai Kung (the "**Application Site**"/ the "**Site**") to allow for the redevelopment of the existing residential buildings ("**Proposed Residential Redevelopment**"). Refer to **Figure 1.0 Location Plan** below.

The Applicant intends to amalgamate the two lots, Plot A and Plot B into One (1) Plot with the Proposed Residential Redevelopment comprising of a more organic and integrated design of two (2) houses adjoining each other towards the southeast. Existing site level varies from above ground +33.65mPD to +47.45mPD.

Figure 1.0 Location Plan



3.0 TREE SURVEY FOR EXISTING TREES

The site is located in No. 8 Fung Sau Road, (north of Tai Mong Tsai Road) in Sai Kung. Tree identification and field survey was completed on 1 August 2025 after initial topographical survey completed in 18 July 2025. There are 47 No of trees within the site boundary. The majority of the surveyed tree form were found "Average" to "Poor". Health condition of majority of the existing trees were "Average". No Rare or Old and Valuable Tree are identified. *Michelia x alba* (T1) and *Lagerstroemia speciosa* (T6, T7 and T8) were identified and considered as purely "cultivated" although they are listed in Cap 96A. Tree No. T28 *Euphorbia antiquorum* is scheduled under "Endangered Species of Animal and Plants in Hong Kong (Cap. 586) and identified as a tree of particular interest and therefore retained in this Rev. A resubmission.

4.0 ENVIRONMENTAL LEGISLATIONS, STANDARDS AND GUIDELINES

The following legislation, standards and guidelines are applicable to the tree survey, felling, and compensatory planting associated with the proposed works for the project.

- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- Forests and Countryside Ordinance (Cap 96) and its subsidiary legislations;
- DevB TC (W) No. 5/2020 - Registration of Old and Valuable Trees;
- Lands Administration Office Practice Note (LAO PN) No.6/2023 and Guidance Notes;
- PlanD Practice Note for Professional Persons No. 1/2019;
- AFCD Conservation Branch Nature Conservation Practice Note No. 02 (2006).

5.0 TREE SURVEY METHODOLOGY

- All existing individual trees with a trunk diameter larger than 95mm (300mm girth) when measured 1300mm above ground level (in accordance with AFCD Conservation Branch Nature Conservation Practice Note No. 02 (2006) and identified with the following information recorded (in accordance to Lands Administration Office Practice Note (LAO PN) No.6/2023 Guidance Notes:

  (a) Drawing No. : Drawing where individual trees are found (**APPENDIX B** - FIGURE B1.1: Tree Survey Plan – Existing Conditions).

  (b) Tree No. : Individual trees as numbered, labelled on site and denoted on plan.

  (c) Photo No. : The photograph reference number of the tree being identified. (**APPENDIX D** – Tree Photos Rev. A)

  (d) Species: Botanical and Chinese names of the trees surveyed.

  (e) Jurisdiction: The authority for tree felling on private lot is under the jurisdiction of the District Lands Office

  (f) Tree size:

    (i) Overall Height: Height measured from ground level to the of the canopy.

    (ii) Trunk Diameter: Diameter of the main trunk measured at 1300mm high above ground level.

    (iii) Crown Spread: Average diameter of the foliage canopy.

  (g) Form:

    (i) Good - Well-balanced crown and straight strong trunk(s);

    (ii) Fair - Slightly unbalanced crown and non-straight trunk(s);

    (iii) Poor - Misshapen or awkwardly forked trunk and / or unbalanced crown.

(h) Health:

(i) Good - Sound and healthy trees

(ii) Fair - Trees which are with few or no visible defects or health problem.

(iii) Poor - Rot and / or cavities in the main trunk and / or crown die back, severely infected with disease.

(i) Amenity Value: A measure of the visual quality of a tree from their form, size, age, condition of the tree itself, and contribution to the local environment:

(i) High - Trees that are of high visual quality due to their size, character, and historical value;

(ii) Medium - Trees of moderate visual quality which individually or collectively make a useful but not vital contribution to the local environment; and that should be retained if practical

(iii) Low - Trees of little or no visual quality which generally in poor form and shape .

(j) Suitability for Transplanting:

(i) High - Trees which have high chances of survival and anticipated vigorous recovery after transplanting.

(ii) Medium - Trees which have medium chances of survival and fair recovery after transplanting

(iii) Low - Trees of over-mature, tap-rooted, species intolerant to root-pruning, poor health or restricted by site constraints e.g. inaccessibility, unfavourable substratum, closeness to walls footing or wall-tree etc. contribute to low chances survival and poor or unable recovery from transplanting.

(k) Recommendations: Proposed action for individual species which fall into three categories:

(i) Retain

(ii) Transplant

(iii) Fell

(l) Justification for Proposed Tree Removal

(m) Remarks: Supplementary notes on the assessment.

6.0 PROPOSED TREE TREATMENT

The envisaged landscape treatment is intended to create an environment that is compatible with the surroundings. The landscape approach is further described in Section 7.0 with existing and new tree planting as indicated. A minimum 1200mm soil depth is provided where tree planting is proposed.

In this Report, a total of 47 trees are surveyed, in which 18 trees are proposed to be retained, 2 trees proposed to be transplanted and 27 no of trees proposed for felling due to direct conflict with the new development. (**APPENDIX B** – FIGURE B1.2: Tree Treatment Plan – tree survey superimposed with the proposed development).

Retained Trees that would not be affected by proposed works shall be retained on site. During construction period, retained trees will be protected from construction activities and maintained by specialist contractor according to the proposed Maintenance Schedule. (**APPENDIX F** – Proposed Maintenance Schedule for Retain and Compensatory Trees). Retained trees may require crown pruning, to remove dieback and crossing

branches, or crown lifting according to method of statement to be detailed to suit the site and to be kept minimum disturbance to the trees. The overall crown pruning shall not be more than 25%.

The affected trees not selected for retention or transplanting due to direct conflict with the development, poor health condition, low amenity value, and on the inaccessible slope, low survival rate after transplanting, or with structural defects are proposed to be felled and removed during site clearance and excavation.

A detailed Tree Assessment of the affected trees is summarized in **(APPENDIX C –** Tree Assessment Schedule Rev. A and **Figure 2.0** below.

Figure 2.0 Summary of the proposed treatment to the existing trees

Existing Trees Surveyed	Within the Lot
To be retained	18
To be Transplanted	2
To be felled	27
Total existing tree surveyed	47

7.0 LANDSCAPE PROPOSAL

Landscape Design Intent

The design intent for the residential landscape is to create a beautiful garden design setting for the bespoke resort house which responds to both the design character of the architecture as well as the surrounding environment, taking inspiration from both the natural landscape character and topography. Refer to **APPENDIX A**, FIGURE A1: Landscape Master Plan (Rev. A), FIGURE A2: Landscape Section A-A, FIGURE A3: Landscape Section B-B (Rev. A) and FIGURE A4: Landscape Section C-C (Rev. A).

Indicative Layout and Level of Hard and Soft Landscape Areas

A large front garden provides a secluded natural setting and buffer for the villa with a series of rock garden terraces creating a screen from the entrance. Views of the landscape are gradually revealed along the sloped driveway extending from Fung Sau Road at +37.00mPD to +43.00mPD to expose a tranquil water garden at a general level of +42.35mPD. The water garden serves a strong frontage to the villa while embracing the connection to the surrounding landscape. A mix of native and ornamental plants are proposed to develop a strong biophilic design and enhance the connection to the surrounding landscape. An informal stone pathway meanders along the water gardens southern edge connecting the entrance driveway to the arrival courtyard allowing for views of the garden and the extensive ocean views to the south. There is a Landscape Pavilion (midway along the meandering path) allowing for morning, afternoon and evening tea sessions, while enjoying the water gardens and looking back at the houses. The Pavilion is located further away from the house to be more engaged with the tranquil lush water garden setting.

A linear pool deck embraces the immediate external landscape of the villa with an infinity edge swimming pool visually connecting to the ocean views while reinforcing the geometric character of the villa. The extensive deck allows room for external lounges and dining. To the front of the infinity pool an existing *Euphorbia antiquorum* (scheduled under “Endangered Species of Animal and Plants in Hong Kong (Cap. 586)) and palm trees are

retained to preserve the endangered tree as well as to reinforce the resort character of the villa and create some privacy while allowing ocean views from the deck through the canopies. Steps from the pool deck connect to the arrival courtyard and beyond to the water garden to the west and to a smaller (more intimate) landscape deck to the east.

Materiality

Careful use of material are considered to match both the aesthetics of the villa and the natural setting of the site. As such high quality random natural stone is proposed with colour to match the architecture for the driveway, walls and courtyard, while more geometric stone is proposed for the pool deck areas.

Treatment to Periphery Areas

The periphery of the development is fully embraced by lush planting and consists of existing and new trees. These trees help to enhance the transition between the site and the surrounding environment.

On the northern edge, an existing natural stone wall is reinforced with climbers while a row of native trees create a strong, green and lush arrival along the driveway from the Fung Sau Road entrance to the arrival courtyard.

To the east, a group of existing trees (*Syzygium rehderianum* and *Ficus benjamina*) are retained with shrub and ground cover planting creating a green buffer between the site and boundary.

The southern edge retains the existing *Euphorbia antiquorum* and palms (*Livistona chinensis*) in front of the linear pool while shrub and ground cover species are used to visually connect to the water garden.

To the west, a diverse range of ornamental and native trees and shrubs are used to reinforce the resort character surrounding the water garden and to create a screen and privacy for the villa from Fung Sau Road. The majority of the compensatory trees are located within the south and southwest corner to reinforce the privacy of the villa. Should the existing slope be greater than 1:3 (where tree planting is proposed), tree rings will be used and structural/ geotechnical engineering advice will be strictly followed.

8.0 COMPENSATORY / REINSTATEMENT PROPOSAL

a) Compensatory tree planting scheme for the proposed development aims to compensate for the loss of existing trees and to enhance the landscape design and character for the development and its neighbourhood. As assessed in Clause 6.0 above, 18 trees are proposed to be retained, 2 trees transplanted and 27 no of trees are proposed for felling within Lot. Compensatory tree planting is required.

b) In general principle, the compensatory planting plan shall be proposed to compensate tree loss at least 1:1 ratio, in terms of quantity. Feature tree planting is proposed at the entrance and a native tree-lined driveway to the Arrival Courtyard enhances the arrival experience and creates a lush and leafy character for the residence. Native trees as compensatory tree planting on the northwest corner provide screening. Adequate growing distance is allowed for healthy growth of the trees.

c) All compensatory trees, their sizes and numbers are indicated Figure 3.0 (below) and in **APPENDIX B** - FIGURE B1.3: Compensatory Planting Plan (Rev. A).

Figure 3.0 Compensatory Proposals

Proposed Compensatory Tree Species	Chinese Name	DBH (m)	Overall Height (m)	Spread (m)	Quantity (Nos)	Total DBH for Compensatory Trees (m)	Live Crown Ratio
**Cinnamomum burmannii (Cb1)*	陰香	0.120	4	2.5	4	0.480	40
**Cinnamomum burmannii (Cb2)*	陰香	0.180	7	4	2	0.360	40
** Ilex rotunda var. microcarpa (Ir)*	小果鐵冬青	0.180	5.5	4	1	0.180	40
Lagerstroemia indica (Li)	紫薇	0.150	4.5	3.5	3	0.450	60
** Podocarpus macrophyllus (Thunb.) Sweet (Pm)*	羅漢松	0.100	4.5	1.2	16	1.600	60
Plumeria rubra (Pr1)	雞蛋花	#Multistem (approx. 0.060)	2	2	1	0.060	50
Plumeria rubra (Pr2)	雞蛋花	#Multistem (approx. 0.150)	5.5	4	1	0.150	50
Total					**28**	**3.280**	

*Native tree species

approx. measurement of DBH (multistem) based on AFCD Conservation Branch Nature Conservation Practice Note No. 02

d) There are 27 nos trees proposed for felling with a total DBH of **7.04m** (See **APPENDIX C** - Tree Assessment Schedule Rev. B).

e) 28 nos of compensatory trees have been incorporated into the proposed landscape design of the development. (**Appendix B** – FIGURE B1.3: Compensatory Tree Plan (Rev. A). The total DBH of the compensatory trees is **3.280m.** The ratio between proposed felled trees and compensatory trees is **1:0.46** (DBH) and **1:1.03** (Quantity of trees).

Under the guidelines in Lands Administration Office Practice Note (LAO PN) No.6/2023. All compensatory trees will be planted in a minimum soil depth of 1.2m excluding drainage layer.

Where the existing slope is greater than 1:3 gradient, proposed trees will be planted within Tree Rings (following CEDD Dwg No's. C2104/1A and C2104/2A) or as recommended by the Structural/ Geotechnical Engineers.

Figure 4.0 Summary of DBH of Surveyed Tree and its Proposed Treatment

Proposed Treatment	Surveyed Trees	
	Nos.	Total DBH(m)
No. of trees to be retained	18	3.89
No. of trees to be transplanted	2	0.70
No. of trees proposed to be felled	27	7.04
Total no. of trees involved	**47**	**11.63**

DBH Ratio between Proposed Felled Tree (Figure 4.0) and Compensatory Tree (Figure 3.0) = **1:0.46**

Quantity Ratio between Proposed Felled Tree and Compensatory Tree = **1: 1.03**

DBH refers to Depth of Breast Height in accordance with AFCD nature Conservation Practice Note 02/2003 "Measurement of Diameter at Breast Height"

Figure 5.0 Summary of Surveyed Trees Species to be felled

Species	**Nos of Trees Proposed to be felled**	**Nos of Native Species**	**Percentage of Native Trees Proposed to be Felled among surveyed trees**
Acacia confusa	3	0	11.11%
Bougainvillea spectabilis	1	0	
Callistemon viminalis	3	0	
Dead Tree	1	0	
Erythrina speciosa	1	0	
Ficus benjamina	1	0	
Ficus elastica variegata	1	0	
Lagerstroemia speciosa	3	0	
Livistona chinensis	8	0	
**Mallotus paniculatus*	1	1	
Michelia x alba	1	0	
**Podocarpus macrophyllus*	1	1	
Ravenea rivularis	1	0	
**Syzygium rehderianum*	1	1	
Total	27	3	

*Native species

Figure 6.0 Summary of Proposed Tree Species for Compensation

Proposed Compensatory Tree Species	Chinese Name	Quantity (Nos)	Nos of Native	Percentage of Native Trees Proposed for Compensation
* *Cinnamomum burmannii*	陰香	6	6	82.14%
* *Ilex rotunda var. microcarpa*	小果鐵冬青	1	1	
Lagerstroemia indica	紫薇	3	0	
* *Podocarpus macrophyllus (Thunb.) Sweet*	羅漢松	16	16	
Plumeria rubra	雞蛋花	2	0	
	Total	28	23	

*Native species

9.0 GUIDELINES OF NEW TREE PLANTING WORK

The Contractor is required to execute the tree preservation works strictly referring to all guidelines in the government technical circulars and the general specifications of government works as follows:

- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)
- Forests and Countryside Ordinance (Cap 96) and its subsidiary legislations
- ArchSD General Specification for Building 2022 Edition, HKSAR
- Lands Administration Office Practice Note (LAO PN) No.6/2023
- GLTMS DevB, Guidelines on Tree Preservation during Development
- GEO Publication No. 1/2011, GEO CEDD, HKSAR

10.0 PLANTING & MAINTENANCE

The Contractor shall prepare and dig the tree pits the day before tree planting on site. In the stage of trenching, dig around the marked rootball size in the above table at approved recipient site. The supply of trees shall be wrapped the balls with burlap and kept the surrounding soil in place for minimizing root exposure to desiccation and reducing the risk of root breakage. All burlap shall be removed after planting and before backfilling in the tree pit.

Avoid damage of tree trunk internal tissue due to overloading, and uplifting straps will also be attached to the rootball during uplifting for balancing the weight load, if the crane lorry is used for planting. Any minor abrasions or broken branches will be repaired and pruned after transplantation.

Watering and soaking the rootballs thoroughly after planting at recipient site. Regular watering practice shall be executed evenings and early morning. Bamboo stakes or guying will be provided to secure and ensure stability

of the trees after planting. After planting and watering, spread, level and firming up, mulch 50 mm thick on areas where the gradient is less than 10° and within 72 hours after planting. It shall be placed in accordance with the proper mulching practices. For trees, mulching shall be extended 150 mm beyond the perimeter of the tree pit and/or covered at least the entire root ball zone and shall always be kept out of contact with tree trunk or root collar.

After completion of work, the Contractor would take up 1 year establishment period for maintaining. The Establishment period will be commenced from the day after the completion work.

Maintenance Operation Works Programme & Manual is required to be submitted by the Contractor in prior to the completion of works. The programme includes a wide range of maintenance works applied for maintain the existing trees, such as carrying out including but not limiting to watering, replacement planting due to parasitic plants, firming up, securing stakes and ties, pruning works, thinning, fertilizing, aeration, mulching, regular control of pests, fungal, infestation and disease and establishment of protective fencing.

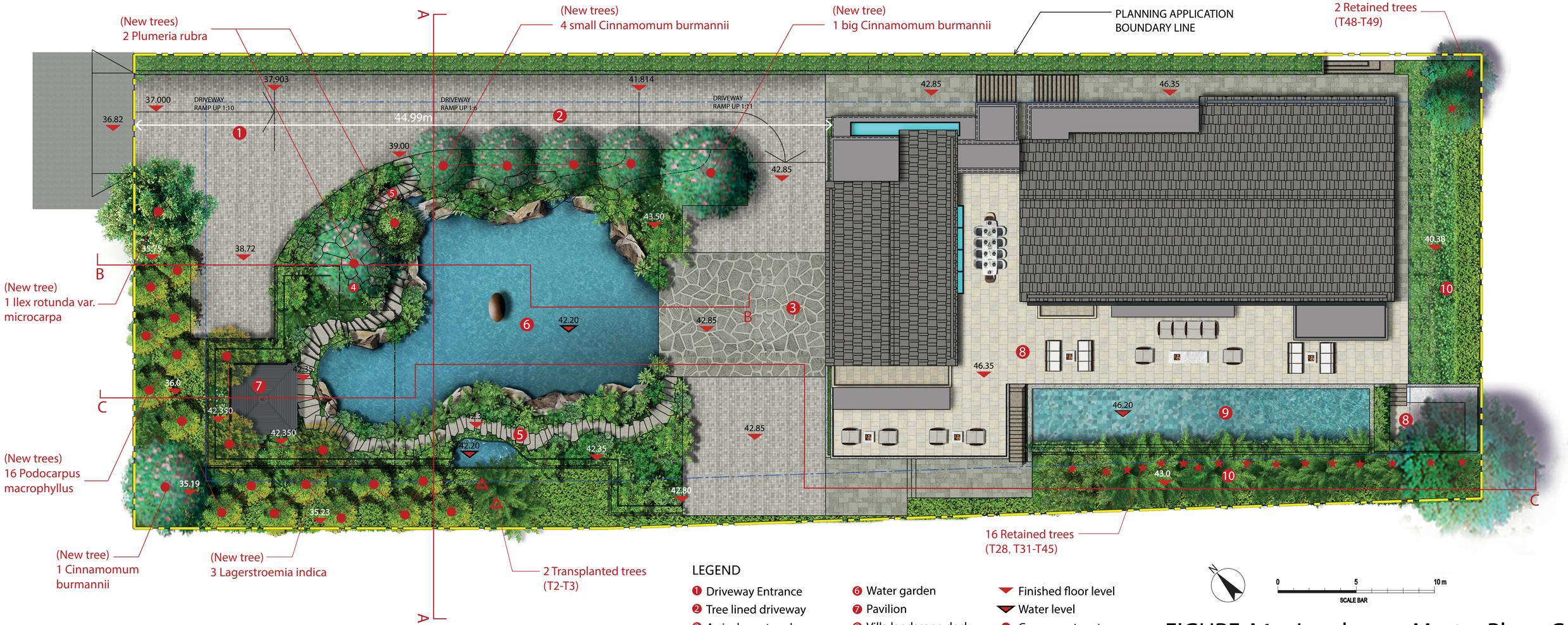
APPENDIX A

FIGURE A1: Landscape Master Plan – G/F (Rev. A)

FIGURE A2: Landscape Section A-A

FIGURE A3: Landscape Section B-B (Rev. A)

FIGURE A4: Landscape Section C-C (Rev. A)



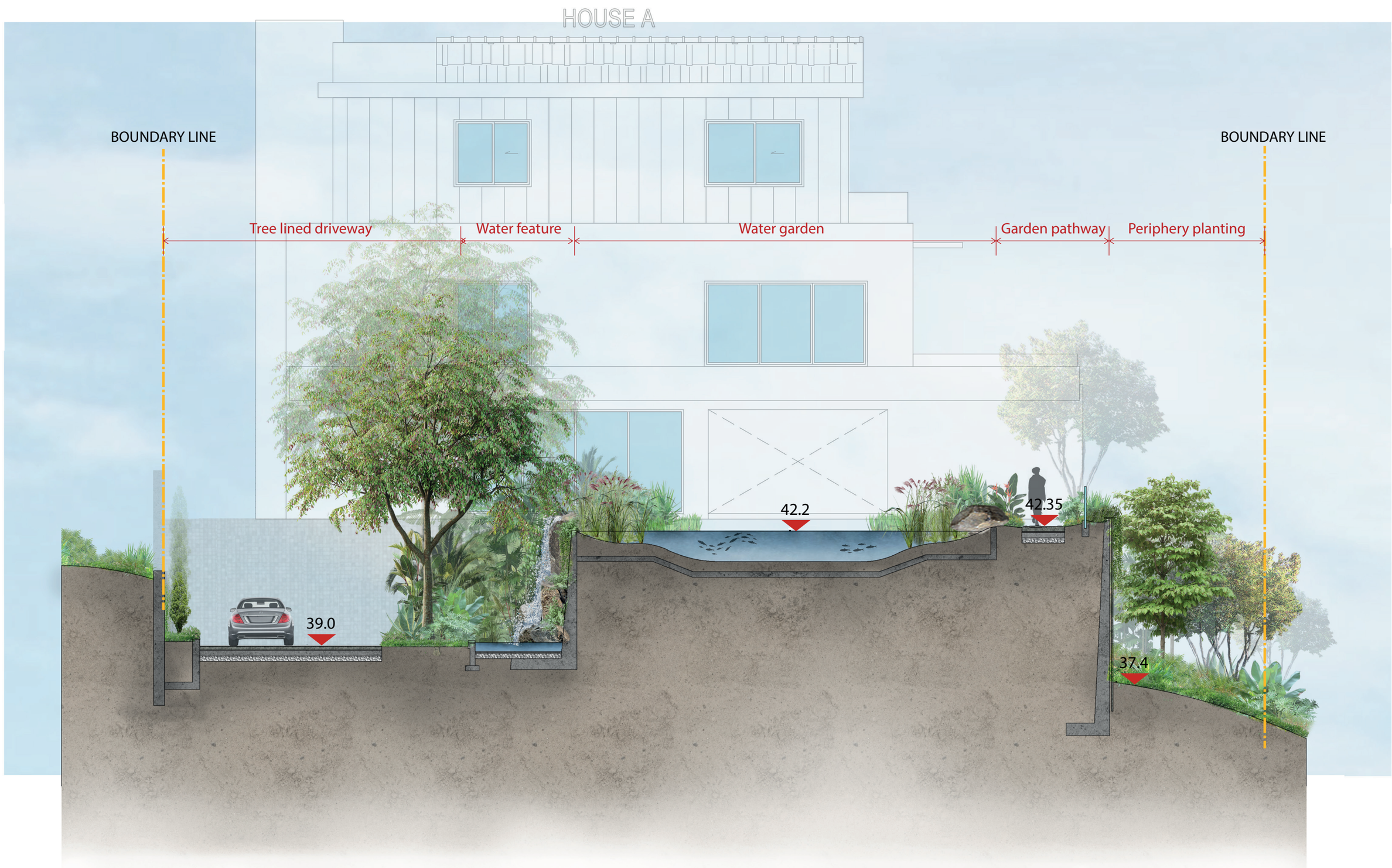
LEGEND

❶ Driveway Entrance	❻ Water garden	Finished floor level
❷ Tree lined driveway	❼ Pavilion	Water level
❸ Arrival courtyard	❽ Villa landscape deck	Compensatory tree
❹ Feature tree	❾ Infinity pool	Transplanted tree
❺ Garden pathway	❿ Garden perimeter	Existing tree

Natural granite paving
Natural granite crazy cut
Porcelain tile
Shrub

0 5 10 m
SCALE BAR

FIGURE A1. - Landscape Master Plan - G/F
No.8 Fung Sau Road, Sai Kung (Rev. A)

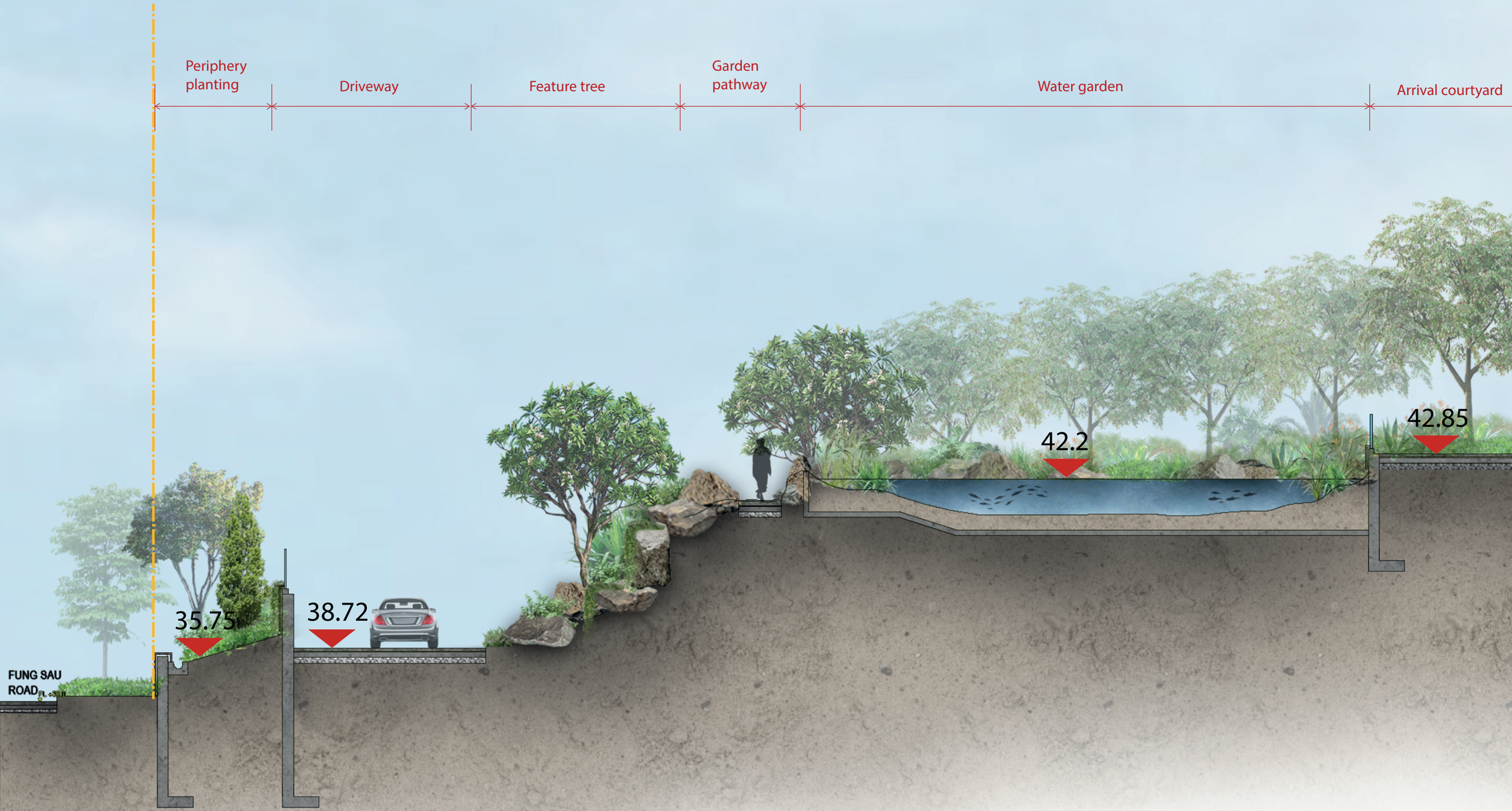


0 5 10 m

SCALE BAR

FIGURE A2. - Landscape Section A-A
No.8 Fung Sau Road, Sai Kung

BOUNDARY LINE



0 5 10 m

SCALE BAR

FIGURE A3. - Landscape Section B-B
No.8 Fung Sau Road, Sai Kung (Rev. A)



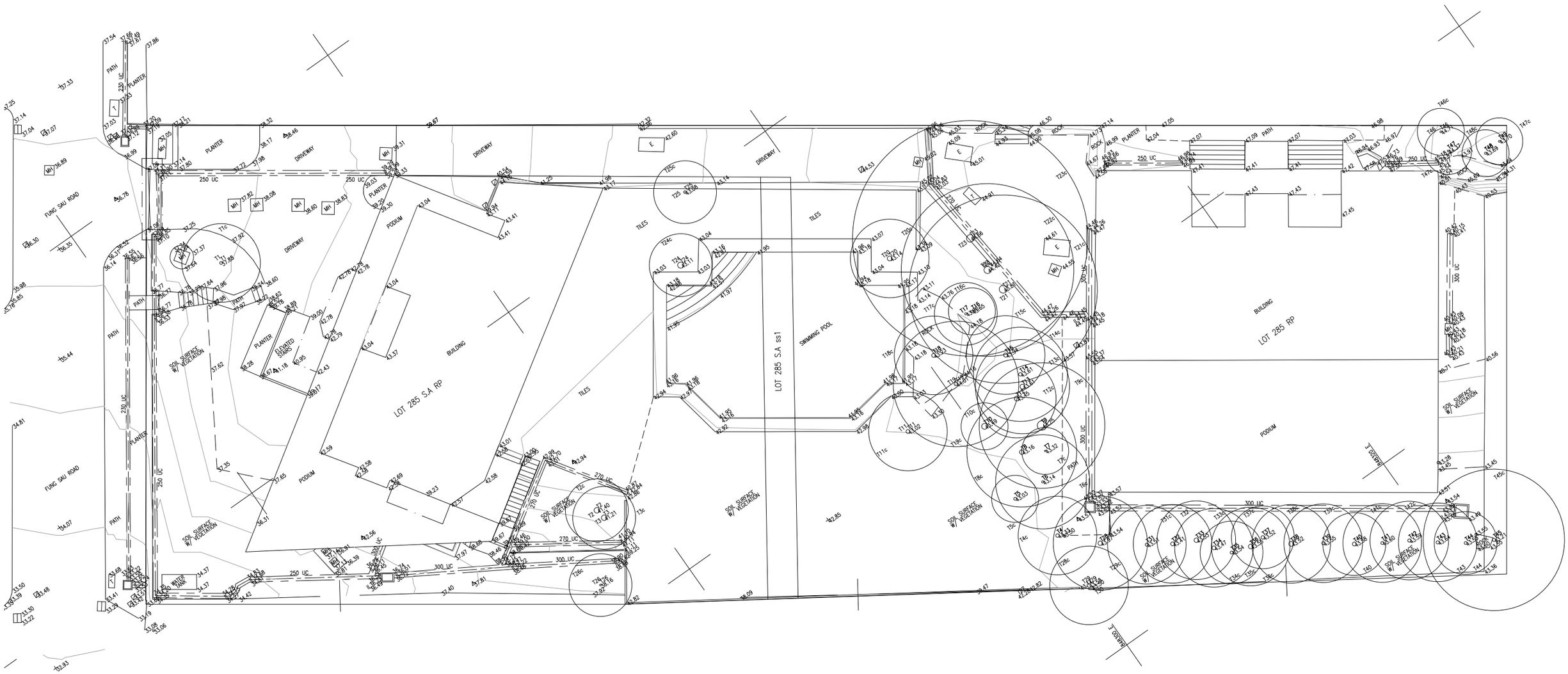
0 10 m 20 m

SCALE BAR

FIGURE A4. - Landscape Section C-C
No.8 Fung Sau Road, Sai Kung (Rev. A)

Appendix B

- **FIGURE B1.1: Tree Survey Plan – Existing Conditions**
- **FIGURE B1.2: Tree Treatment Plan (Rev. A) – Tree Survey superimposed with the proposed development**
- **FIGURE B1.3: Compensatory Planting Plan (Rev. A)**



0 5 10 15m

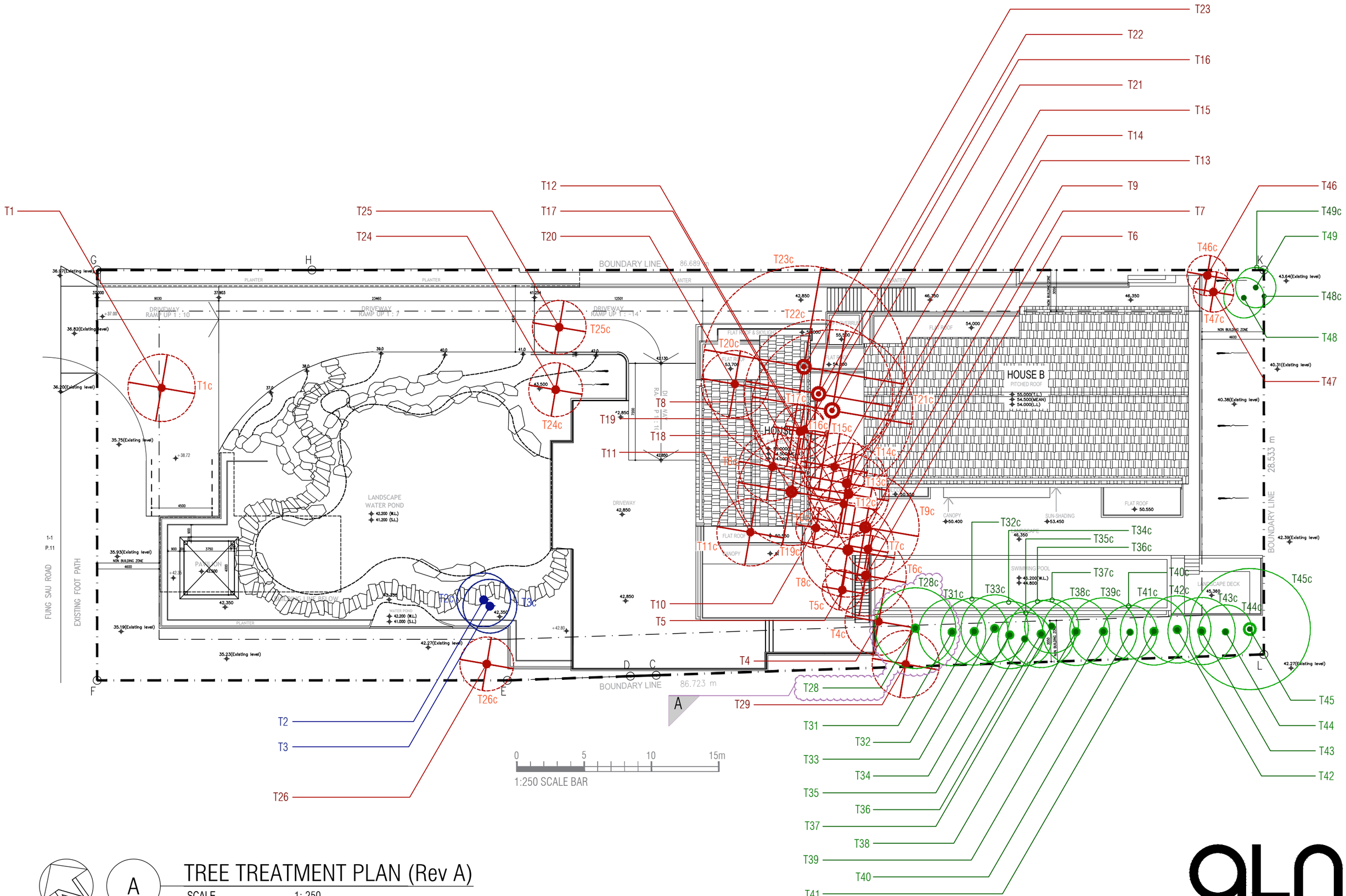
1:250 SCALE BAR

A

TREE SURVEY PLAN

SCALE 1: 250

aLN
LANDSCAPE ● MASTERPLANNING ● URBAN DESIGN
1/F, On Tin Centre, #1 Sheung Hei Street, San Po Kong, Kowloon, Hong Kong


T1
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T7
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T46
T49c
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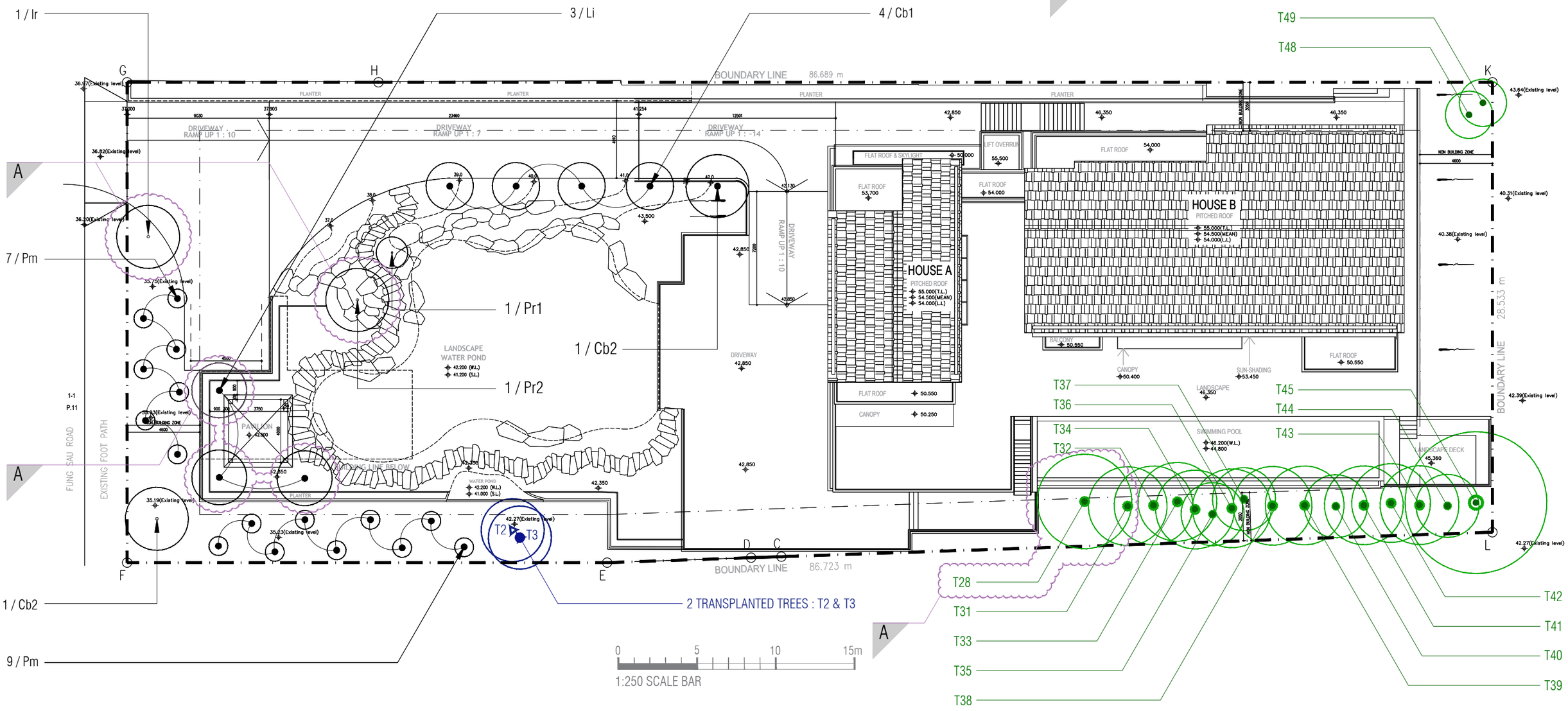
T10c
T27c
T27
T18c
T11c

COMPENSATORY TREE SCHEDULE

CODE	BOTANICAL NAME	CHINESE NAME	DBH (mm)	CROWN SPREAD (m)	OVERALL HEIGHT (m)	QUANTITY (no's)	LIVE CROWN RATIO %
*Cb1	Cinnamumum burmannii	陰香	120	3	4	4	40
*Cb2	Cinnamumum burmannii	陰香	180	4	7	2	40
*Ir	Ilex rotunda var. microcarpa	小果鐵冬青	180	4	5.5	1	40
Li	Lagerstroemia indica	紫薇	150	3.5	4.5	3	60
*Pm	Podocarpus macrophyllus (Thunb.) Sweet	羅漢松	100	1.2	4.5	16	60
Pr1	Plumeria rubra	雞蛋花	#multistem 60	2	2	1	50
Pr2	Plumeria rubra	雞蛋花	#multistem 150	4	5.5	1	50
# approx. measurement of DBH (multistem) based on AFCD Conservation Branch Nature Conservation Practice Note No. 02							
* = Native Trees							
			Total			28	



A

COMPENSATORY TREE PLANTING PLAN (Rev A)

SCALE 1: 250

LANDSCAPE ● MASTERPLANNING ● URBAN DESIGN
1/F, On Tin Centre, #1 Sheung Hei Street, San Po Kong, Kowloon, Hong Kong

APPENDIX C - Tree Assessment Schedule (Rev. A)

Tree Assessment Schedule

Address: No. 8A & B, Fung Sau Road, Sai King , N. T. Hong Kong Lot: Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)

Prepared by: Chiky, Wong Cheuk Yuet (ISA BCMA HK-0309B,TRAQ)/ ALN

Field Survey was conducted/updated on: 1-Aug-25

Topographical Survey by: JBA Surveys Ltd (18 July 2025)

To be read in conjunction with drawing nos.: Tree Survey Plan rev.: 1_200_A1

Registered Landscape Architect: NG Lup Fung Mark R013 (ALN Limited)

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T1	*Michelia x alba*	白蘭	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	7	0.17	5	Medium	Average	Average	Average	Low	This tree is considered purely cultivated though listed in Cap 96A	Fell	Fell	Direct clash with the proposed driveway and turning requirements.	Slightly bent, in tree ring.
T2	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.35	4	Medium	Average	Average	Average	Medium	NIL	Transplant	Transplant	Clash with new landscape design	Both T2 and T3 shall be transplanted together due to their root balls being very close.
T3	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.35	4	Medium	Average	Average	Average	Medium	NIL	Transplant	Transplant	Clash with new landscape design	Both T2 and T3 shall be transplanted together due to their root balls being very close.
T4	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.22	5	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	
T5	*Podocarpus macrophyllus* (native to HK)	羅漢松	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.18	3	Low	Poor	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced. Multi-stems (many pruned).

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T6	*Lagerstroemia speciosa*	大花紫薇	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.14	6	Low	Poor	Average	Poor	Low	This tree is considered purely cultivated though listed in Cap 96A	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalance, high centre of weight, bending branch
T7	*Lagerstroemia speciosa*	大花紫薇	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.1	3	Low	Poor	Average	Poor	Low	This tree is considered purely cultivated though listed in Cap 96A	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalance, poor taper. Low fork, 2 major scaffold tipped (1 branch left).
T8	*Lagerstroemia speciosa*	大花紫薇	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	10	0.28	7	Low	Poor	Average	Average	Low	This tree is considered purely cultivated though listed in Cap 96A	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced.
T9	*Ficus elastica variegata*	斑葉印度榕	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	13	0.6	8	Medium	Poor	Average	Poor	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced, heavy lateral limb (supported by T27).
T10	Dead tree	死樹	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.36	3	N/A	N/A	Dead	N/A	N/A	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	
T11	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.25	5	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T12	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.30	5	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	
T13	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	11	0.30	6	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	
T14	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	10	0.23	6	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	
T15	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	10	0.26	5	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	
T16	*Callistemon viminalis*	串錢柳	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.14	3	Low	Poor	Average	Poor	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced, 1 branch left, decaying wound.
T17	*Callistemon viminalis*	串錢柳	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.13	4	Low	Poor	Average	Poor	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Leaning 45 degrees.
T18	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	9	0.25	5	Low	Poor	Average	Average	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Bending head.

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T19	*Callistemon viminalis*	串錢柳	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.22	8	Low	Poor	Average	Average	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Crown from epicormics, broken branches.
T20	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.30	5	Low	Poor	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Bending.
T21	*Acacia confusa*	台灣相思	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	16	0.50	12	Low	Poor	Poor	Poor	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced, sparse foliage, codominant branches (1 branch supported by T14). Leaning 15°, decaying wound.
T22	*Acacia confusa*	台灣相思	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	15	0.46	11	Low	Poor	Average	Average	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced, codominant branches with included bark. Leaning 25°.
T23	*Acacia confusa*	台灣相思	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	15	0.48	15	Low	Poor	Poor	Average	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Slightly sparse foliage.
T24	*Ravenea rivularis*	國王椰子	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.40	4	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed landscape design	
T25	*Bougainvillea spectabilis*	簕杜鵑	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.18	4	Low	Poor	Average	Poor	Low	NIL	Fell	Fell	Direct clash with the proposed driveway and turning requirements.	

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T26	*Mallotus paniculatus* (native to HK)	白楸	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.12	4	Low	Poor	Average	Poor	Low	NIL	Fell	Fell	Embedded with chain-link fence, leaning 40 degrees, basal wound. Poor Form and Structural condition. Tree to be felled and compensated to improve the amenity value.	
T27	Not Used															
T28	*Euphorbia antiquorum*	火殃簕	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.29	6	High	Good	Good	Average	High	Scheduled under "Endangered Species of Animal and Plants in Hong Kong (Cap. 586))	Fell	Retain		
T29	*Erythrina speciosa*	象牙花	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.25	5	Low	Poor	Poor	Average	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced, covered by massive climbers, topped, crown sparse. 3 stems (1 bent and cracked), included bark.
T30	Not Used															
T31	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	7	0.21	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T32	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.24	5	Low	Poor	Average	Average	Medium	NIL	Retain	Retain		
T33	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	7	0.28	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T34	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.24	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T35	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.17	4	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T36	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.28	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T37	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.22	4	Low	Poor	Average	Average	Medium	NIL	Retain	Retain		
T38	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.30	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T39	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.20	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T40	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.24	4	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T41	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.19	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T42	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	7	0.21	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T43	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.20	5	Medium	Average	Average	Average	Medium	NIL	Retain	Retain		
T44	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.17	4	Medium	Average	Average	Average	Medium	NIL	Retain	Retain		
T45	*Schefflera heptaphylla* (native to HK)	鵝掌柴	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	10	0.20	9	Low	Poor	Poor	Average	Low	NIL	Retain	Retain		
T46	*Syzygium rehderianum* (native to HK)	紅枝蒲桃	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.11	3	Low	Poor	Poor	Average	Low	NIL	Fell	Fell	Leaning over 60 degrees, Poor "Form" and "Structural" condition. Tree to be felled and compensated to improve the amenity value.	

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T47	*Ficus benjamina*	垂葉榕	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.11	3	Low	Poor	Poor	Average	Low	NIL	Fell	Fell	Low forked trunk, Poor "Form" and "Structural" condition. Tree to be felled and compensated to improve the amenity value.	
T48	*Syzygium rehderianum* (native to HK)	紅枝蒲桃	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.13	3	Medium	Average	Poor	Average	Low	NIL	Retain	Retain		
T49	*Ficus benjamina*	垂葉榕	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.12	3	Low	Poor	Poor	Average	Low	NIL	Retain	Retain		

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Chinese name	Scientific name		Crown spread (m)	DBH (m)	Height (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		

Summary Table

	Number of Tree(s)	Aggregate DBH (m)
Tree to be Retained	18	3.89
Tree to be Transplanted	2	0.70
Tree to be Felled	27	7.04
Total Number of Existing Trees	47	11.63

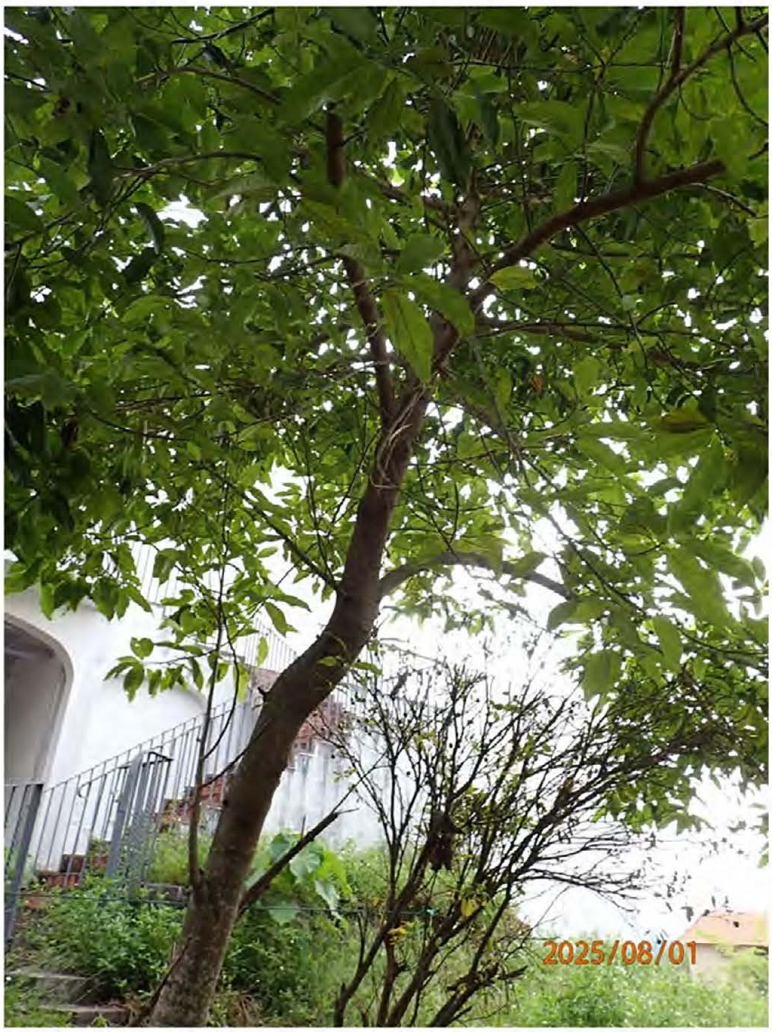
APPENDIX D – Tree Photos (Rev. A)



T1__Whole view



T1_rootnear planter wall, intree ring



T1_trunk slightly bent



T2__Whole view



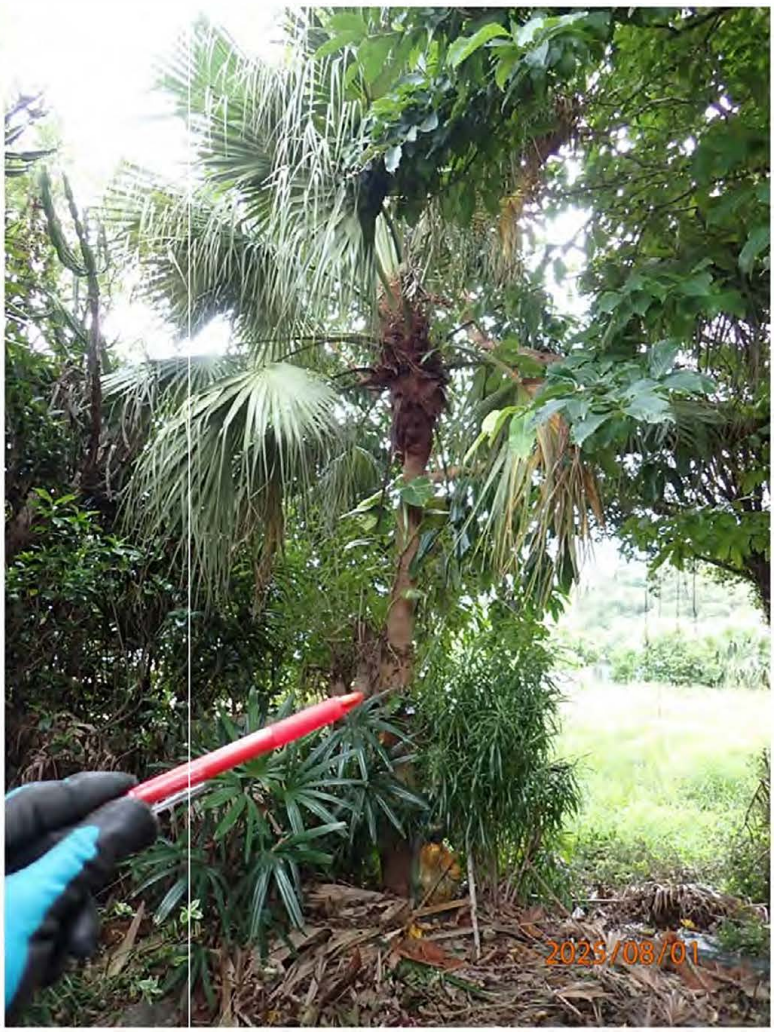
T2_close to T3



T3__Whole view



T3_close to T2



T4__Whole view



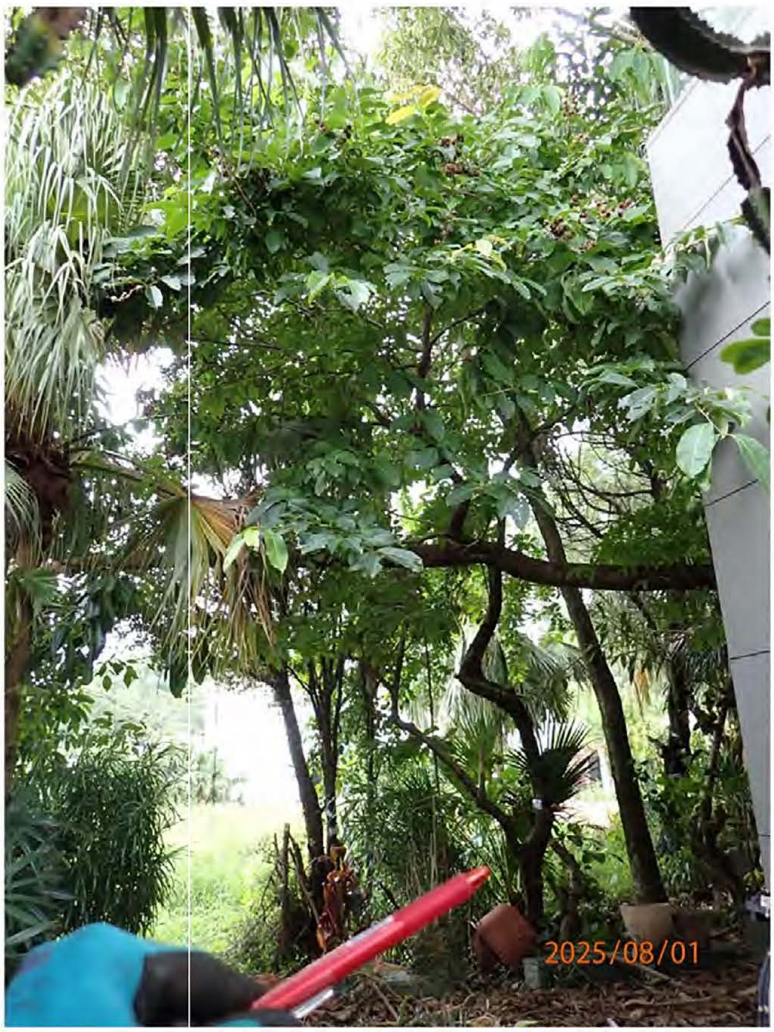
T4_near footpath



T5__Whole view



T5_multi-stems (many pruned)



T6__Whole view



T6_bending branch



T6_high centre of weight



T7__Whole view



T7_1 branch left



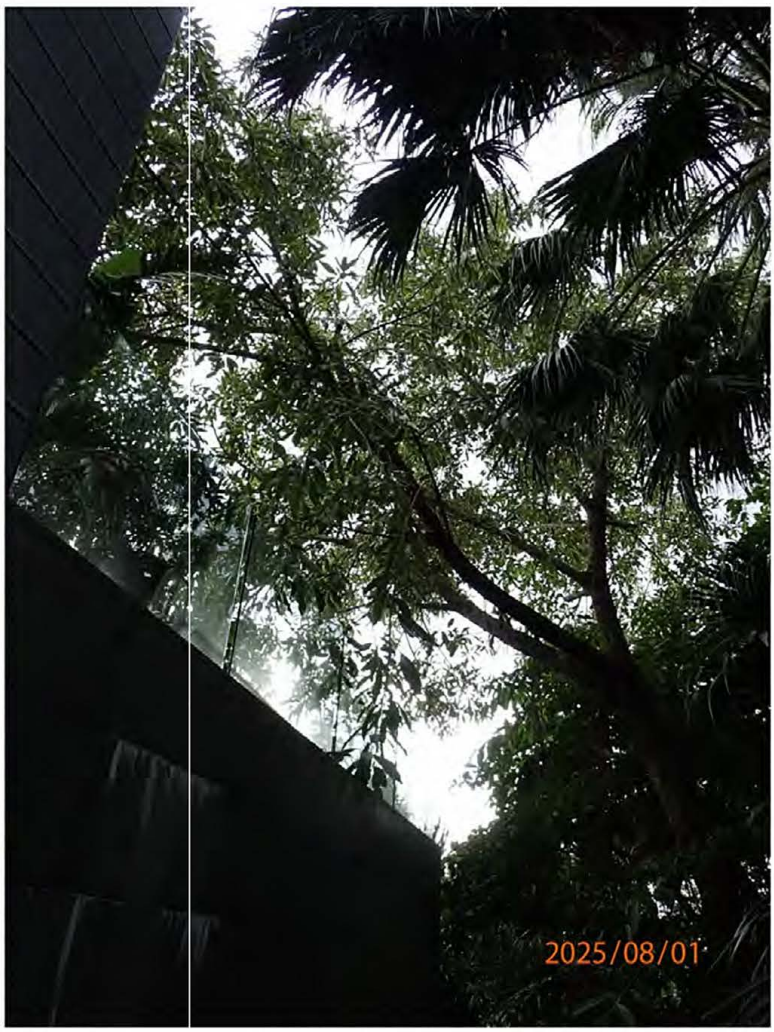
T7_low fork, 2 major scaffold tipped



T8__Whole view



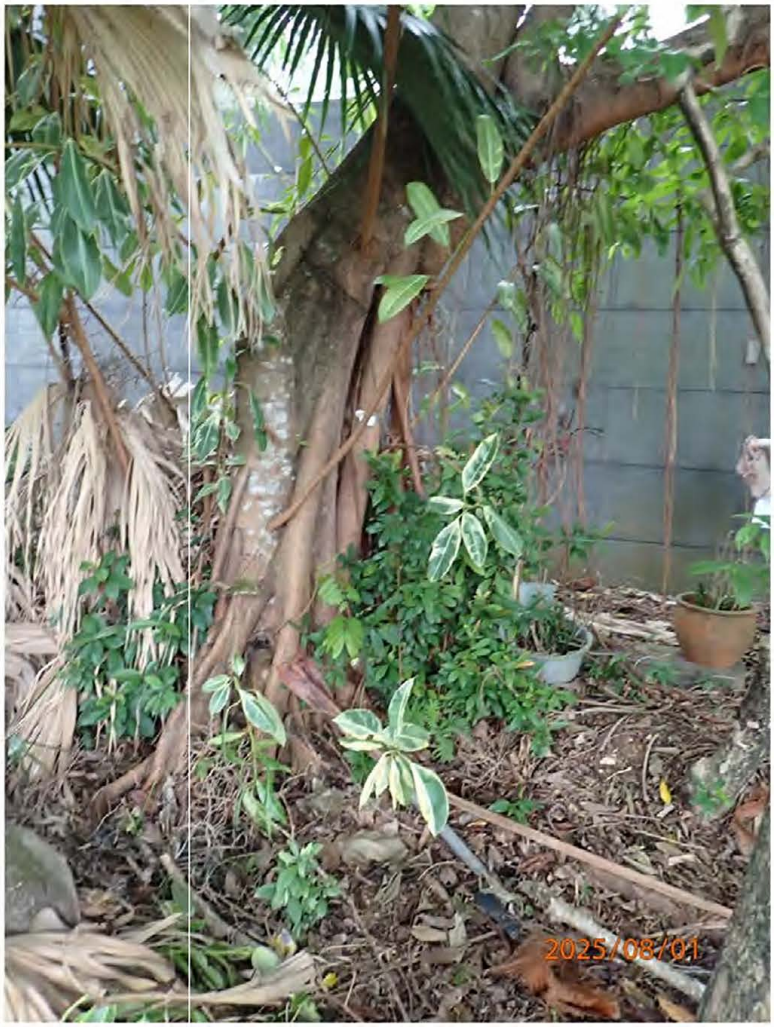
T9__Whole view1



T9__Whole view2



T9_heavy lateral limb



T9_near footpath



T10__Whole view



T10_dead tree



T11__Whole view



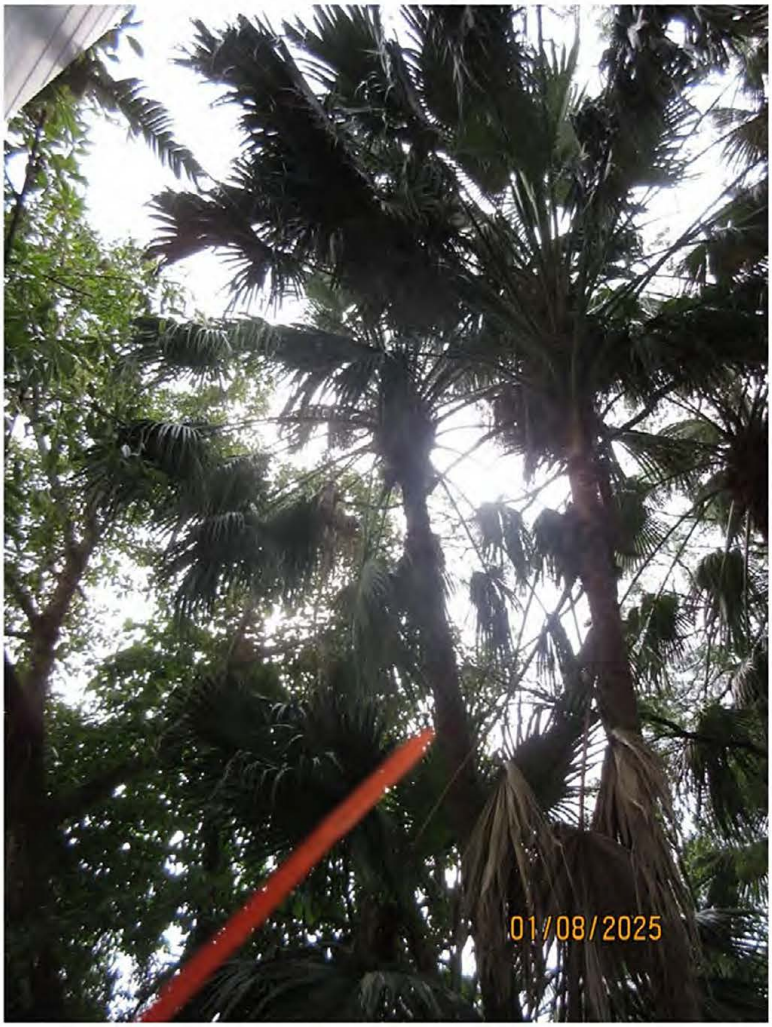
T12__Whole view



T12_close to T13



T13__Whole view1



T13__Whole view2



T13_close to T14



T14__Whole view



T15__Whole view1



T15__Whole view2



T15_close to T14, near rock (on surface)



T16__Whole view



T16_close to T17, near rock



T16_decaying wound



T16_topped, included bark, 1 branch left



T17__Whole view



T17_close to T16



T18__Whole view1



T18__Whole view2



T19__Whole view



T19_codominant stems, near rock



T19_crown from epicormics, broken branches



T19_ficus on trunk



T20__Whole view



T20_bending trunk



T21__Whole view1



T21__Whole view2



T21_1 branch supported by T14



T21_decaying trunk wound



T21_near rock, pavement and U-channel



T21_sparse foliage, codominant branches



T22__Whole view



T22_codominant branches with included bark



T22_on crest of slope



T23__Whole view1



T23__Whole view2



T23_2 stems, low fork, on crest of slope



T23_near pavement and U-channel



T23_slightly sparse foliage



T24__Whole view



T24_near edge of swimming pool



T25__Whole view



T25_at toe of wall (narrow planting space), crack between soil and wall



T25_trunk moved away from wall



T26__Whole view



T26_basal wound



T26_branch embedded with chain-link fence



T26_codominant stems, lying on and supported by fence



T28_Close up of Root Collar



T28_Close up of Canopy



T28_Close up of Canopy



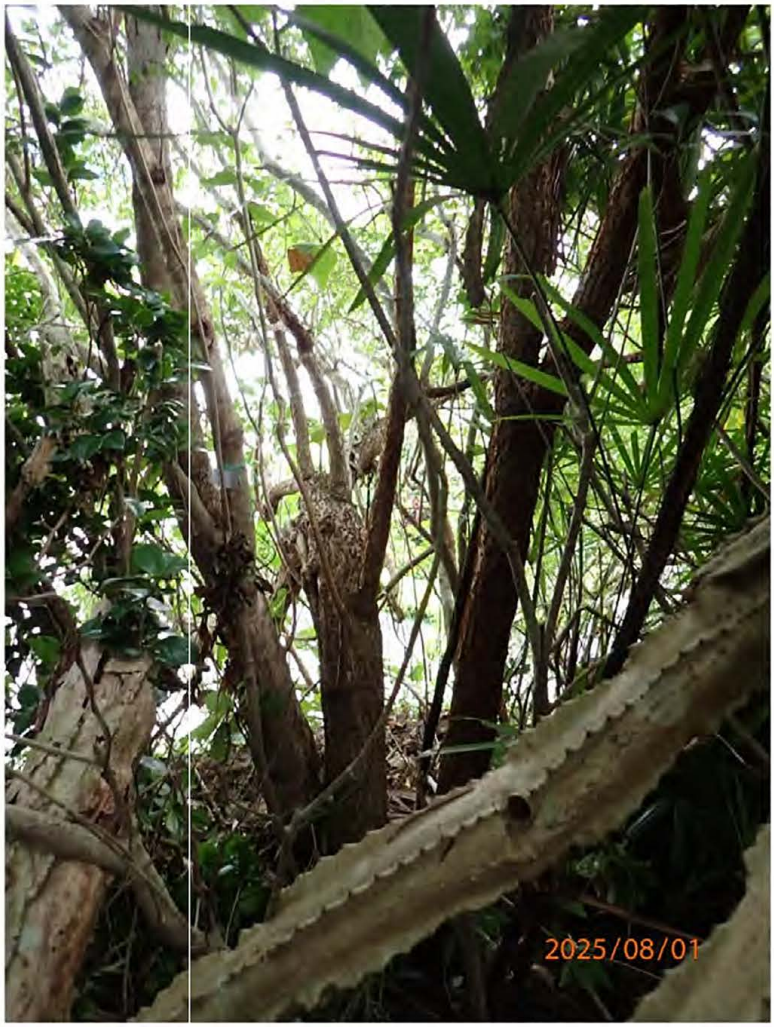
T28__Whole view



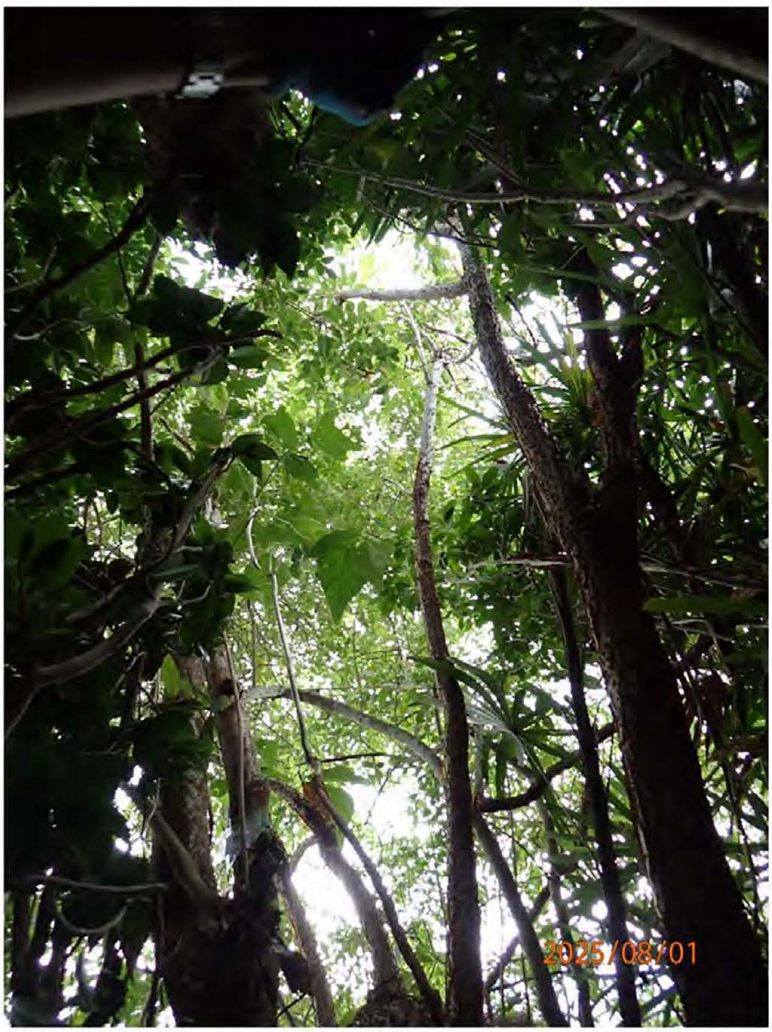
T28_3 stems



T28_near footpath



T29__Whole view1



T29__Whole view2



T29_1 stems bent and cracked



T29_3 stems, included bark



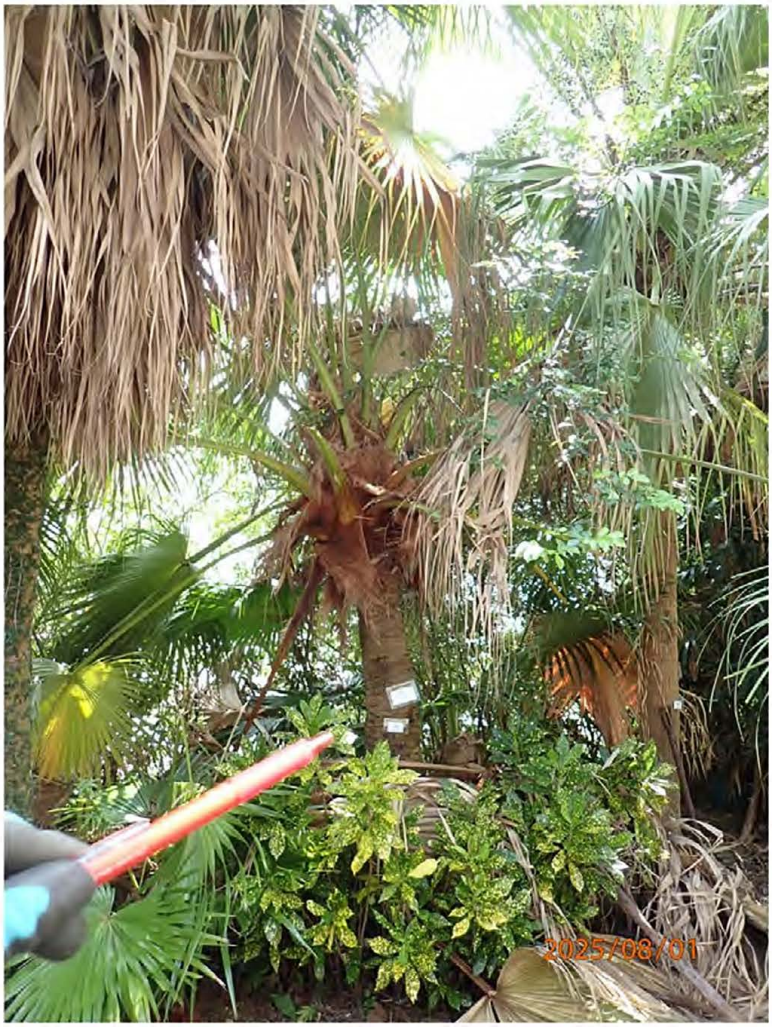
T29_topped, crown covered by massive climbers



T31__Whole view1



T31__Whole view2



T32__Whole view



T32_bending trunk



T33__Whole view1



T33__Whole view2



T33 close to T34



T34 Whole view 1



T34__Whole view2



T34_close to T33, T35



T35__Whole view



T35_close to T34, T36



T36__Whole view



T36_close to T35



T36_close to T37



T37__Whole view



T37_bending head



T37_close to T36



T38__Whole view1



T38__Whole view2



T39__Whole view



T40__Whole view



T41__Whole view



T42__Whole view



T43__Whole view



T44__Whole view



T45__Whole view1



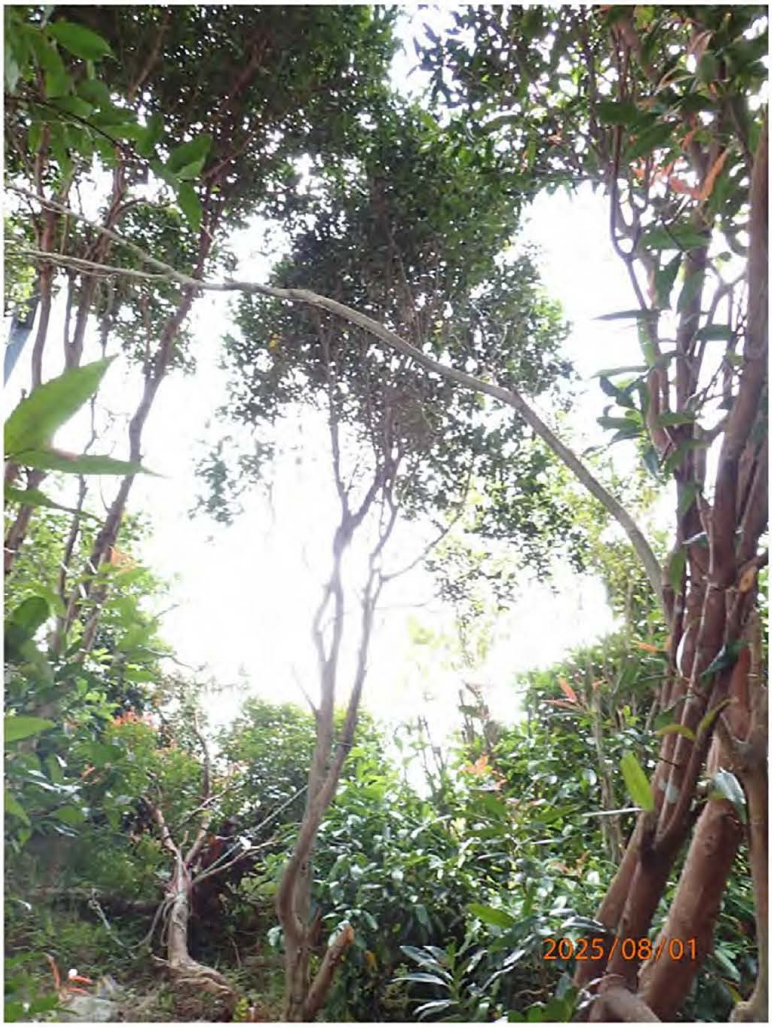
T45__Whole view2



T45_near rock



T46__Whole view1



T46__Whole view2



T47__Whole view



T47_low fork, near U-channel, on crest of slope



T48__Whole view1



T48__Whole view2



T48_on crest of retaining wall, close to T49



T48_trunk wound



T49__Whole view1



T49__Whole view2



T49_uprooted before, low fork

APPENDIX E – Method of Statement for Tree Preservation and Felling

TREE PRESERVATION AND FELLING

1.01 TREE FELLING

Prior to starting any tree felling works all trees to be retained shall be identified and the necessary tree protection fencing installed. (refer to Clause 1.03)

Felling of trees to be removed shall involve the complete removal of trees indicated, including stumps, by one of the following methods to be approved by the Architect before work commences:

(a) Bulldozer
A bulldozer shall be used to push over the whole tree which shall then be cut by chain saw and removed from Site. The method shall only be used where no trees are to be retained.

(b) Winches
Power mounted or hand winches shall be used for pulling over the whole tree, the main support roots having first being severed either by mechanical means or by hand grubbing. Preserved trees shall not be used as anchor points for winching without approved adequate protection.

(c) Chain Saws
Felling by this method shall be in accordance with BS 3998 (1989), either felling the whole tree at once or in sections. The stump shall be removed by hand grubbing and winching, stump cutting machine, hydraulic lifting or another method approved by the Architect before work commences.

1.02 WORKS NEAR EXISTING TREES

(a) Where excavation is required near existing trees for construction of works, the following precautions shall be taken to protect the roots:-
(i) Roots temporarily exposed during excavation shall be wrapped with damp straw or hessian during construction of the works. Cutting of the roots shall be kept to a minimum;
(ii) Before backfilling, roots shall be cut cleanly back to undamaged tissue and treated with an approved fungicidal gel.
(iii) Excavated trenches around tree roots shall be backfilled with topsoil mixed with an approved conditioner as specified, including sufficient slow release fertilizer to assure a rate of application of 500 g/m³.

(b) Trench excavation for services, including drainage and sewage, should not come within the spread of the tree crown. Detailed location of services shall be agreed with the Architect before excavation commences if this minimum cannot be achieved. Large roots (i.e. greater than 75mm in diameter), exposed in trench excavations and above the final line of the installation shall be preserved, and excavation close to trees shall be carried out with particular care to ensure this. Following installation of the services, severed roots shall be cut back cleanly to undamaged tissue and treated with an approved fungicidal gel. Trenches shall be backfilled with topsoil as required, including approved soil conditioner and slow release fertilizer to achieve a rate of application of 500 g/m³.

(c) Trees and woodland areas to be retained shall be protected during the contract work by sturdy, impenetrable fencing, as specified in Clause 1.03 (d).

1.03 PROTECTION OF EXISTING TREES

(a) In respect of all existing trees, the Contractor shall ensure for the whole duration of the Contract, the following:-
- no unnecessary intrusion into areas of protective planting area is made;

- all access routes to construction areas which need to pass through protective planting area shall be approved by the Architect;
- the limits of site clearance are to be agreed by the Architect on site before site clearance commences. All trees to be cleared shall be marked by the Contractor and approved by the Architect before felling;
- no nails or other fixings shall be driven into trees;
- no fencing or signs shall be attached to trees;
- no materials or machinery shall be stored within the area of a tree's crown diameter.
- no workshop, canteens, or similar shall be installed beneath trees, nor shall equipment maintenance etc. be carried out under trees;
- no trees shall be used as anchors for ropes or chains used in guying, pulling and the like.

(b) The Contractor shall exercise the greatest care during the progress of the work to avoid damage to any tree which the contract does not require to be cleared.
As soon as the site or any part thereof becomes available the Contractor shall erect Temporary Protective Fencing around each such tree or group of trees, preferably to protect the whole area within the spread of the tree's crown, but no closer than 2m from the trunk of any such tree. The Contractor shall inform the Architect if works are to be carried out within such fenced areas and, save with the express permission of the Architect or on his order, all such work shall be executed using only hand-held tools. The rates in the Contract shall include for this restriction.

(c) The Contractor shall maintain the Temporary Protective Fencing in good repair and subsequently remove it. Removal shall be subject to the permission of the Architect which shall not normally be given earlier than the substantial completion of an adjacent part of the Works other than Landscape Softworks. The Contractor may seek permission to remove the fencing temporarily if its removal is necessary for the satisfactory execution of the Works. The Contractor shall reinstate the temporary protective fencing as soon as possible.

(d) Temporary Protective Fencing shall be 1500-2000mm high, and shall ideally be constructed of strong, impenetrable material such as steel sheet or wooden board (Refer to Fig. 1.1).

In certain circumstances where space for tree protection is a particular problem, protection of the tree trunk with planks may be acceptable (Refer to Fig. 1.2). In these cases, the ground within the root zone should be protected from compaction with mats and gravel or boards/tracks for vehicles. (It should be noted that these treatments should only be used temporarily so that anaerobic soil conditions do not build up in the root zone).

(e) Unless adequate proof is submitted by the contractor to demonstrate that death or damage of existing vegetation was caused by circumstances beyond his control, replacement of dead or damaged plants of similar sizes of the same species will be required as instructed by the Architect. When instructed by the Architect, slow release fertilizer shall be applied to existing mature trees as and when required. Slow release fertilizer shall be inserted in the holes, bulked up if necessary with sand or fine peat, at the rate of 1kg/25mm of trunk diameter at a height of 1.3 metres from ground level. The fertilizer shall be applied between March and June or as directed by the Architect.

1.04 PRUNING OF EXISTING TREES

(a) Existing trees which are to be retained shall be pruned to remove dead or dangerous branches and to produce a balanced crown. All work shall be carried out in accordance with good horticultural practice and British Standard 3998 (1989) “Recommendations for the Tree Work," and shall be directed by the Architect. Tree pruning and surgery should be undertaken by a fully qualified arboriculturist. Safety precautions shall be taken to protect those engaged in operations as well as people and property in the vicinity. Pruning and removal of branches shall be done using sharp, clean implements to give a single flat, sloping face (Refer to Fig. 1.3). Ragged edges of bark or wood are to be trimmed with a sharp knife. Large branches shall be removed in stages beginning with removal of the main weight of the branch, with the final cut on a line outside the "branch bark ridge" and "branch collar". All cuts shall be made to avoid splintering or tearing of bark which would catch water and encourage rot. Twigs less than 15mm diameter may be cut with sharp secateurs. Cleanly cut boughs on healthy trees will not normally require a bituminous sealant to close the wound. All tools shall be cleaned with bleach before pruning for another tree.

(b) Where cavities or rotten wood exist, all rotten or dead wood can be removed. However, cutting back to live wood is not recommended as this may cause new infection. Filling cavities is not recommended. Trees weakened by large cavities may require specialised arboricultural treatment such as bracing. The Architect will instruct on these situations following detailed arboricultural advice.

(c) Any material pruned from trees shall be collected and removed from Site.

(d) Crown pruning shall be carried out to reduce the tree mass to balance that of the reduced root mass as a result of root pruning. Crown pruning should be carried out in stages to reflect the stages of root pruning. Crown pruning shall produce a well-shaped and well-balanced form (Refer to Fig. 1.4). Dead decayed, dying, disease, infected, broken, crossed, competing and dangerous branches shall be removed as priority. The extend of pruning or thinning will be as follows;

(i) When the trees with a DBH between 95 to 500mm, the aggregate of total foliage removal(s) from the existing foliage in any 12 months period shall not be more than 25 % and the part of the branch pruned at all times shall not have a diameter of greater than 100mm. The pruning shall not adversely affect the structure and form of the trees.

(ii) When the trees with DBH greater than 500mm, the aggregate of the total foliage removal(s) from the existing foliage at any one time shall not be more than 15% and in any 12 months period not more than 25% and the part of the branch pruned at all times shall not have a diameter of greater than 100mm or 15% of the diameter of the DBH, whichever is greater. The pruning shall not adversely affect the structure and form of the trees

(e) Where treatment of wounds is required, trim all damaged tissue, rotten and dead wood with a clean, sharp implement, with all margins rounded, leaving no pointed tips to the cut areas. Treat with an approved fungicidal gel (Refer to Fig. 1.5).

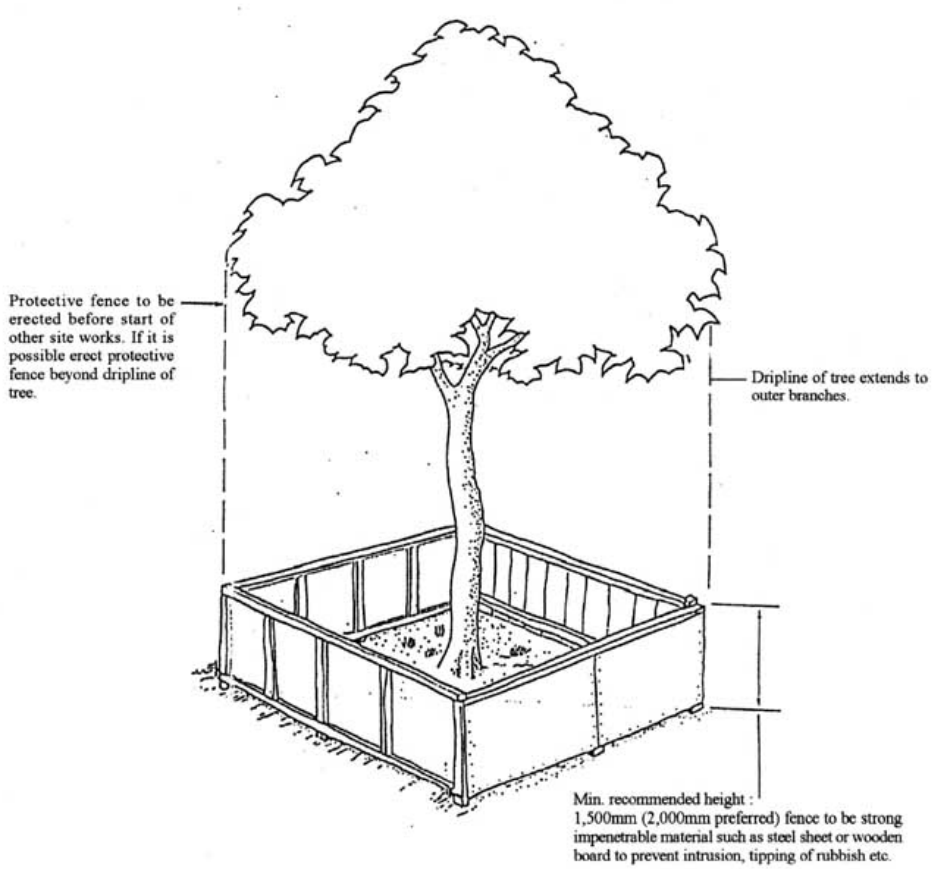


Fig.1.1 Temporary Protective Fencing

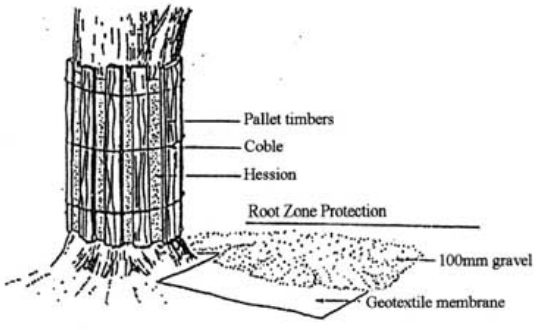


Fig. 1.2 Trunk and Rootzone Protection

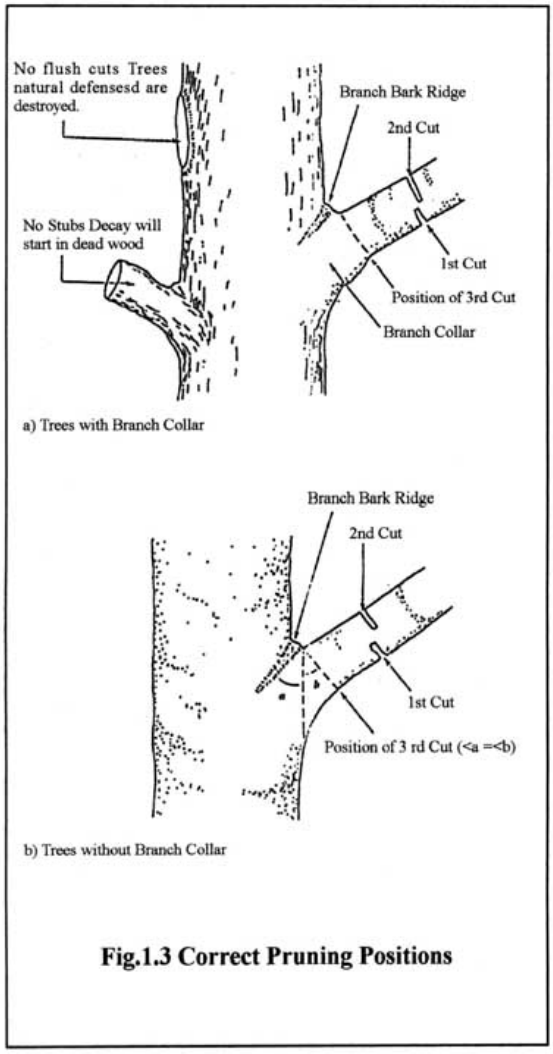


Fig.1.3 Correct Pruning Positions

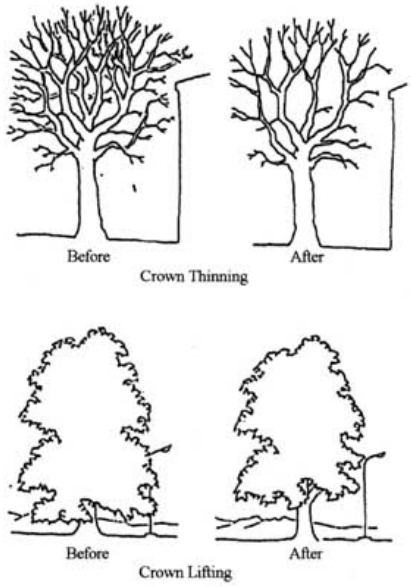


Fig.1.4 Crown Pruning

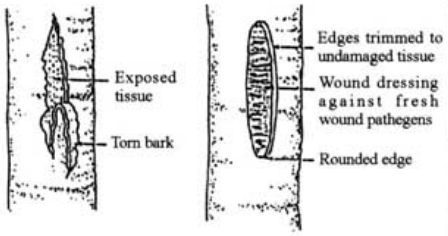


Fig.1.5 Wound Treatment

APPENDIX F - Maintenance Schedule for Retain and Compensatory Trees

Maintenance Schedule for Retained and Compensatory Trees

Maintenance Works Description	Frequency for Compensatory Tree	Frequency for Retained Trees	Anticipate duration for each operation
Watering	156-250 times/year	When necessary	½ day
Weeding	12 times/year	12 times/year	2 days
Pruning - For dying and broken branches only	When necessary	When necessary	1 day
Firming up and staking	Before and after inclement weather and when necessary	When necessary	1 day
Fertilizing	When necessary	When necessary	½ day
Pest Control	As required	As required	½ day
Aeration	As required	As required	3 days
Mulching	When necessary	When necessary	1 day
Inspection on tree health and photographic report	Bimonthly	Bimonthly	2 weeks
Joint Site Inspection with Contractors and Landscape Architect's representative	2 times/year and when necessary	2 times/year and when necessary	½ day
Inspection for Tree Protection during construction period	When necessary	12 times/year and when necessary	1 day
Tree Risk Assessment for Individual Trees within Lot	1 time/year and when necessary	1 time/year and when necessary	1 week

Appendix 5

Geotechnical Planning Review Report

PROJECT NO. P2606

GEOTECHNICAL PLANNING REVIEW REPORT

FOR

SECTION 16 PLANNING APPLICATION FOR

MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION OF

PROPOSED RESIDENTIAL DEVELOPMENT

AT NO.8 FUNG SAU ROAD, SAI KUNG

GREG WONG & ASSOCIATES LTD.

Prepared by:	Kelvin Au Yeung
Checked by:	Kevin Tang
Approved by:	Kevin Tang
Revision:	-
Date:	Nov 2025

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7. Impacts on Adjacent Premises / Geotechnical Features....7
8. Conclusion....8

Appendices

Appendix A Site Location Plan
Appendix B Architectural Plans of Proposed Scheme
Appendix C Slope Feature Information
Appendix D SIMAR
Appendix E Previous G.I. Information in Vicinity
Appendix F Records of Existing Utilities
Appendix G Part Print of the Geological Survey Map
Appendix H Scheme of Proposed Foundation & Site Formation Works
Appendix I Natural Terrain Assessment Plan and Section

1. Introduction

This Geotechnical Planning Review Report (GPRR) is prepared by Greg Wong & Associated Ltd (GWAL), the geotechnical consultant, to support the Section 16 Planning Application for the Minor Relaxation of the Building Height Restriction on Lot 285 S.A. RP ("**Plot A**") and Lots 285 S.A. ss.1 and Lots 285 RP in D.D. 252 ("**Plot B**") at No. 8 Fung Sau Road, Sai Kung (the "**Application Site**"/ the "**Site**") to allow for the redevelopment of the existing residential buildings ("**Proposed Residential Redevelopment**"). The report is prepared in accordance with the requirement set out in PNAP-APP25. This report contains the following as listed.

- Impact and proposed investigation to the adjoining premises
- Conclusion and recommendation

2. Site Location and Description

2.1 Site Location

The Application Site is located at No. 8 Fung Sau Road, Sai Kung. It is part of a low-rise, low density residential community situated on the southeastern side of Fung Sau Road, which is a local road branching off from Tai Mong Tsai Road. Please see **Appendix A** for the Site Location Plan. The captioned site is in rectangle shape. The total area of the site is about 2588.3 m^2. Currently, there are two existing 3-storey residential houses including 1-storey of carport within the site. The elevation of the site is about +33.65mPD and +47.45mPD.

2.2 Existing Features

According to the Slope Information Slope, there are 6 existing features (slope and retaining walls) in close proximity to the site. The features are listed as follow. Location plan & detail information of the features are attached in **Appendix C** and **Appendix D**.

Feature No.	Type	Location	Responsibility	Height(m)	Angle(^{0})	Length(m)
8SW-A/C56	Cut Slope	North	LandsD	6.3	55	5.2
8SW-A/C62	Cut Slope	North	DD252 LOT285	2.4	45	8
8SW-A/C64	Cut Slope	North	LandsD	3.5	50	35
8SW-A/CR29	Cut Slope	South	DD252 LOT288	8.5	55	4.2
	Retaining Wall			4.3	85	24
8SW-A/F27	Fill Slope	Southeast	LandsD	6	30	27
8SW-A/R34	Retaining Wall	North	DD252 LOT285RP (1)	3.3	87	60
			DD252 LOT259 (2)			

2.3 Existing Buildings & Structures in Vicinity

The land use pattern around the Site is generally characterised by a mix of low-rise residential developments, green belt and country park areas. Immediate area to the north, west and south of the Site along Fung Sau Road is predominantly of low-rise, low density residential developments of one to three storeys, including Fung Shu Villa, MORAIS, Fung Sau Terrace, Asiaciti Gardens and Bayview Pavilion.

There is no sensitive historical building close to the site.

3. The Proposed Redevelopment

The applicant proposed to carry out a comprehensive redevelopment proposal to integrate the two houses adjoining each other to the southeast. Minor relaxation of building height restriction ("BHR") is sought from 9m to 11.5m at mean roof level for both House A and House B, which are proposed with three (3) storeys including one (1) storey of carport at G/F. Please see **Appendix B** for the Architectural Plans of the Proposed Scheme.

4. Existing Information

4.1 Ground Investigation Information

The available GI information was carried out by The Boring Engineering Ltd. in Sept 1997 (i.e. hole no. BH1 to BH6, BH9). The holes are terminated at around 17m to 25.5m deep below the existing ground. SPT were carried out and Mazier samples were taken in the boreholes. Location and detailed information of boreholes is attached in **Appendix E**.

The available information indicates that the site might be covered by a layer of residual soil of 3m thick. Underneath the residual soil might be a layer of grade V to IV Tuff. Grade III or better grade of Tuff might be found at a depth of 17m to 20m below existing ground level.

4.2 Laboratory Test Record

No available laboratory test record was found.

4.3 Layout of Existing Utilities

Utilities adjacent to site are located around all sides of the site. They include drain pipes, electric cables and telecommunication cables, etc. The utilities information of various utilities parties has been shown on the submission drawings and attached in Appendix F.

4.4 Schedule Area

The site is checked to be located outside of the scheduled area.

5. Ground Conditions

5.1 Topography

The elevation of the site is about +33.65mPD and +47.45mPD. The site can be accessed by Fung Sau Road. The total area of the site is about 2588.3m^2. The site is currently occupied by two existing three (3) storey detached houses.

5.2 Geology

According to the 1:20000 scale geological map published by the Geotechnical control Office (Sheet 11:HGM20 Series: Edition 1 - 1986), the site is underlain by fine ash vitric

TUFF which is inconsistence with the existing GI record. The rock type shall be verified by the proposed ground investigation works. Part print of geological map is enclosed in **Appendix E**.

Based on the borehole information of ground investigation, the area shall be covered by a layer of grade IV residual soil of 3m thick in average. Underneath the residual soil might be a layer of grade V to IV Tuff. Grade III or better grade of Tuff might be found at a depth of 17m to 20m below existing ground level. (i.e. at about +22.42mPD to +29.37mPD in general).

Soil Properties

Fill
Fill material generally consists of dark grey to dark brownish grey cobbles and gravels.

Residual Soil
Residual Soil generally consists of sort, reddish brown and pinkish brown slightly sandy silt.

CDT
The completely decomposed Tuff consists of extremely weak to very weak greyish brown and pinkish brown completely decomposed Tuff.

MDT
The moderately decomposed Tuff consists of moderately strong to strong greyish brown and grey mottled with white moderately decomposed Tuff.

6. Proposed Works on Existing Features

6.1 Proposed Works on Existing Features

There are 6 existing features in close vicinity to the Site. The proposed site formation, foundation & buildings works will be confined within the Site and is not anticipated to cause any adverse impact to these features. Nonetheless, monitoring on these features shall be carried out throughout the construction period.

Feature No.	*Proposed Works*
8SW-A/C56	No proposed work Monitoring shall be carried out during construction
8SW-A/C62	No proposed work Monitoring shall be carried out during construction
8SW-A/C64	No proposed work Monitoring shall be carried out during construction
8SW-A/CR29	No proposed work Monitoring shall be carried out during construction
8SW-A/F27	No proposed work Monitoring shall be carried out during construction
8SW-A/R34	No proposed work Monitoring shall be carried out during construction

Nevertheless, stability of existing feature within or close to the site (including any unregistered features) affecting or being affected by the development during

construction works shall be assessed. Monitoring works shall be carried out during the whole construction period. Remedial or upgrading works shall be proposed and carried out if found necessary by the lot owner.

6.2 Proposed Works on Natural Terrain

According to GEO Report No. 138 Section 2.3.4, natural terrain hazard studies shall be carried out when Alert Criteria is reached. "When there is a natural terrain outside the site, but within the same catchment, that is at an angular elevation of 20 degrees or more from the site and when there is ground sloping at more than 15 degrees within 50m horizontally upslope of the site boundary, provided that there is a credible debris flow path to the site."

There are no natural terrain with an angular elevation of > 20 degrees and > 15 degrees within 50m horizontally overlooking the development site which does not fall within the Alert Criteria set out in GEO Report No. 138. It is concluded that natural terrain hazard studies is not required. The Natural Terrain Assessment plan and section is attached in Appendix I.

Nevertheless, if any, stability of the natural terrain affecting or being affected by the development permanently or temporarily during demolition & construction works shall be monitored thought the whole construction period. Mitigation works shall be proposed and carried out as necessary.

6.3 Proposed Foundation Works

The proposed scheme comprises a total of two 3 storey residential house including one storey carport. The available previous ground investigation information indicates that the rockhead level, defined as an at least grade III or rock with total core recovery greater than 85%, may be encountered on average at a level about 18m below the existing ground. The area shall be covered by a layer of grade IV residual soil of 3m thick in average, grade V tuff may be encountered on average at a level about 3m below the existing ground. As the rockhead level is low with a low ground water level, and grade V to IV tuff encounter 3m below ground level, footing are considered to be feasible foundation options for the proposed building. The proposed foundation scheme for the proposed development shall have minimal effect or impact to the surrounding. There are no existing features within the site. Detailed foundation design will be submitted separately when the proposed ground investigation works are completed. A preliminary layout of proposed foundation is attached in Appendix H.

6.4 Proposed Site Formation, Excavation and Lateral Support Works

For the construction of foundation, permanent soldier pile wall and soil open cut is considered to be feasible scheme to retain the excavation depth. For the proposed scheme level different between the formation level and level outside the proposed site, retaining wall is proposed to retain the soil load between the level different. Compacted soil fill and mass concrete fill is proposed to backfill to formation level. The choice of scheme of permanent support shall be subject to detail assessment. A preliminary layout of proposed site formation and ELS works is attached in Appendix H.

6.5 Construction Method & Sequence

All monitoring point shall be installed & initial reading shall be recorded prior commencement of any works. Remedial works on existing slopes & retaining walls being affected shall be carried out prior commencement of site formation, ELS, foundation & superstructure. Pre-boring shall be carried out prior pile installation. Obstruction during soldier pile installation for temporary ELS shall be overcome by pre-boring. All temporary cut slope and backfilling shall be proposed with proper material and compaction. Groundwater shall be controlled during the excavation. Excessive groundwater drawdown at the adjacent ground shall not be allowed.

7. **Impacts on Adjacent Premises / Geotechnical Features**

As the existing registered retaining walls & slope is in close proximity to the captioned site, consideration shall be taken in the design of the proposed works. Also, vibration caused by the installation of the soldier piles and the ground settlement caused by the wall deflection and dewatering in the excavated areas may cause adverse effects to the adjacent utilities and structures. Therefore, it is necessary to limit the amount of vibration and ground settlement by adoption suitable lateral support works design and construction method. Pre-boring shall be carried out prior installation of piling for foundation and ELS. In all case, stability of existing geotechnical features within or in vicinity to the lot affecting or being affected by the development shall be assessed & remedial works shall be carried out if found necessary.

Groundwater control during the excavation is also critical for the design. Excessive groundwater drawdown at the adjacent ground is not allowed because ground settlement will be induced and damage will be caused to the adjacent structures and utilities. Detail assessment and design will be included in the foundation, site formation and ELS submission.

In addition, in order to ensure the adjacent premises will not be damaged by the proposed works, settlement monitoring stations, titling check points and building settlement pins will be proposed to be installed around the site. The movement of the adjacent premises will be monitored at these stations continuously throughout the work period. The noise from proposed works shall be kept within acceptable limit to minimize the disturbance to the environment. The detailed assessment and discussion on these aspects will be presented in the separate submission for ELS works.

8. **Conclusion**

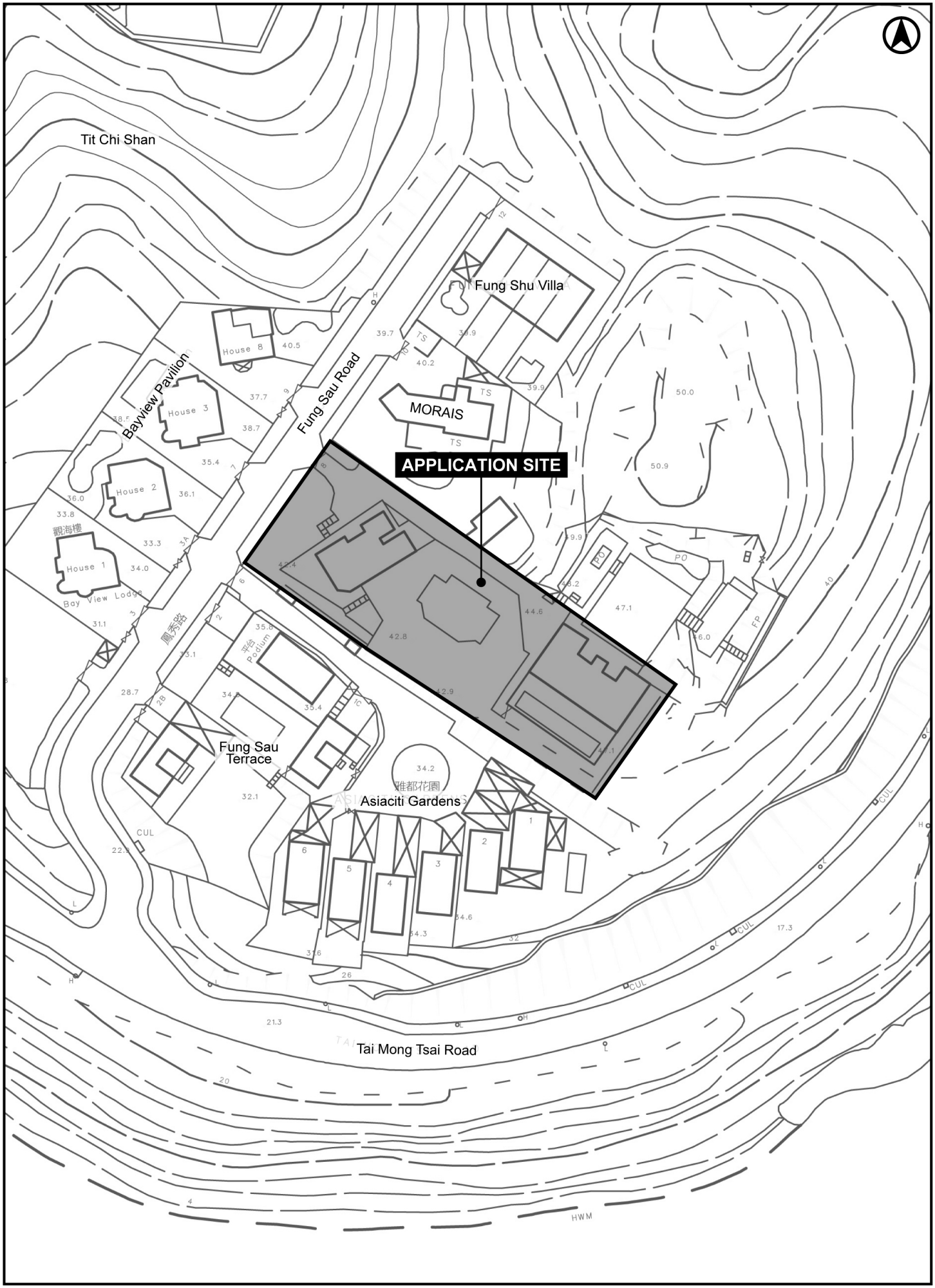
On the basis of the available geotechnical information, the following conclusions and recommendations are drawn:

- The proposed development as presented in the preliminary Architectural Plans of the Proposed Scheme is considered as a geotechnical feasible scheme.
- Footing is considered to be feasible foundation options for the proposed development.
- The site formation works for the proposed development shall be minimal.
- Suitable groundwater control scheme shall be considered in design to avoid excessive groundwater drawdown at the adjacent area.
- Proper excavation and lateral support works design and construction method have to be adopted to minimise the adverse effect on the existing utilities and structures. The detailed discussion will be presented the separate submission for excavation and lateral support works.
- Stability of all slopes (man-made & natural terrains) and retaining walls (including unregistered features) within or in vicinity to the lot affecting or being affected by the development during demolition & construction works shall be assessed & remedial works shall be carried out if found necessary
- Stability of the natural terrain is assessed and concluded that natural terrain hazard studies is not required and does not fall within the Alert Criteria set out in GEO Report No. 138.

It is noteworthy that the works/proposal mentioned in this report are preliminary only at the planning stage and will be subjected to detailed study in the detail design stage. Based on the current assessment, the proposed development is considered geotechnical feasible.

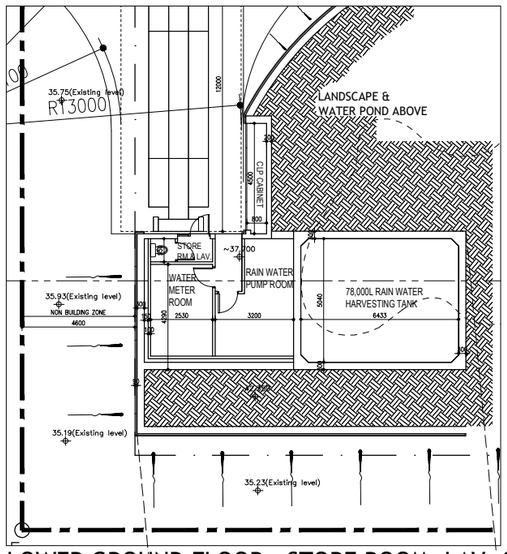
Appendix A

Site Location Plan


Tit Chi Shan
Fung Shu Villa
House 8
Bayview Pavilion
House 3
Fung Sau Road
MORAIS
APPLICATION SITE
House 2
House 1
Bay View Lodge
鳳秀路
平台
Podium
Fung Sau
Terrace
Asiaciti Gardens
雅都花園
Tai Mong Tsai Road
HWM

Appendix B

Architectural Plans of Proposed Scheme



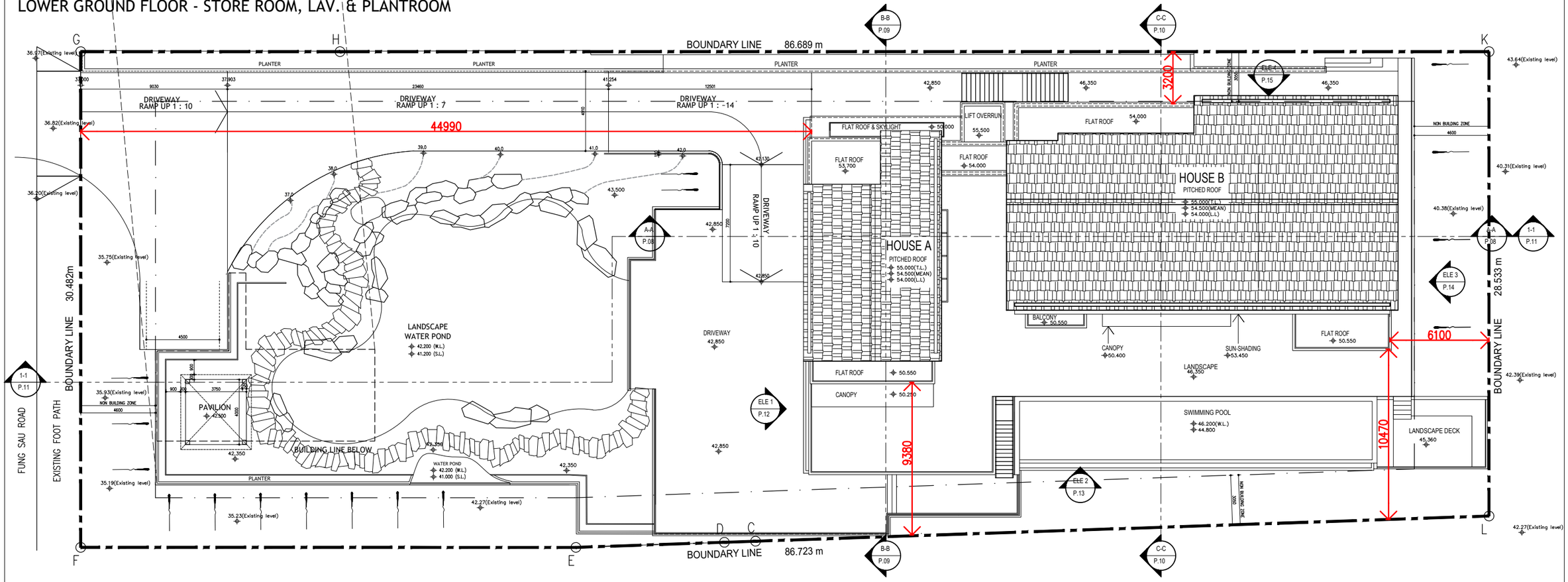
LOWER GROUND FLOOR - STORE ROOM, LAV. & PLANTROOM

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE

N

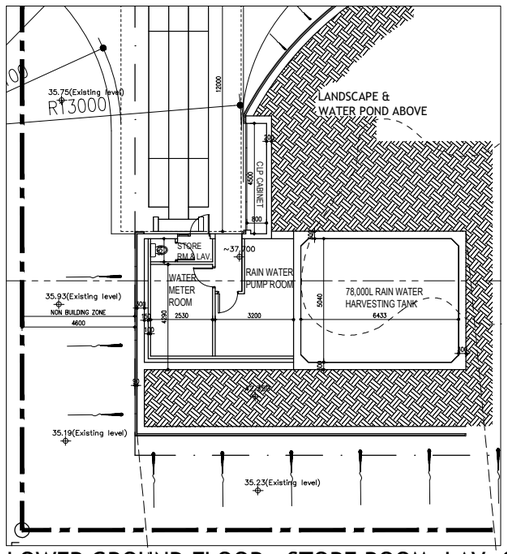


MASTER LAYOUT PLAN P.1

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-12-23

DCL architecture



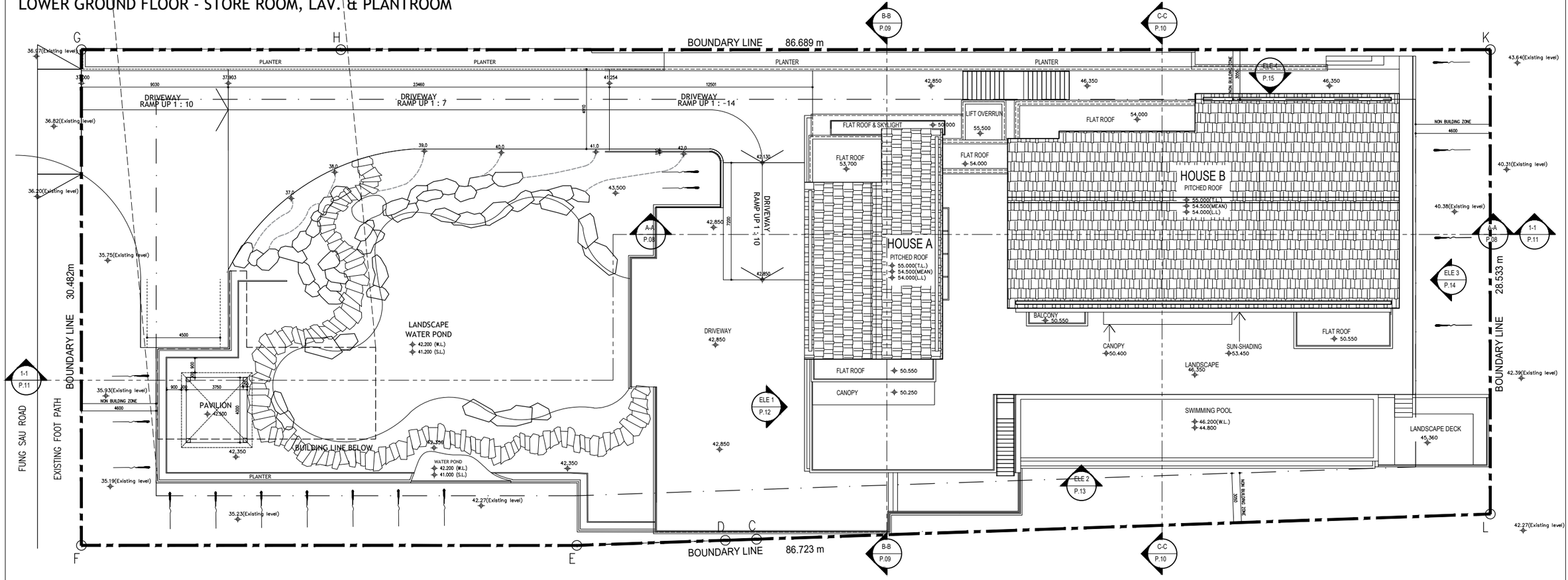
LOWER GROUND FLOOR - STORE ROOM, LAV. & PLANTROOM

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE

N

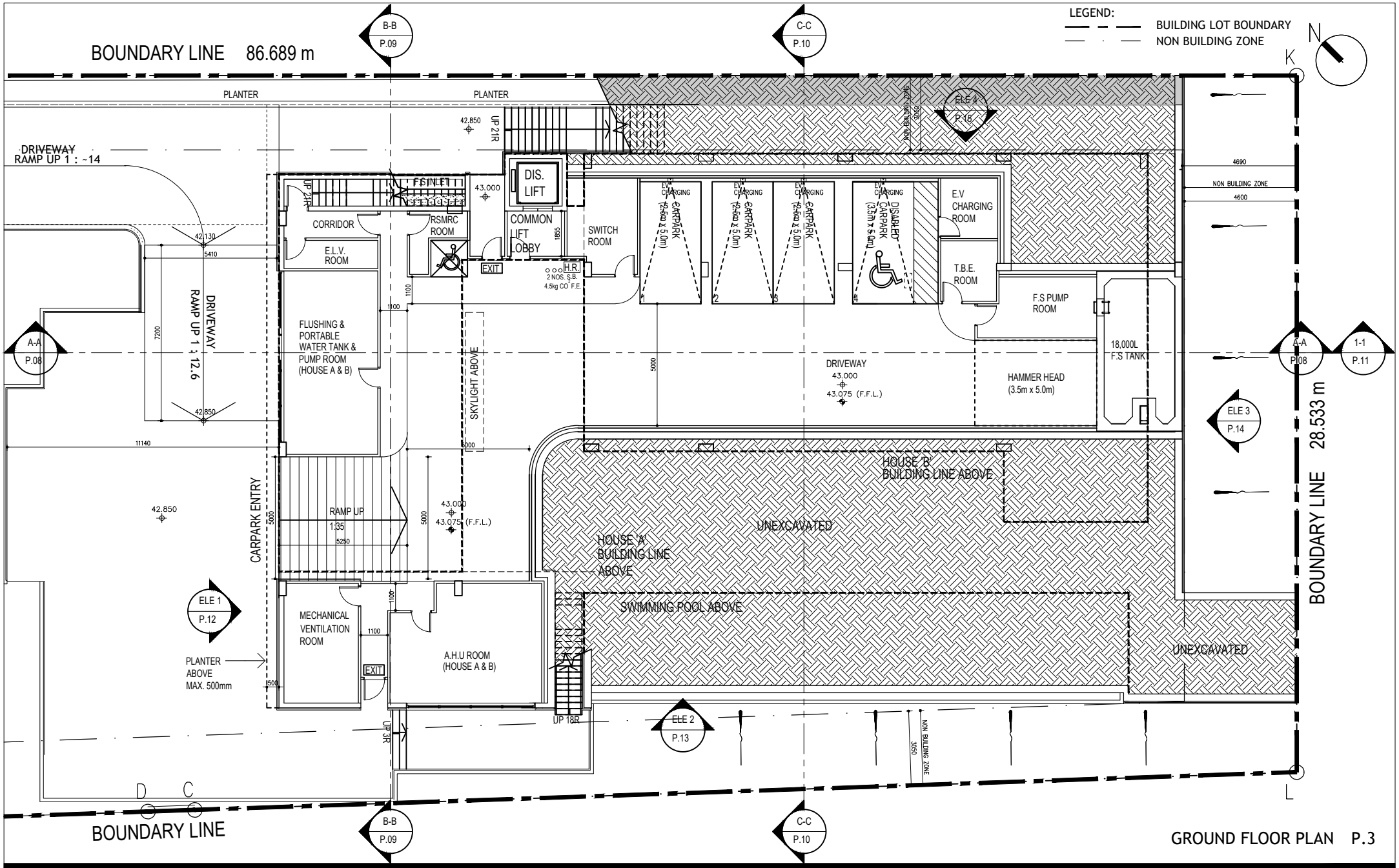


MASTER LAYOUT PLAN P.1

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-11-18

DCL architecture

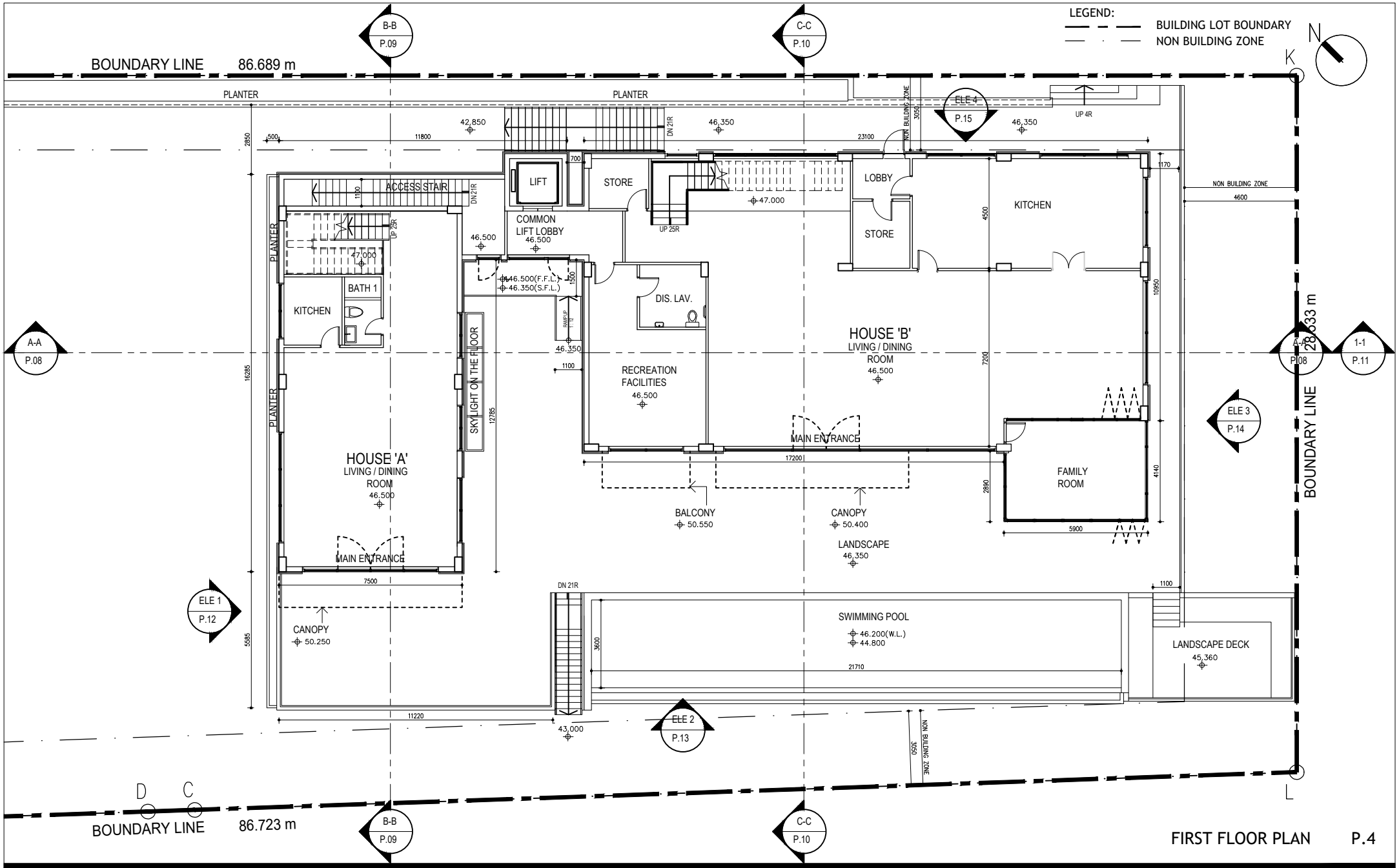


GROUND FLOOR PLAN P.3

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-18

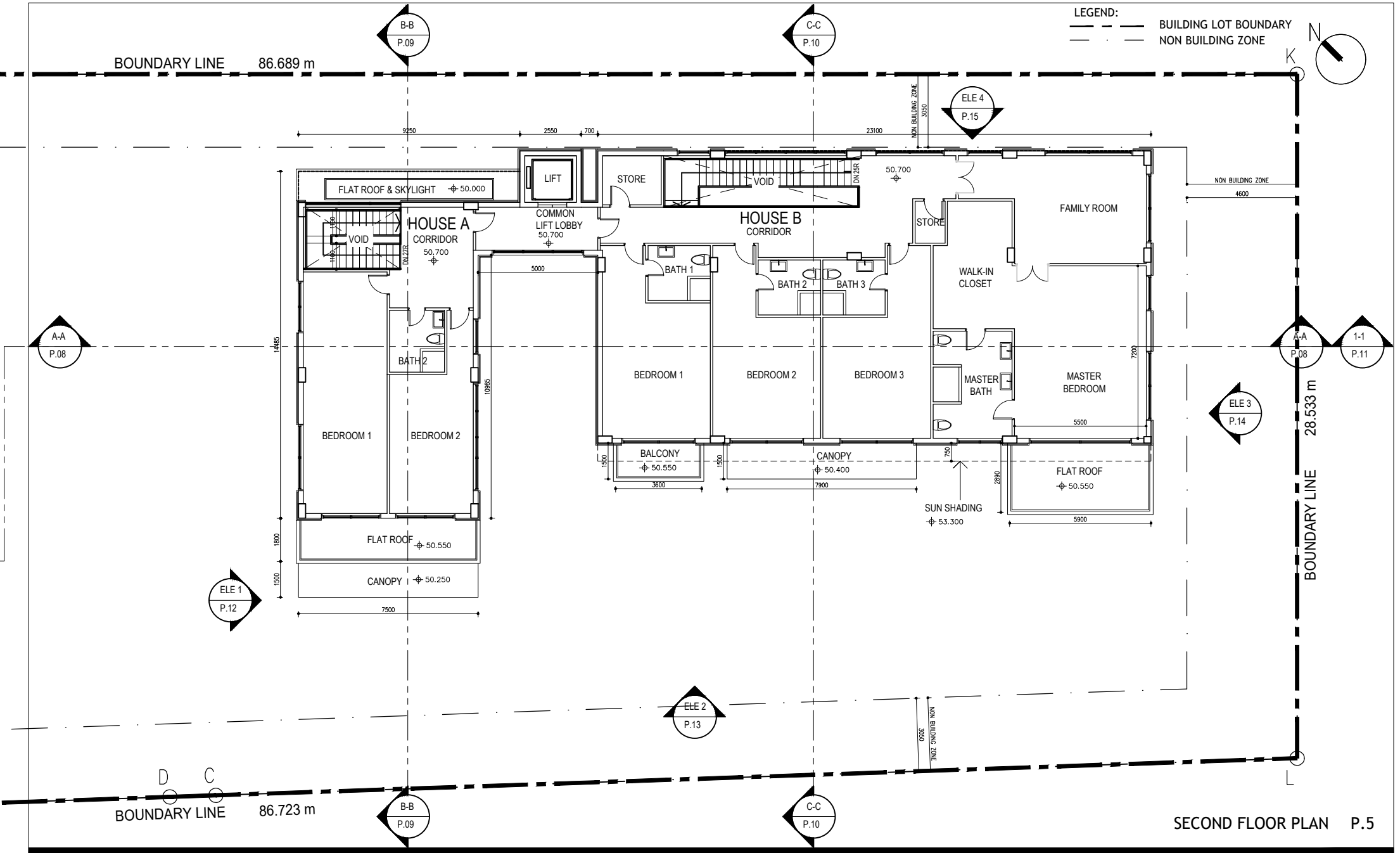
DCL architecture



No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-18

DCL architecture

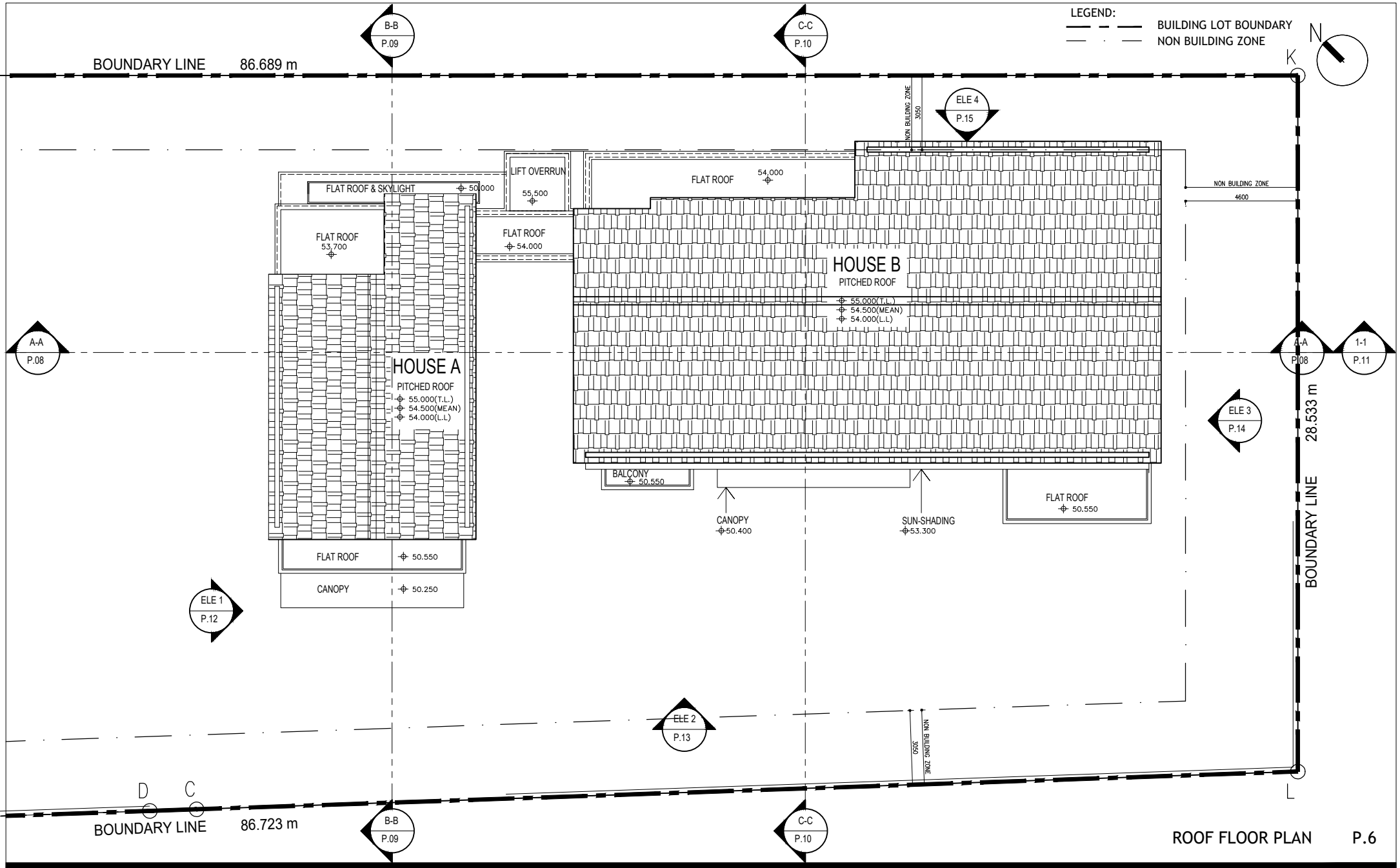


SECOND FLOOR PLAN P.5

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-17

DCL architecture



ROOF FLOOR PLAN P.6

No. 8 Fung Sau Rd, Sai Kung

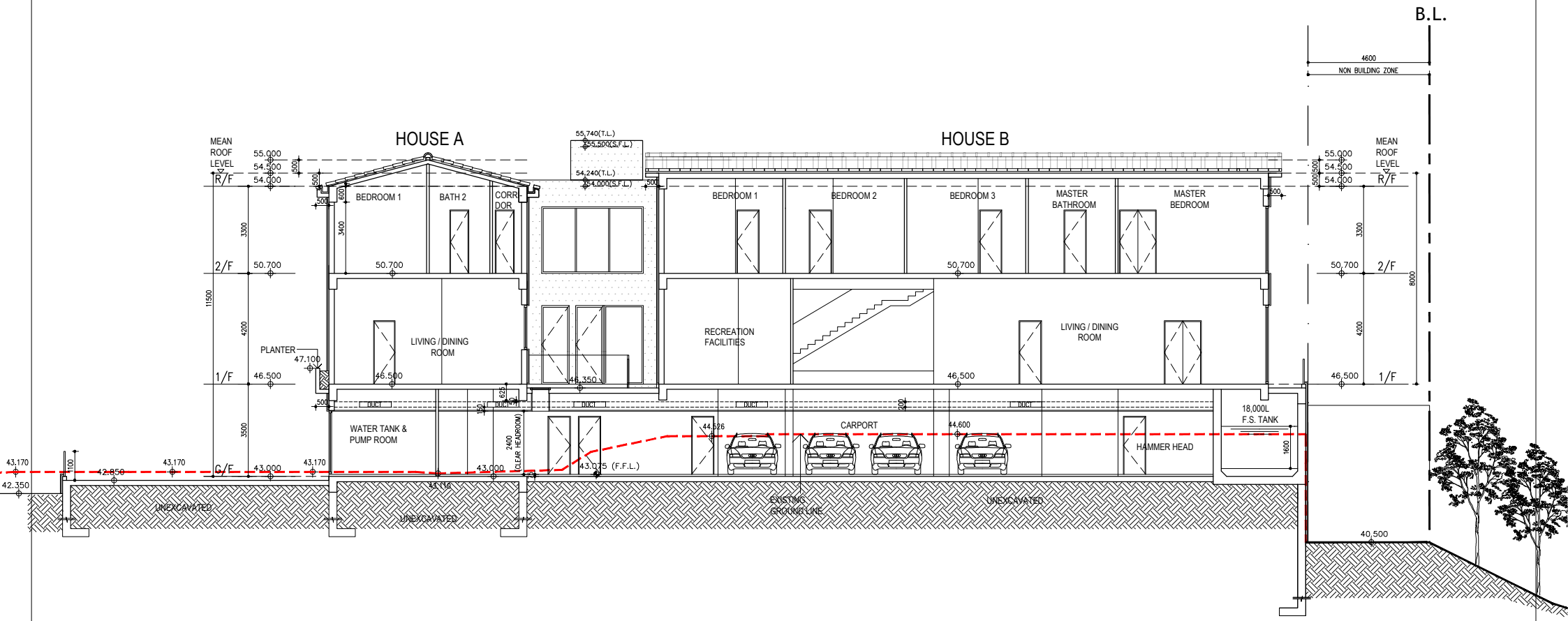
SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-17

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION A-A P.8

No. 8 Fung Sau Rd, Sai Kung

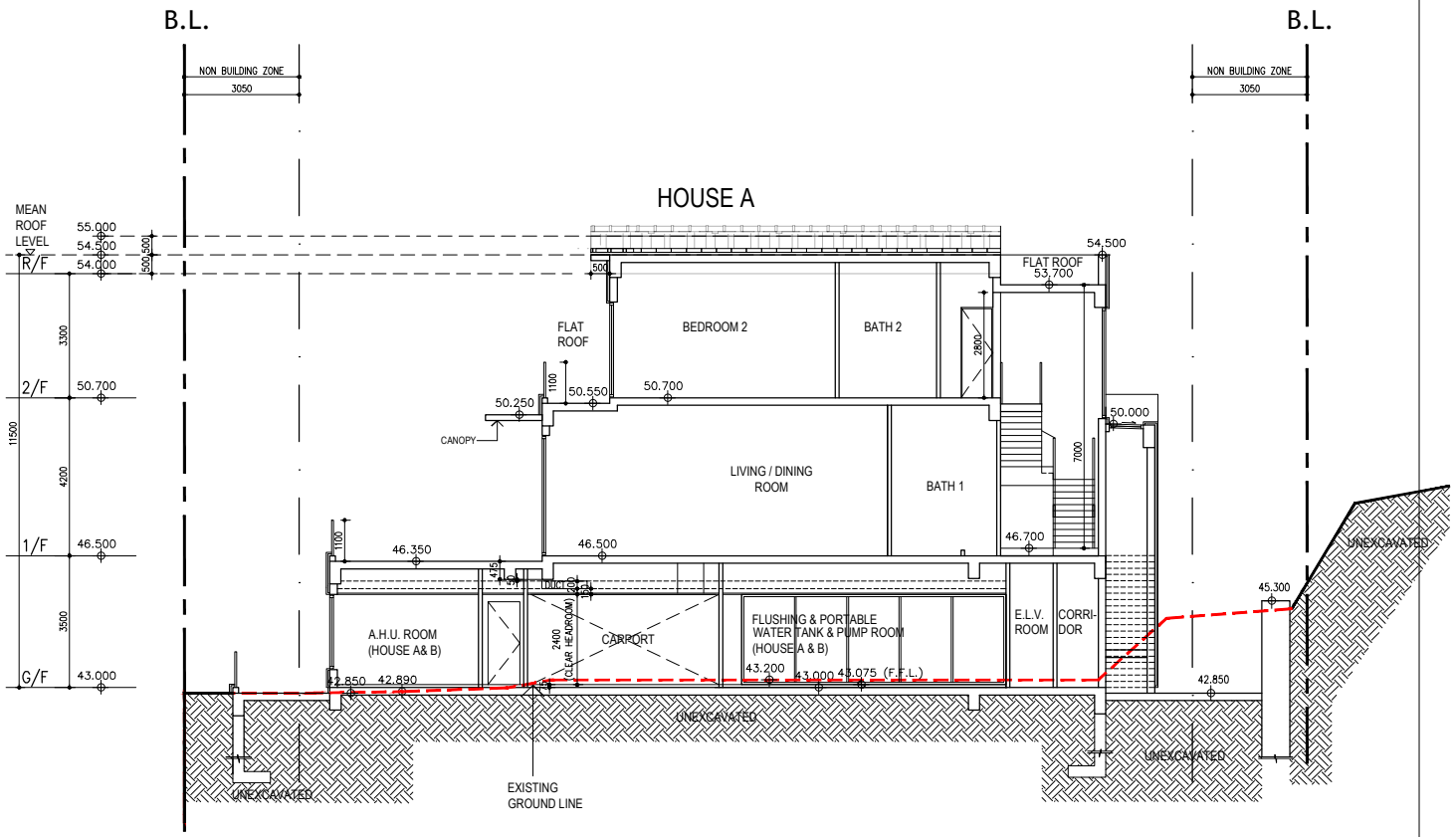
2025-10-30

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION B-B P.9

No. 8 Fung Sau Rd, Sai Kung

Scale : 1:200@A4

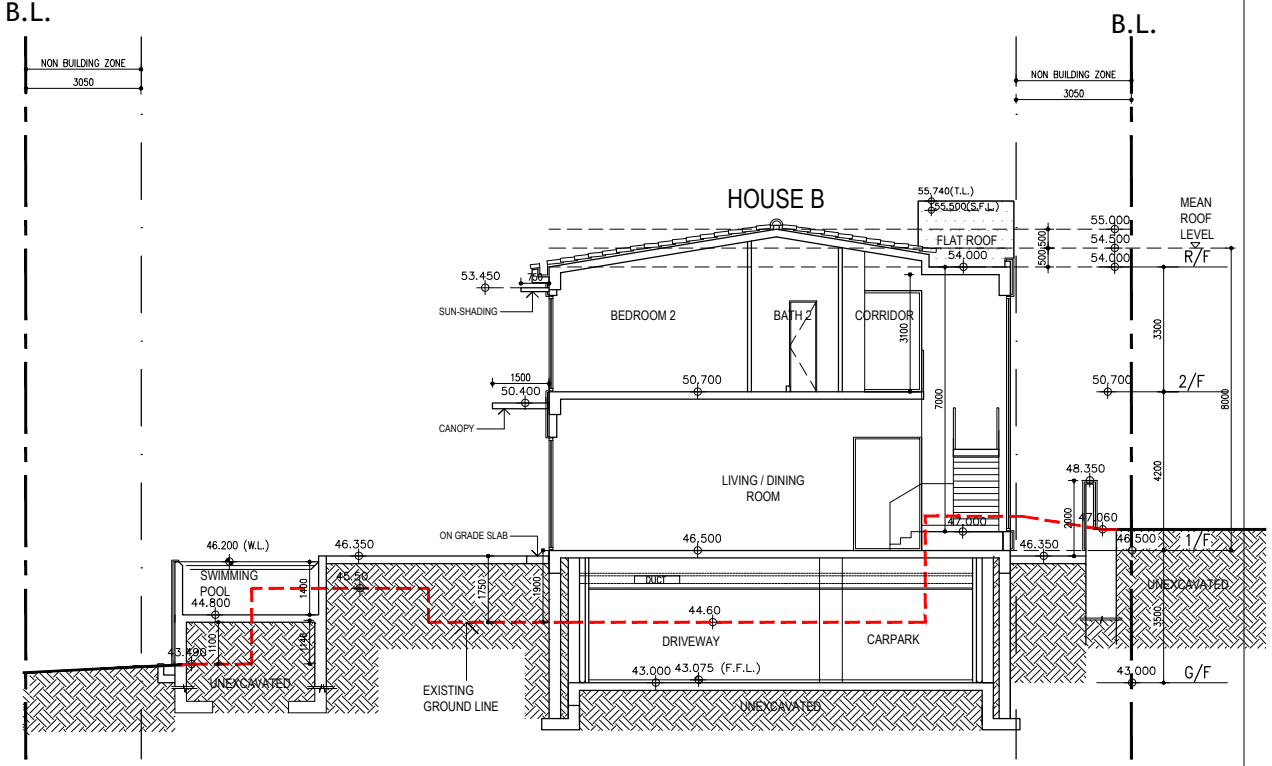
2025-10-30

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION C-C P.10

No. 8 Fung Sau Rd, Sai Kung

Scale : 1:200@A4

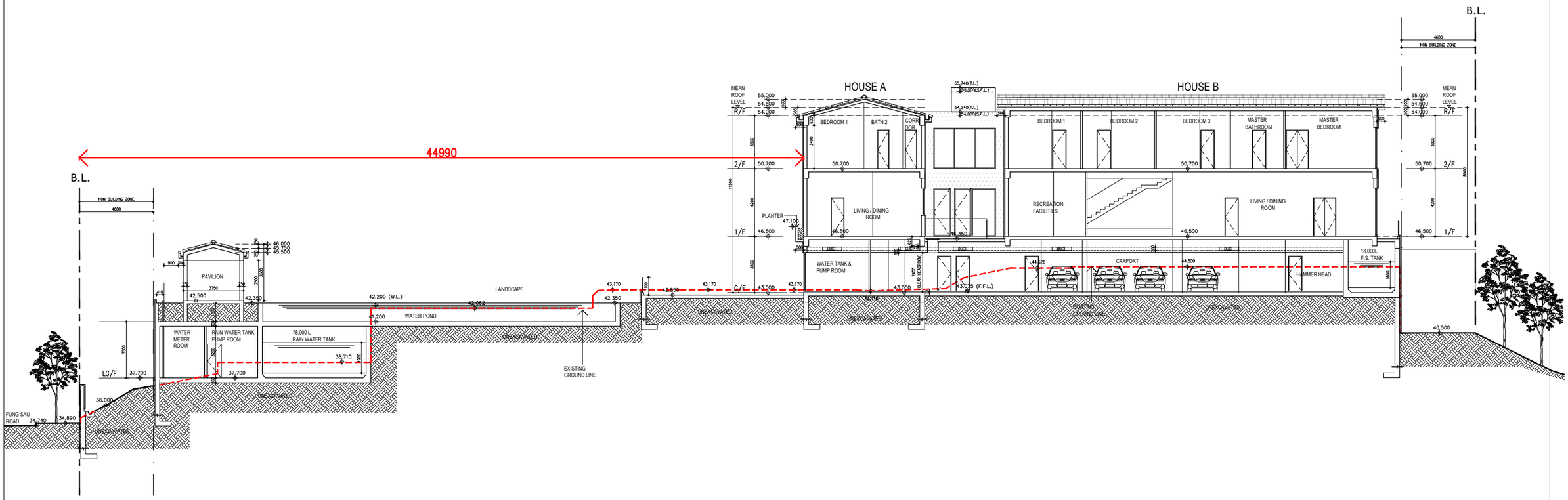
2025-11-17

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION 1-1 P.11

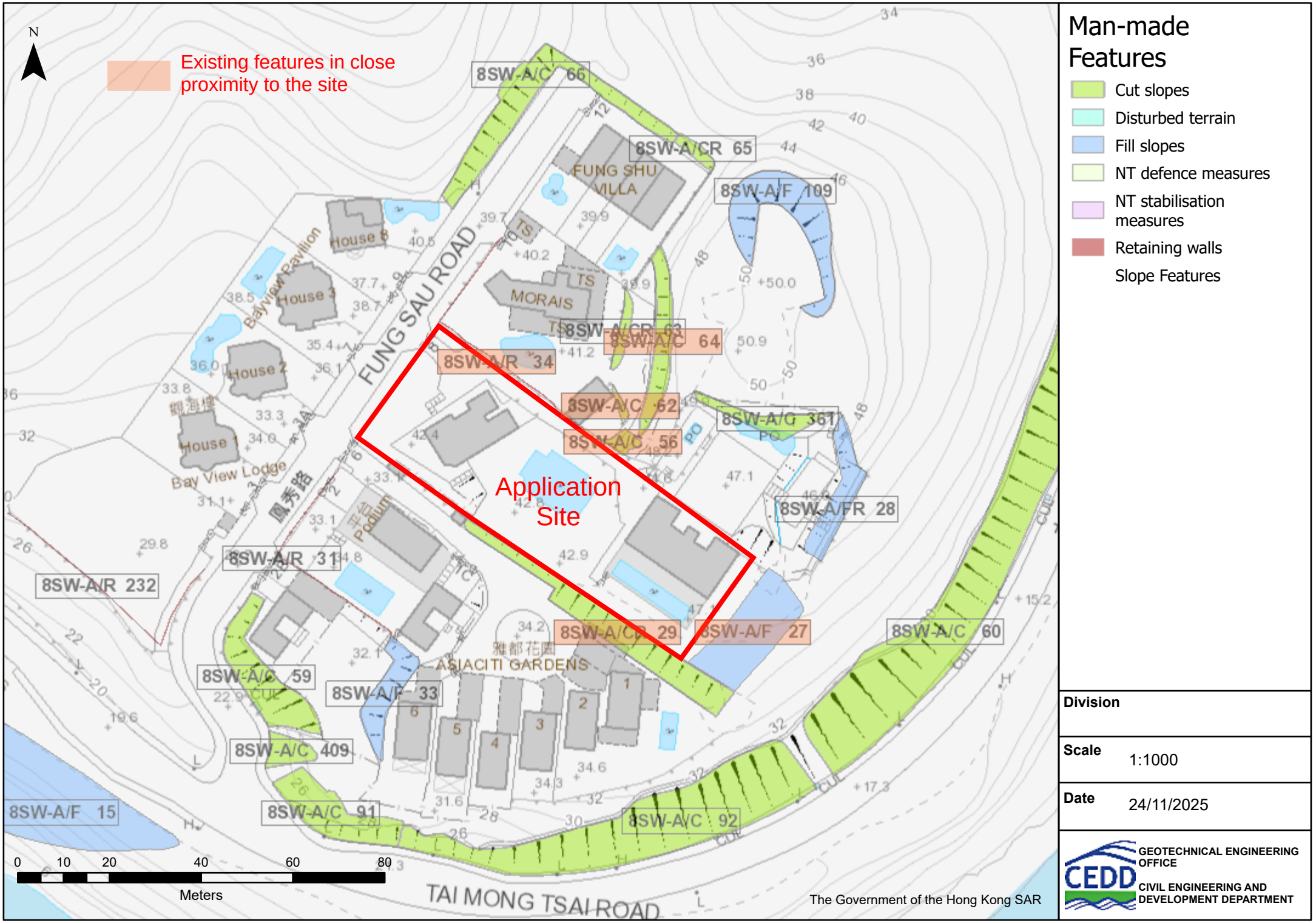
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-10-30

DCL architecture

Appendix C

Slope Feature Information



Man-made Features

- Cut slopes
- Disturbed terrain
- Fill slopes
- NT defence measures
- NT stabilisation measures
- Retaining walls

Slope Features

Division	
Scale	1:1000
Date	24/11/2025

GEOTECHNICAL ENGINEERING OFFICE
CEDD
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

BASIC INFORMATION

Location:	Slope at the SE Corner of Lot 259 In DD 252, Fung Sau Road, Sai Kung
Date of Formation:	pre-1977
Date of Construction/ Modification:	26-08-2016
Approximate Coordinates:	Easting : 848308 Northing : 827797

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Undeveloped green belt
Distance of Facility from Crest (m):	0
Facility at Toe:	Cottage, licensed and squatter area
Distance of Facility from Toe (m):	4
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 6.3 Length (m): 5.2 Average Angle (deg): 55

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Government Party: Lands D Agent: Lands D

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	09-05-2019
Data Source:	Project Office
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 100 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 50 Spacing (m): 1.5

WALL PART

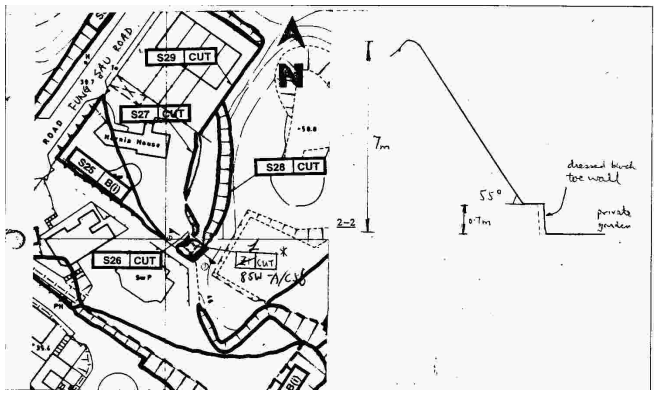
N/A

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On:	06-02-1996
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height (m):	N/A
Type of Toe Facility:	Cottage, licensed and squatter area
Distance from Toe (m):	4
Type of Crest Facility:	Undeveloped green belt
Distance from Crest (m):	0
Consequence Category:	2
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	N/A
Distance from Toe (m):	0
Type of Crest Facility:	N/A
Distance from Crest (m):	0
Consequence Category:	2
Engineering Judgement:	P
Sign of Seepage:	Slope : No signs of seepage Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : Reasonable (near crest, mid-portion, at toe) Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall / Masonry facing:	Y

Note:	N/A
Consequence category (for critical section):	2
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

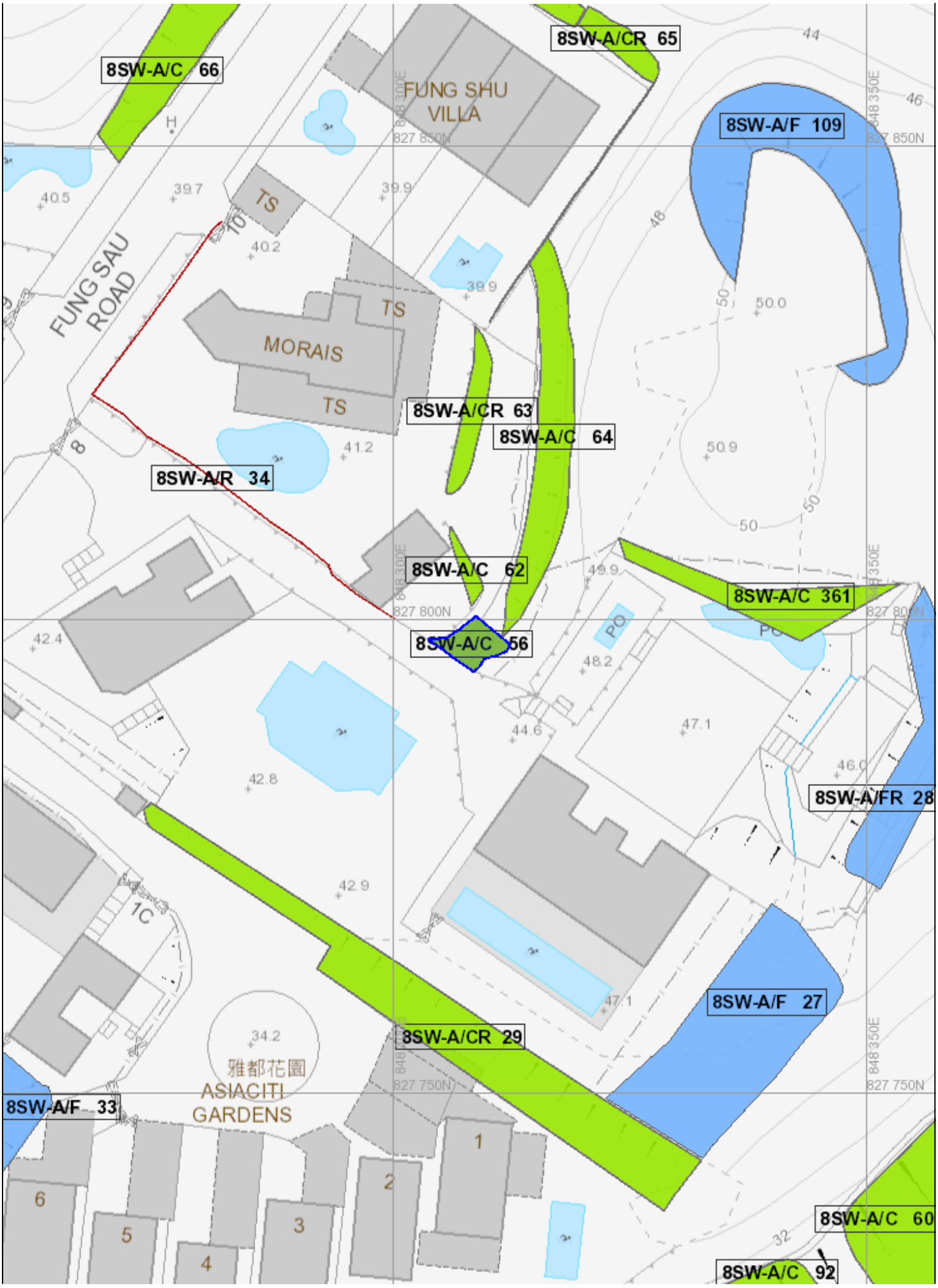
OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO






8SW-A/C 66
8SW-A/CR 65
8SW-A/F 109
FUNG SHU VILLA
FUNG SAU ROAD
MORAIS
TS
8SW-A/CR 63
8SW-A/C 64
8SW-A/R 34
8SW-A/C 62
8SW-A/C 56
8SW-A/C 361
8SW-A/FR 28
8SW-A/F 27
8SW-A/CR 29
8SW-A/F 33
雅都花園
ASIACITI GARDENS
8SW-A/C 60
8SW-A/C 92
827 850N
827 800N
827 750N
848 300E
848 350E

BASIC INFORMATION

Location:	WITHIN HORNIN HOUSE, NO. 10 FUNG SAU ROAD, SAI KUNG
Date of Formation:	pre-1977
Date of Construction/ Modification:	N/A
Approximate Coordinates:	Easting : 848308 Northing : 827805

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Densely-used open area/facilities
Distance of Facility from Crest (m):	0
Facility at Toe:	Residential building
Distance of Facility from Toe (m):	1.6
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 2.4 Length (m): 8 Average Angle (deg): 45

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Private Party: DD252 Lot285 Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	13-11-2008
Data Source:	LPM
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 50 Vegetated: 50 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

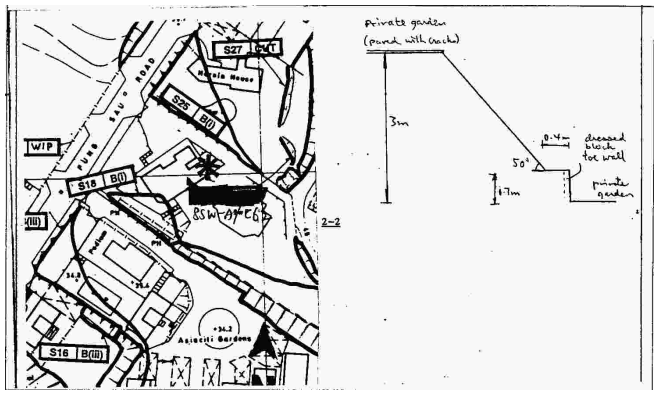
N/A

SERVICES

(1) Utilities Type: Water Main Size (mm): 0 Location: On slope Remark: Size cannot be determined
(2) Utilities Type: Water Main Size (mm): 0 Location: On crest Remark: Size cannot be determined

STAGE 1 STUDY REPORT

Inspected On: 06-02-1996
Weather: Mainly Fine
District: ME



Section No: 1-1
Height (m): N/A
Type of Toe Facility: Residential building
Distance from Toe (m): 1.6
Type of Crest Facility: Densely-used open area/facilities
Distance from Crest (m): 0
Consequence Category: 2
Engineering Judgement: U
Section No: 2-2
Type of Toe Facility: N/A
Distance from Toe (m): 0
Type of Crest Facility: N/A
Distance from Crest (m): 0
Consequence Category: 2
Engineering Judgement: U
Sign of Seepage: Slope : No signs of seepage
Wall : N/A
Criterion A satisfied: N
Sign of Distress: Slope : N/A
Wall : N/A
Criterion D satisfied: N
Non-routine maintenance required: N
Note: N/A

Masonry wall / Masonry facing:	Y
Note:	DRESSED BLOCK TOE WALL 0.7M HIGH
Consequence category (for critical section):	2
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	N
Action By:	N/A

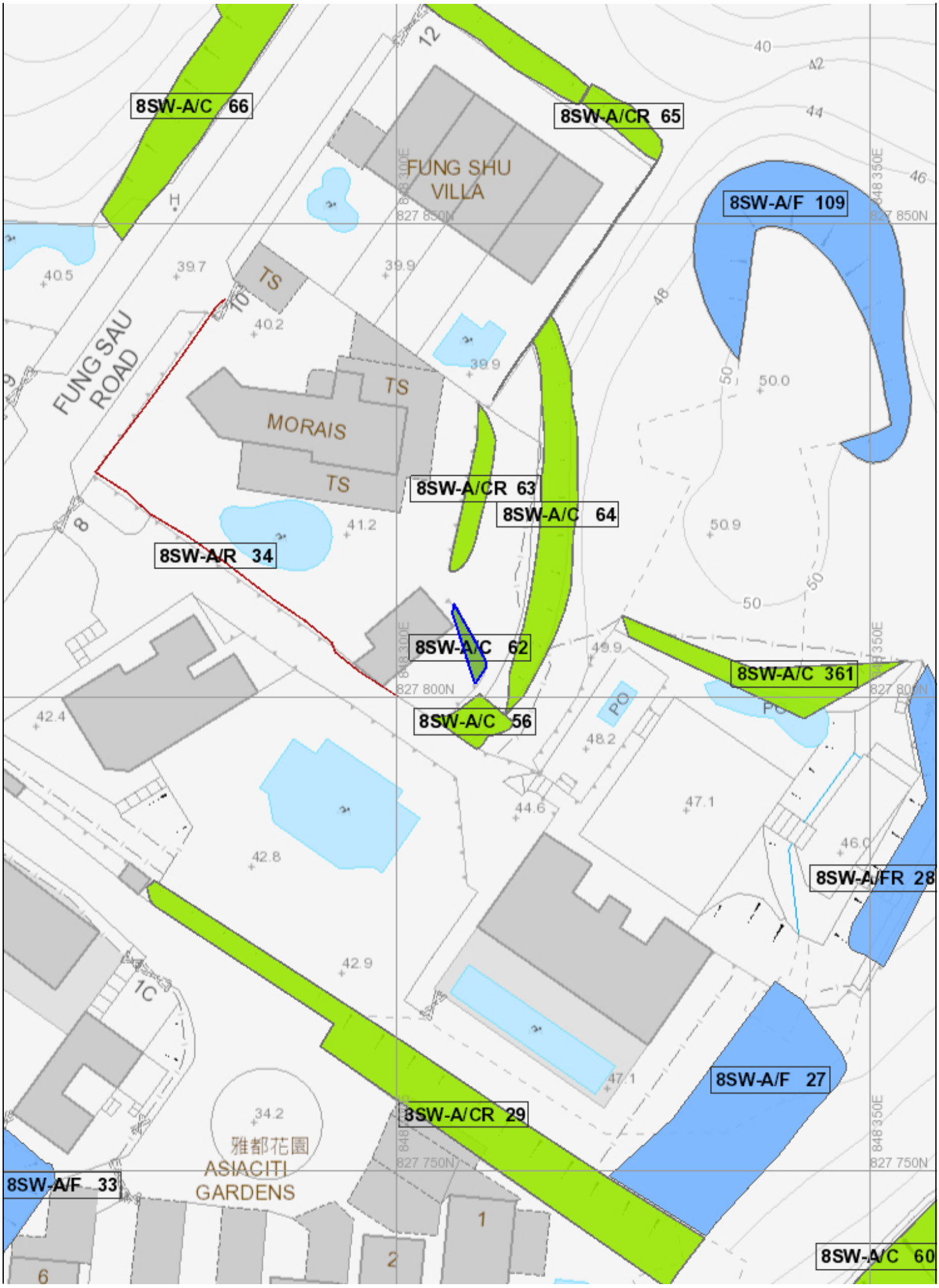
OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO






8SW-A/C 66
8SW-A/CR 65
8SW-A/F 109
FUNG SHU VILLA
FUNG SAU ROAD
MORAIS
TS
8SW-A/CR 63
8SW-A/C 64
8SW-A/R 34
8SW-A/C 62
8SW-A/C 56
8SW-A/C 361
8SW-A/FR 28
8SW-A/F 27
8SW-A/CR 29
8SW-A/F 33
雅都花園
ASIACITI GARDENS
8SW-A/C 60

BASIC INFORMATION

Location:	Slope to the Rear(East) of Lot.259, D.D.252, Fung Sau Road, Sai Kung
Date of Formation:	pre-1977
Date of Construction/ Modification:	N/A
Approximate Coordinates:	Easting : 848316 Northing : 827812

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Lightly-used open area/facilities
Distance of Facility from Crest (m):	0
Facility at Toe:	Lightly-used open area/facilities
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	3
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 3.5 Length (m): 35 Average Angle (deg): 50

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Government Party: Lands D Agent: Lands D

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	19-06-2006
Data Source:	EI(Lands D)
Slope Part Drainage:	(1) Position: Crest Size(mm): 150
Wall Part Drainage:	N/A

SLOPE PART

Slope Part (1)

Surface Protection (%):	Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description:	Material type: Soil Geology: Colluvium
Berm:	No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes:	Size (mm): 50 Spacing (m): 2.5

WALL PART

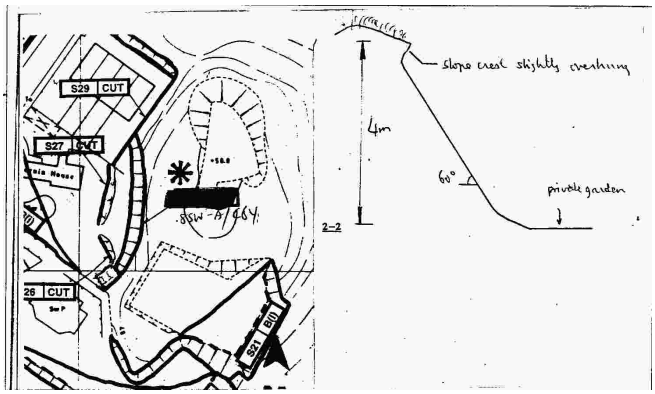
N/A

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On:	06-02-1996
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height (m):	N/A
Type of Toe Facility:	Lightly-used open area/facilities
Distance from Toe (m):	0
Type of Crest Facility:	Lightly-used open area/facilities
Distance from Crest (m):	0
Consequence Category:	2
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	N/A
Distance from Toe (m):	N/A
Type of Crest Facility:	N/A
Distance from Crest (m):	N/A
Consequence Category:	2
Engineering Judgement:	P
Sign of Seepage:	Slope : No signs of seepage Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall / Masonry facing:	N

Note:	N/A
Consequence category (for critical section):	2
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

OTHER EXTERNAL ACTION

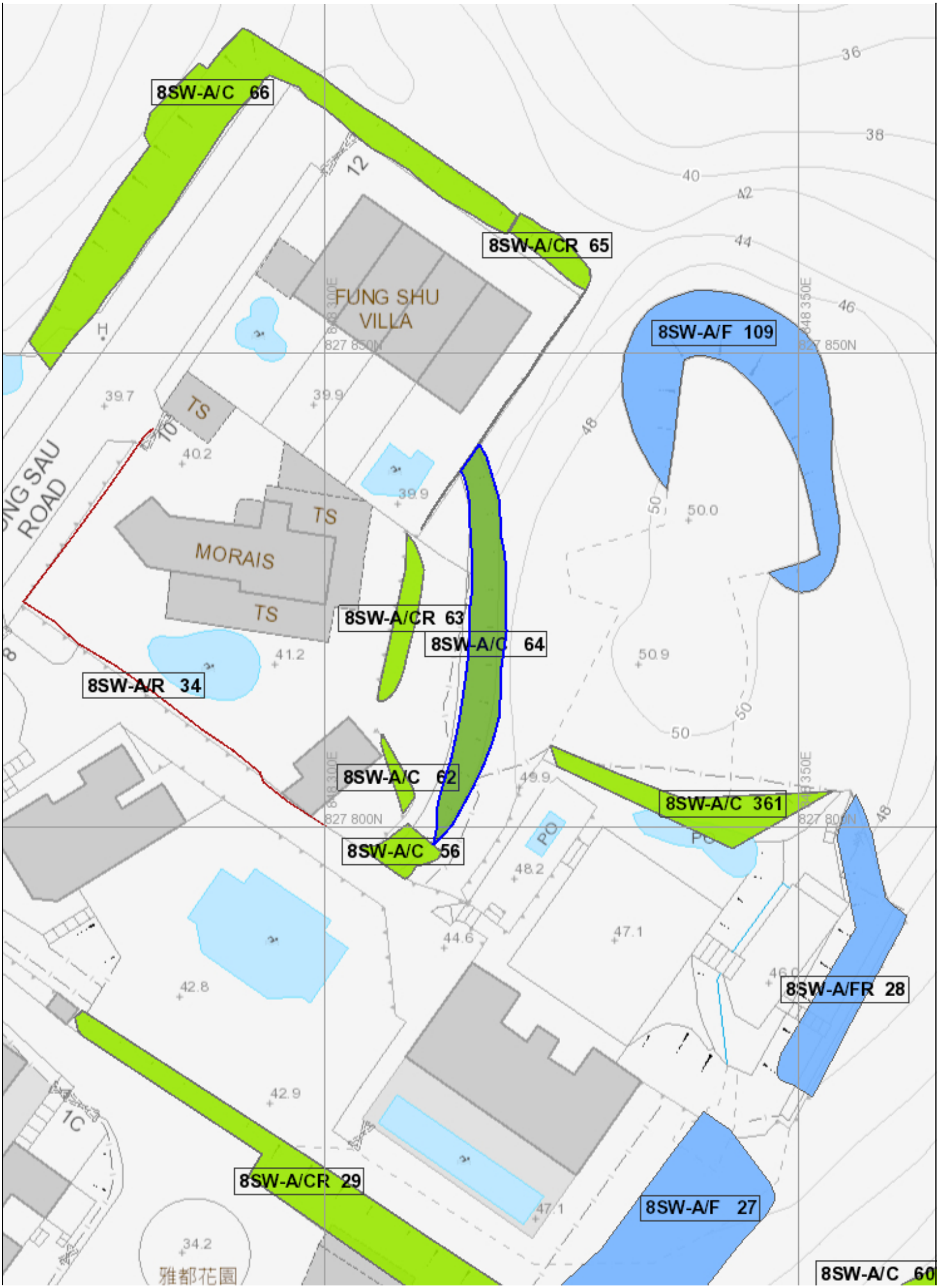
Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO








8SW-A/C 66
8SW-A/CR 65
8SW-A/F 109
FUNG SHU VILLA
TS
MORAIS
TS
8SW-A/CR 63
8SW-A/C 64
8SW-A/R 34
8SW-A/C 62
8SW-A/C 56
8SW-A/C 361
8SW-A/FR 28
8SW-A/CR 29
8SW-A/F 27
8SW-A/C 60
雅都花園

BASIC INFORMATION

Location:	North of Lot No. 288 in DD252, Fung Sau Road, Sai Kung
Date of Formation:	pre-1977
Date of Construction/ Modification:	30-01-2010
Approximate Coordinates:	Easting : 848302 Northing : 827758

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Densely-used open area/facilities
Distance of Facility from Crest (m):	4
Facility at Toe:	Indoor car park
Distance of Facility from Toe (m):	1.5
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 8.5 Length (m): 4.2 Average Angle (deg): 55

WALL PART

(1) Max. Height (m): 4.3 Length (m): 24 Face Angle (deg): 85

MAINTENANCE RESPONSIBILITY

Maintenance Type: Private Party: DD252 LOT288 Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	30-01-2010
Data Source:	AP
Slope Part Drainage:	(1) Position: Crest Size(mm): 225 (2) Position: Toe Size(mm): 225
Wall Part Drainage:	(1) Position: Crest Size(mm): 225

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 100 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 50 Spacing (m): 1.2

WALL PART

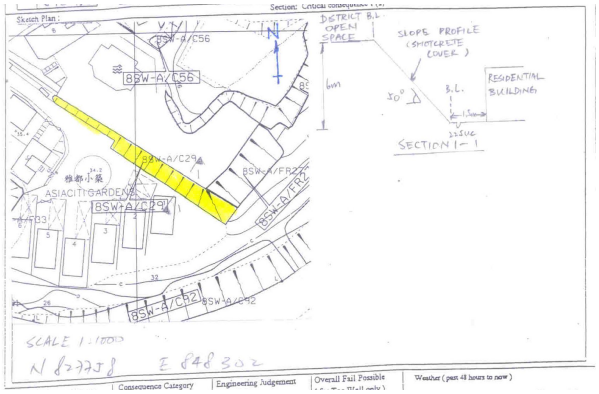
Wall Part (1)
Type of Wall: Wall Material: Concrete Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 50 Spacing (m): 1.2

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On: 27-11-2002
Weather: Mainly Fine
District: ME



Section No: 1-1
Height (m): N/A
Type of Toe Facility: Indoor car park
Distance from Toe (m): 1.5
Type of Crest Facility: Densely-used open area/facilities
Distance from Crest (m): 4
Consequence Category: 1
Engineering Judgement: P
Section No: 2-2
Type of Toe Facility: N/A
Distance from Toe (m): 0
Type of Crest Facility: N/A
Distance from Crest (m): 0
Consequence Category: 1
Engineering Judgement: P
Sign of Seepage: Slope : No sign of seepage
Wall : No sign of seepage
Criterion A satisfied: N
Sign of Distress: Slope : N/A
Wall : N/A
Criterion D satisfied: N

Non-routine maintenance required:	N
Note:	N/A
Masonry wall / Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Private

OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO






8SW-A/C 66
8SW-A/CR 65
8SW-A/F 109
8SW-A/CR 63
8SW-A/C 64
8SW-A/R 34
8SW-A/C 62
8SW-A/C 361
8SW-A/C 56
8SW-A/FR 28
8SW-A/R 31
8SW-A/R 232
8SW-A/CR 29
8SW-A/F 27
8SW-A/C 60
8SW-A/C 59
8SW-A/F 33
8SW-A/C 409
8SW-A/C 91
8SW-A/F 15
8SW-A/C 92
8SW-A/F 30
FUNG SAU ROAD
TAI MONG TSAI ROAD
FUNG SHU VILLA
MORAIS
House 1
House 2
House 3
House 6
Bay View Lodge
Bay View Pavilion
Podium
ASIACITI GARDENS
HWM

BASIC INFORMATION

Location:	North of Lot No. 288, Fung Sau Road, Sai Kung
Date of Formation:	pre-1977
Date of Construction/ Modification:	01-06-1978
Approximate Coordinates:	Easting : 848335 Northing : 827754

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Lightly-used playground
Distance of Facility from Crest (m):	0
Facility at Toe:	Undeveloped green belt
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	3
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 6 Length (m): 27 Average Angle (deg): 30

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Government Party: Lands D Agent: Lands D

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	19-06-2006
Data Source:	EI(Lands D)
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 0 Other Cover: 100
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

N/A

SERVICES

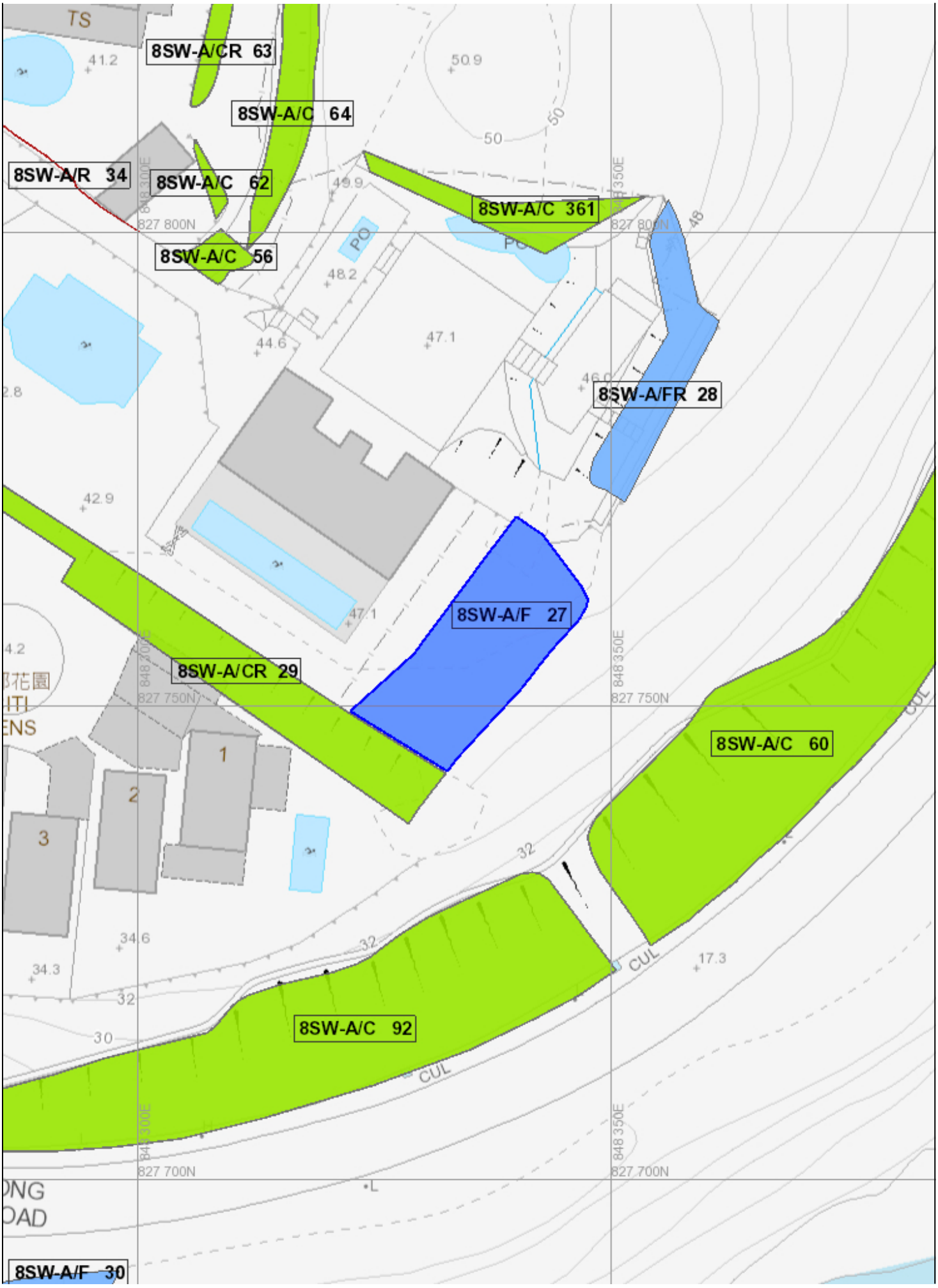
N/A

PHOTO








8SW-A/CR 63
8SW-A/C 64
8SW-A/R 34
8SW-A/C 62
8SW-A/C 361
8SW-A/C 56
8SW-A/FR 28
8SW-A/F 27
8SW-A/CR 29
8SW-A/C 60
8SW-A/C 92
8SW-A/F 30
827 800N
827 750N
827 700N
848 350E
848 300E
CUL
PO

BASIC INFORMATION

Location:	RETAINING WALL ALONG NW \& SW BOUNDARY OF LOT 259 IN DD 252, FUNG SAU ROAD, SAI KUNG
Date of Formation:	pre-1977
Date of Construction/ Modification:	N/A
Approximate Coordinates:	Easting : 848279 Northing : 827817

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Densely-used playground
Distance of Facility from Crest (m):	0
Facility at Toe:	Road/footpath with low traffic density
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	2
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 3.3 Length (m): 60 Face Angle (deg): 87

MAINTENANCE RESPONSIBILITY

Maintenance Type: Private Party: DD252 LOT285RP Agent: N/A
Maintenance Type: Private Party: DD252 LOT259 Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	14-08-1997
Data Source:	SIRST
Slope Part Drainage:	N/A
Wall Part Drainage:	(1) Position: Toe Size(mm): 75

SLOPE PART

N/A

WALL PART

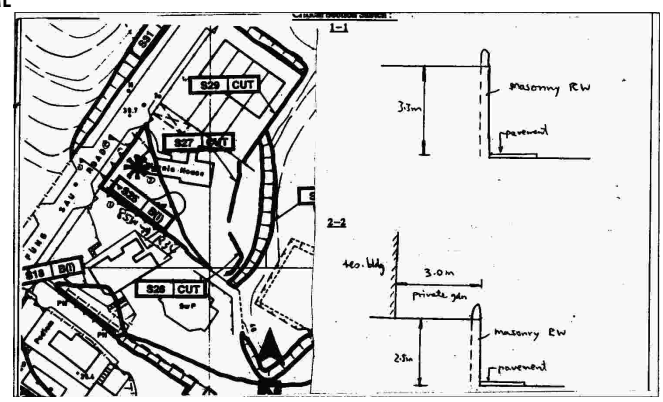
Wall Part (1)
Type of Wall: Wall Material: Others Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 65 Spacing (m): 2.2

SERVICES

(1) Utilities Type: Electricity Size (mm): 0 Location: On crest Remark: Size cannot be determined
(2) Utilities Type: Sewer/Drain Size (mm): 70 Location: On slope Remark: N/A
(3) Utilities Type: Sewer/Drain Size (mm): 0 Location: On crest Remark: Size cannot be determined

STAGE 1 STUDY REPORT

Inspected On:	06-02-1996
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height (m):	H1 : 3 , H2 : 3
Type of Toe Facility:	Road/footpath with low traffic density
Distance from Toe (m):	0
Type of Crest Facility:	Densely-used playground
Distance from Crest (m):	0
Consequence Category:	2
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	N/A
Distance from Toe (m):	N/A
Type of Crest Facility:	N/A
Distance from Crest (m):	N/A
Consequence Category:	2
Engineering Judgement:	P
Sign of Seepage:	Slope : N/A Wall : No sign of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A

Masonry wall / Masonry facing:	Y
Note:	N/A
Consequence category (for critical section):	2
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

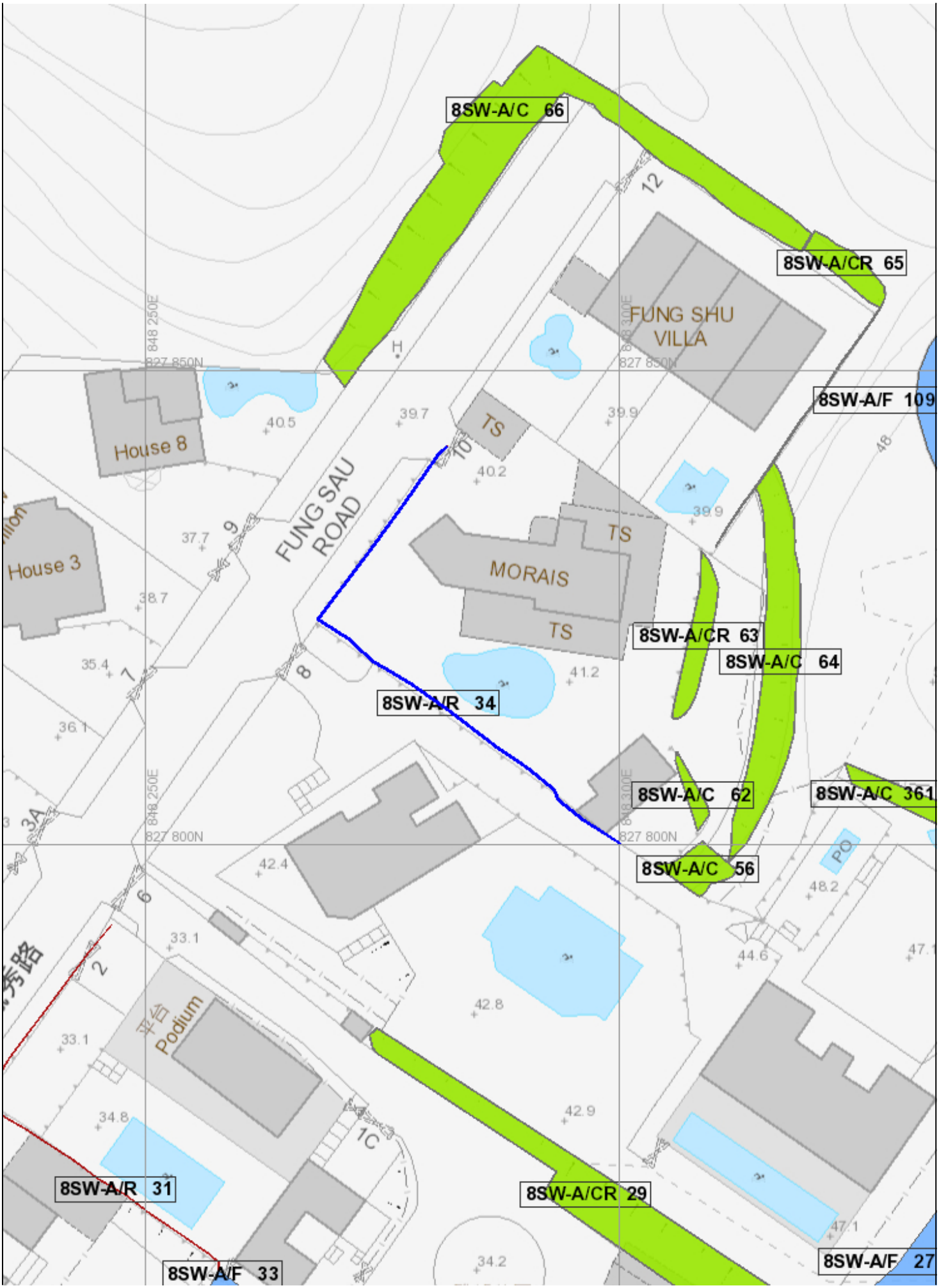
OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO






8SW-A/C 66
8SW-A/CR 65
8SW-A/F 109
FUNG SHU VILLA
House 8
House 3
FUNG SAU ROAD
TS
MORAIS
TS
8SW-A/CR 63
8SW-A/C 64
8SW-A/R 34
8SW-A/C 62
8SW-A/C 361
8SW-A/C 56
平台 Podium
8SW-A/R 31
8SW-A/CR 29
8SW-A/F 33
8SW-A/F 27

Appendix D

SIMAR

Slope Maintenance Responsibility Report (8SW-A/C56)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/C56**		**Sub-Division**	Not Applicable
	Location	Wholly within unallocated Government land adjoining to the northeast of DD252 LOT 285 RP, Sai Kung, New Territories		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

Notes:

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(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (8SW-A/C62)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/C62**		**Sub-Division**	Not Applicable
	Location	TO THE NE OF DD252 LOT285		
	Responsible Lot/Party	DD252 Lot285	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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Location Plan



Legend

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- Search Location
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- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (8SW-A/C64)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/C64**		**Sub-Division**	Not Applicable
	Location	At the rear of DD252 LOT 259		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

Notes:

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Location Plan



Legend

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- Search Location
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- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (8SW-A/CR29)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/CR29**		**Sub-Division**	Not Applicable
	Location	WITHIN NORTH EASTERN BOUNDARY OF DD252 LOT288		
	Responsible Lot/Party	DD252 LOT288	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
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- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (8SW-A/F27)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/F27**		**Sub-Division**	Not Applicable
	Location	SOUTHEAST OF LOT285 DD352 ON GOVERNMENT LAND		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

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- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (8SW-A/R34)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/R34**		**Sub-Division**	1
	Location	ALONG & WITHIN THE BOUNDARIES OF DD252 LOTS285RP & 259		
	Responsible Lot/Party	DD252 LOT285RP	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

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Slope Maintenance Responsibility Report (8SW-A/R34)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/R34**		**Sub-Division**	2
	Location	ALONG & WITHIN THE BOUNDARIES OF DD252 LOTS285RP & 259		
	Responsible Lot/Party	DD252 LOT259	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Printed on: 05/11/2025

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Appendix E

Previous G.I. Information in Vicinity

56502

3/9189/97

GEOTECHNICAL INFORMATION UNIT
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SITE INVESTIGATION REPORT

LOT 285 IN D.D. 252, SAI KUNG, N.T.

COPY
GCME (9)

RECEIVED BY
BUILDINGS DEPARTMENT
MAR 30 12 51 PM '98

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
GEOTECHNICAL INFORMATION UNIT

For related reports(s),
please refer to GIS-GILS

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Report Type	Coll. Indicator
☐ Ground Investigation Report	☐ Open Section
☐ Geophysics Report	☐ Govt Section
☐ Groundwater Report	☐ Others
☐ Laboratory Test Report	
☐ Site Specific Non-GEO Report	
☐ Miscellaneous Report	
☐ Factual	
☐ Interpretative	

SHUN LOK NIN
Authorized Person and
Registered Structural Engineer

THE BORING ENGINEERING LTD.

10, LA SALLE ROAD, GROUND FLOOR,
KOWLOON, HONG KONG.
TEL.: 2337-0125 (4 LINES)
FAX: 852-2338-0025

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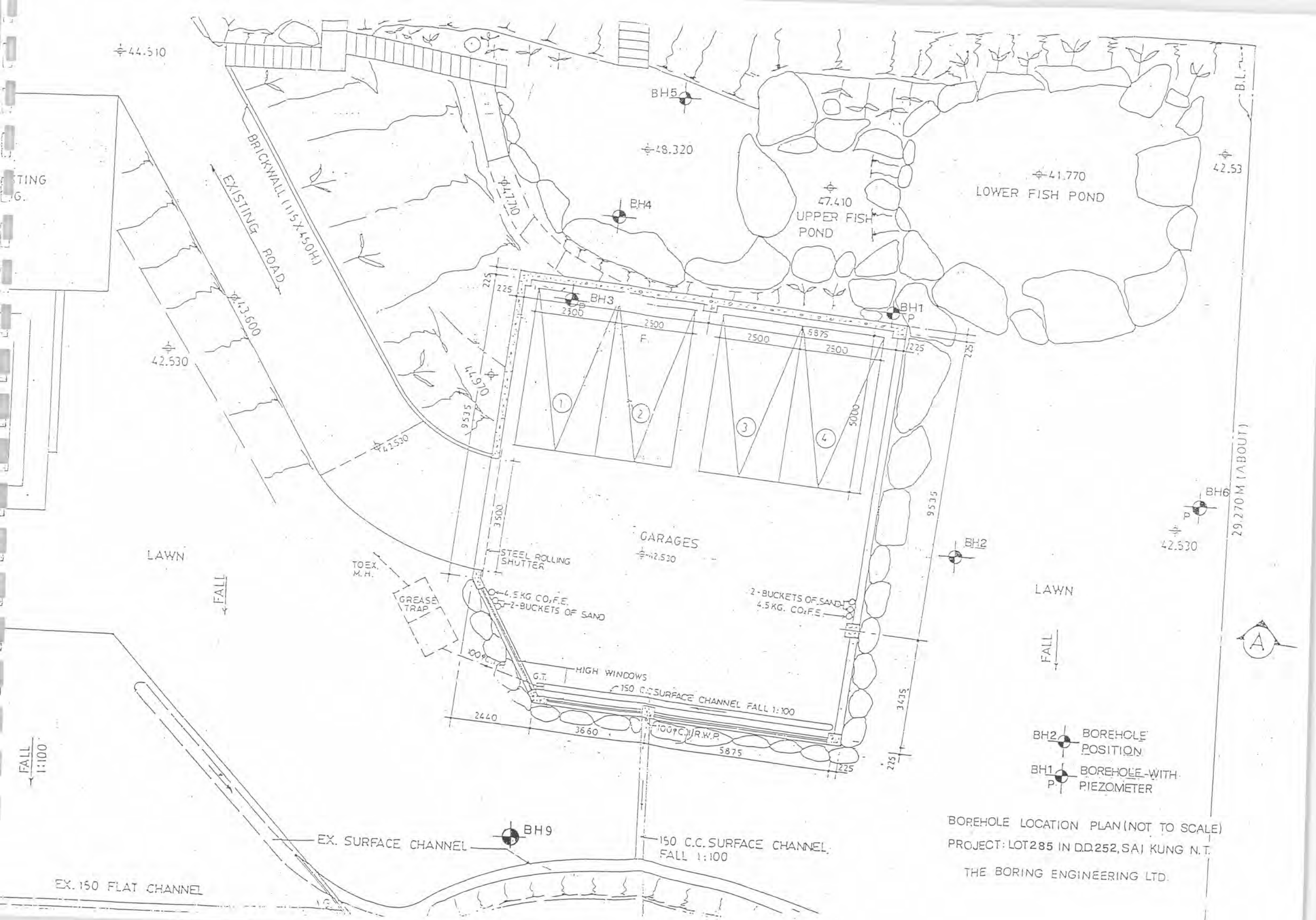
3) DRILLHOLE LOGS

4) PIEZOMETER DETAILS

5) WATER LEVEL RECORDS

6) PHOTOGRAPHS

SITE INVESTIGATION PLAN



BOREHOLE LOCATION PLAN (NOT TO SCALE)

PROJECT: LOT 285 IN D.D. 252, SAI KUNG N.T.

THE BORING ENGINEERING LTD.

SURVEY RECORDS

THE BORING ENGINEERING LTD.

SURVEY RECORD

Location: *LOT 285 IN D.D. 252, SAI KUNG, N.T.*

Borehole No.	Co-ordinates		Groung Level (mPD)	Remarks
	Northing	Easting		
BH1	827770.25	848325.44	42.72	
BH2	827759.82	848323.03	42.76	
BH3	827771.49	848306.93	41.75	
BH4	827776.84	848314.95	48.17	
BH5	827782.19	848322.97	48.06	
BH6	827760.43	848331.99	42.62	
BH9	827756.25	848316.77	43.00	

DRILLHOLE LOGS

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH1 Sheet 1 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.72 m.P.D. Inclination: VERTICAL Coordinates: E 848325.44 N 827770.25

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
16/8	PX					0.00					+42.72			
					2,2,2,3,3,4 N=12	1.00							Soft, pinkish brown, slightly sandy SILT. (Residual soil)	VI
					U76 (100%)	1.45 1.50 1.95								
					3,5,5,6,8,9 N=28	3.00					+39.72			
					U76 (70%)	3.45 3.50 3.95								
					4,5,6,6,8,10 N=30	5.00							Extremely weak, pinkish brown, completely decomposed TUFF. (Firm to stiff, slightly sandy SILT.)	V
					U76 (90%)	5.45 5.50 5.95								
	HX				5,6,8,9,12,15 N=44	7.00								
					U76 (80%)	7.45 7.50 7.95								
					9,9,11,14,16,19 N=60	9.00								
					U76 (80%)	9.45 9.50 9.95								
16/8		9.80m				10.00					+32.72			

Date started 16-8-1997
Date finished 19-8-1997

Logged by KII
Checked by LAI
Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH1 Sheet 2 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.72 m.P.D. Inclination: VERTICAL Coordinates: E 848325.44 N 827770.25

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
18/8						10.00					+32.72		See sheet 1 of 3	
				↓	N=200/340mm	11.00					+31.72		Very weak, greyish brown, completely decomposed TUFF. (Very dense, sandy silty medium GRAVELS.)	V
				■	U76 (0%)	11.34 11.50 11.95								
				T2-101		12.37					+30.62		Moderately strong to strong, grey mottled with white and pink, moderately to slightly decomposed coarse ash TUFF.	III/II
						12.80	75	50	50	14.3	+29.92			
				↓	N=200/130mm	13.00 13.13							Very weak, pinkish brown, completely to highly decomposed TUFF. (Very dense, sandy silty medium GRAVELS.)	V/IV
				T2-101		13.70					+29.02			
						14.40	100	67	67	11.4	+28.32		Moderately strong to strong, grey mottled with white and pink, moderately to slightly decomposed coarse ash TUFF with iron stained joints, dipping at 20°-30°.	III/II
	HX			⊠↓	6,8,10,13,17,25 N=65	15.00 15.45 15.50								
				■	U76 (0%)	15.95								
				⊠↓	8,8,11,14,18,27 N=70	17.00 17.45 17.50							Extremely weak to very weak, pinkish brown, completely decomposed TUFF. (Stiff, slightly sandy SILT.)	V
18/8				■	U76 (0%)	17.95								
19/8						19.00								
				⊠↓	7,9,13,18,24,37 N=92	19.45 19.50								
				■	U76 (0%)	19.95 20.00					+22.72			

Date started 16-8-1997
Date finished 19-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks: -Cont'd-

Legend:

- • Small disturbed
- ‡ Large disturbed
- ⊠ SPT liner sample
- ■ U76 undisturbed
- ■ U100 undisturbed
- ⊠ Mazier sample
- ▲ Water sample
- ▼ Water table
- ↓ Standard penetration test
- ⊕ Permeability test
- ▲ Piezometer tip
- V In-situ vane shear test

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EXPLORATORY HOLE LOG

Hole No.: BH1 Sheet 3 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.72 m.P.D. Inclination: VERTICAL Coordinates: E 848325.44 N 827770.25

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
	HX					20.00					+22.72		See sheet 2 of 3	V
						20.30	97	88	61	5.3	+22.42		Strong, grey mottled with white and pink, slightly decomposed coarse ash TUFF with closely to medium spaced, iron stained joints, dipping at 30°-40°, 50°-60°	II
				TNW		22.00	100	100	100	3.7	+20.72			
						23.60	97	79	76	4.7	+19.12			
19/8						25.50					+17.22		Bottom of borehole No. BH1 at depth of 25.50m	

Date started 16-8-1997
Date finished 19-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks:

Piezometer installed at depth of 20.30m

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

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EXPLORATORY HOLE LOG

Hole No.: BH2 Sheet 1 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.76 m.P.D. Inclination: VERTICAL Coordinates: E 848323.03 N 827759.82

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
14/8	PX					0.00					+42.76			
					2,2,2,3,3,3 N=11	1.00							Soft, reddish brown, slightly sandy SILT. (Residual soil)	VT
					U76 (100%)	1.45 1.50 1.95								
					2,3,3,4,4,4 N=15	3.00					+39.76			
					U76 (60%)	3.45 3.50 3.95								
					3,4,4,4,5,6 N=19	5.00							Extremely weak to very weak, pinkish brown, completely decomposed TUFF. (Firm to stiff, slightly sandy SILT.)	V
					U76 (60%)	5.45 5.50 5.95								
	HX				4,5,6,6,8,8 N=28	7.00								
					U76 (80%)	7.45 7.50 7.95								
					6,7,7,8,10,13 N=38	9.00								
		10.00m			U76 (100%)	9.45 9.50 9.95 10.00					+32.76			

Date started 14-8-1997
Date finished 16-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH2 Sheet 2 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.76 m.P.D. Inclination: VERTICAL Coordinates: E 848323.03 N 827759.82

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
						10.00					+32.76			
					6,7,8,10,11,14 N=43	11.00								
						11.45								
					U76 (80%)	11.50								
14/8						11.95							See sheet 1 of 3	V
15/8						13.00								
					5,8,9,12,13,16 N=50	13.45								
	HX					13.50								
					U76 (80%)	13.95								
						15.00								
					7,10,14,19,23,31 N=87	15.45								
						15.50								
					U76 (0%)	15.95								
						17.00					+25.76			
					N=200/250mm	17.25							Very weak greyish brown, completely decomposed TUFF. (Very dense, sandy medium GRAVELS.)	V
					U76 (0%)	17.50								
						17.95								
						18.00					+24.76		Moderately strong to strong, brownish grey mottled with white, moderately to slightly decomposed coarse ash TUFF with closely to medium spaced, iron stained joints, dipping at 20°-30°	III/II
						19.00	85	56	26	0	+23.76			
				TNW			98	98	98	2.3			See sheet 3 of 3	II
15/8						20.00					+22.76			

Date started 14-8-1997
Date finished 16-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- V In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH2 Sheet 3 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.76 m.P.D. Inclination: VERTICAL Coordinates: E 848323.03 N 827759.82

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
16/8				TNW		20.00	98	98	98	2.3	+22.76			
						20.70	100	100	100	5.8	+22.06		Strong, grey mottled with white, slightly decomposed coarse ash TUFF, with closely to medium spaced, iron stained joints, dipping at 10°, 30°-40°	II
						21.90	100	100	65	15.4	+20.86			
16/8						23.00					+19.76		Bottom of borehole No. BH2 at depth of 23.00m	

Date started 14-8-1997 Logged by KJT

Date finished 16-8-1997 Checked by LAI

Date 3-9-1997

Remarks:

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

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EXPLORATORY HOLE LOG

Hole No.: BH3 Sheet 1 of 2

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +41.75 m.P.D. Inclination: VERTICAL Coordinates: E 848306.93 N 827771.49

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
12/8	PX					0.00					+41.75			
					3,4,3,4,4,5 N=16	1.00								
					U76 (100%)	1.45 1.50 1.95							Extremely weak, pinkish brown, completely decomposed TUFF. (Firm to stiff, slightly sandy SILT.)	V
					5,7,8,12,14,17 N=51	3.00								
					U76 (100%)	3.45 3.50 3.95								
					6,8,11,14,18,20 N=63	5.00								
					U76 (90%)	5.45 5.50 5.95								
	HX					6.30					+35.45			
				T2-101			93	81	81	2.5			Moderately strong to strong, brownish grey to grey mottled with white, moderately to slightly decomposed coarse ash TUFF with closely to medium spaced, iron stained joints, dipping at 30°-40°	III/II
14/8 15/8						7.90					+33.85			
							94	47	47	8.0				
				TNW		9.40					+32.35			
							100	100	100	1				
						10.00					+31.75			

Date started 14-8-1997
Date finished 16-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH3 Sheet 2 of 2

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +41.75 m.P.D. Inclination: VERTICAL Coordinates: E 848306.93 N 82777149

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
				TNW		10.00	100	100	100	1	+31.75		See sheet 1 of 2	III/IV
						10.10					+31.65			
					12,16,22,29,38,58 N=147	11.00							Extremely weak to very weak, greyish brown, completely decomposed TUFF. (Very dense, silty sandy medium GRAVELS.)	V
	HX				U76 (0%)	11.45								
						11.50								
						11.95								
					N=200/220mm	13.00								
						13.22								
						13.50								
15/8					U76 (0%)	13.95								
16/8						14.30	99	99	99	1.1	+27.75			
				TNW		15.80	94	94	94	1.6	+25.95		Strong, grey mottled with white, slightly decomposed coarse ash TUFF with medium to widely spaced, clean with iron stained joints, dipping at 10° 30°	II
						17.00	100	100	100	0	+24.75			
						18.40	100	100	100	0	+23.35			
16/8						19.20					+22.55		Bottom of borehole No. BH3 at depth of 19.20m	

Date started 14-8-1997
Date finished 16-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks:

Piezometer installed at depth of 14.00m

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- V In-situ vane shear test

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EXPLORATORY HOLE LOG

Hole No.: BH4 Sheet 1 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +48.17 m.P.D. Inclination: VERTICAL Coordinates: E 848314.95 N 827776.84

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
19/8						0.00					+48.17			
	PX			SPT	3,4,4,4,4,5 N=17	1.00							Very soft, reddish brown, slightly sandy SILT. (Residual soil)	VI
				U76	U76 (60%)	1.45 1.50 1.95								
				SPT	4,5,5,6,7,7 N=25	3.00								
				U76	U76 (70%)	3.45 3.50 3.95								
				SPT	5,6,6,7,7,8 N=28	5.00					+43.17			
				U76	U76 (80%)	5.45 5.50 5.95								
	HX			SPT	5,7,8,10,10,12 N=40	7.00							Extremely weak, pinkish brown, completely decomposed TUFF. (Firm to stiff, slightly sandy SILT.)	V
				U76	U76 (90%)	7.45 7.50 7.95								
19/8				SPT	6,8,8,10,11,13 N=42	9.00								
20/8				U76	U76 (90%)	9.45 9.50 9.95 10.00					+38.17			

Date started 19-8-197

Date finished 21-8-1997

Logged by KIT

Checked by LAI

Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

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EXPLORATORY HOLE LOG

Hole No.: BH4 Sheet 2 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +48.17 m.P.D. Inclination: VERTICAL Coordinates: E 848314.95 N 827776.84

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
						10.00					+38.17			
				⊠	8,7,9,11,14,17 N=51	11.00							See sheet 1 of 3	V
				▮	U76 (90%)	11.45 11.50								
						11.95								
				⊠	9,12,14,15,18,24 N=71	13.00								
				▮	U76 (0%)	13.45 13.50								
	HX					13.95								
20/8						15.00					+33.17			
21/8				↓	N=200/270mm.	15.27							Very weak, dark greyish brown, completely decomposed TUFF. (Very stiff, sandy SILT.)	V
				↓	N=200/140mm	17.00 17.14								
						18.00	100	73	73	6.9	+29.37			
				TNW		20.00					+28.17		See sheet 3 of 3	II

Date started 19-8-1997
Date finished 21-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- V In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH4 Sheet 3 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +48.17 m.P.D. Inclination: VERTICAL Coordinates: E 848314.95 N 827776.84

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
						20.00	100	73	73	6.5	+28.17			
						20.10					+28.07			
							100	100	100	2.5			Strong, grey mottled with white, slightly decomposed coarse ash TUFF with closely to medium spaced, iron stained joints, dipping at 30°-40°	II
				TNW		21.70					+26.47			
							100	100	80	4				
						22.70					+25.47			
21/8							97	97	77	4.5				
						24.25					+23.92		Bottom of borehole No. BH4 at depth of 24.25m	

Date started 19-8-1997
Date finished 21-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks:

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH5 Sheet 1 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +48.06 m.P.D. Inclination: VERTICAL Coordinates: E 848322.97 N 827782.19

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
21/8	PX			T2-101		0.00	70		0		+48.06		Concrete debris. (Fill)	
						0.40					+47.66		No recovery. (Fill)	
				T2-101		1.00	100		87		+47.06		Boulders, with some coarse gravels and sandy SILT. (Fill)	
					U76 (50%)	1.40 1.50 1.95					+46.66			
					4,4,5,6,6,8 N=25	3.00 3.45 3.50								
					U76 (60%)	3.95							Extremely weak, pinkish brown, completely decomposed TUFF. (Firm to stiff, slightly sandy SILT.)	V
	HX				4,5,7,6,8,10 N=31	5.00 5.45 5.50								
					U76 (60%)	5.95								
					5,7,7,9,10,14 N=40	7.00 7.45 7.50								
					U76 (60%)	7.95								
					5,8,9,10,12,16 N=47	9.00 9.45 9.50								
					U76 (80%)	9.95 10.00					+38.06			

Date started 21-8-1997 Logged by KIT

Date finished 23-8-1997 Checked by LAI

Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- V In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH5 Sheet 2 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +48.06 m.P.D. Inclination: VERTICAL Coordinates: E 848322.97 N 827782.19

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
21/8						-10.00					+38.06			
22/8						-11.00								
				SPT	7,6,8,10,11,15 N=44	-11.45								
				U76	U76 (80%)	-11.50								
						-11.95								
						-13.00							Extremely weak, pinkish brown, completely decomposed TUFF. (Firm to stiff, slightly sandy SILT.)	V
				SPT	7,9,10,12,15,19 N=56	-13.45								
				U76	U76 (0%)	-13.50								
	HX					-13.95								
						-15.00								
				SPT	7,10,13,17,20,24 N=74	-15.45								
				U76	U76 (0%)	-15.50								
						-15.95								
						-17.00								
				SPT	8,11,13,16,21,27 N=77	-17.45								
						-19.00					+29.06			
				SPT	8,12,16,24,28,37 N=105	-19.45							See sheet 3 of 3	V
						-20.00					+28.06			

Date started 21-8-1997
Date finished 23-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH5			Sheet 3 of 3
Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.			
Ground level: +48.06 m.P.D.	Inclination: VERTICAL	Coordinates: E848322.97 N827782.19	
Method: ROTARY DRILL	Rig type & no.: D-26	Operator: CHAN	

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
	HX					20.00					+28.06			
				↓	N=200/300mm	21.00 21.30							Extremely weak to very weak, dark pinkish brown, completely decomposed TUFF. (Very dense, slightly silty fine to medium GRAVELS.)	>
				↓	N=200/90mm	23.00 23.09								
22/8						24.30					+23.76			
23/8				TNW			98	98	82	7.1				
						25.70					+22.36		Strong, grey mottled with white, slightly decomposed coarse ash TUFF with closely to medium spaced, clean with occasional iron stained joints, dipping at 30°-40°, 60°-70°	II
							95	95	95	5.0				
						27.[illegible]					+20.76			
							100	97	97	5.0				
						28.70					+19.36			
							100	100	100	4.7				
23/8						29.55					+18.51		Bottom of borehole No. BH5 at depth of 29.55m	

Date started 21-8-1997
Date finished 23-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks:

Legend:

- • Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- ▲ Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- V In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH6 Sheet 1 of 2

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.62 m.P.D. Inclination: VERTICAL Coordinates: E 848331.99 N 827760.43

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
4/9						0.00					+42.62			
					2,3,3,3,4,5 N=15	1.00							Firm, brick red mottled with yellowish brown, silty CLAY. (Residual soil)	VI
					U76 (90%)	1.45 1.50 1.95								
					3,3,3,4,5,5 N=17	3.00								
					U76 (80%)	3.45 3.50 3.95								
	HX				3,4,5,5,6,8 N=24	5.00					+37.62		Extremely weak, reddish brown mottled with white and yellowish brown, completely decomposed TUFF. (Stiff, clayey SILT.)	V
					U76 (80%)	5.45 5.50 5.95								
					5,6,7,7,8,8 N=30	7.00								
					U76 (90%)	7.45 7.50 7.95								
		9.40m			6,7,9,10,12,13 N=44	9.00					+33.62		See sheet 2 of 2	V
					U76 (90%)	9.45 9.50 9.95 10.00					+32.62			

Date started 4-9-1997
Date finished 5-9-1997

Logged by KIT
Checked by LAI
Date 10-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH6 Sheet 2 of 2

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.62 m.P.D. Inclination: VERTICAL Coordinates: E 848331.99 N 827760.43

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
4/9						10.00					+32.62			
5/9				⊠↓	8,10,11,13,17,24 N=65	11.00							Extremely weak to very weak, brown, completely decomposed TUFF. (Stiff to very stiff, sandy SILT.)	V
				▮	U76 (80%)	11.45 11.50								
						11.95								
	HX			⊠↓	10,12,15,19,23,31 N=88	13.00								
				▮	U76 (80%)	13.45 13.50								
						13.95								
				⊠↓	13,16,20,25,37,58 N=140	15.00					+27.62			
				▮	U76 (0%)	15.45 15.50							Very weak, brownish grey to grey, completely decomposed TUFF. (Very stiff, very slightly gravelly sandy SILT.)	V
						15.95								
				↓	N=200/220m	17.00 17.22								
5/9						18.00					+24.62		Bottom of borehole No. BH6 at depth of 18.00m	

Date started 4-9-1997
Date finished 5-9-1997

Logged by KIT
Checked by LAI
Date 10-9-1997

Remarks

Piezometer installed at depth of 18.00m

Legend:

- • Small disturbed
- ‡ Large disturbed
- ⊠ SPT liner sample
- ▮ U76 undisturbed
- ■ U100 undisturbed
- ⊠ Mazier sample
- ▲ Water sample
- ⧗ Water table
- ↓ Standard penetration test
- ⊕ Permeability test
- ▲ Piezometer tip
- V In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH9 Sheet 1 of 2

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +43.00 m.P.D. Inclination: VERTICAL Coordinates: E 848316.77 N 827756.25

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
3/9						0.00					+43.00		No recovery (Fill)	
						0.40					+42.60			
				T2-101		0.70	100		0		+42.30		Dark grey to dark brownish grey, subangular COBBLES and coarse GRAVELS. (Fill)	
					3,3,4,4,4,5 N=17	1.00								
					U76 (90%)	1.45 1.50								
						1.95							Firm, brick red mottled with yellowish brown, silty CLAY. (Residual soil)	VI
					3,4,5,5,6,6 N=22	3.00								
					U76 (80%)	3.45 3.50								
						3.95								
	HX				4,6,7,9,9,11 N=36	5.00					+38.00			
					U76 (70%)	5.45 5.50								
						5.95							Extremely weak, reddish brown mottled with yellowish brown, completely decomposed TUFF. (Firm to stiff, clayey SILT.)	V
					6,6,8,10,11,14 N=43	7.00								
					U76 (70%)	7.45 7.50								
						7.95								
		9.00m			7,8,11,13,16,19 N=59	9.00					+34.00			
					U76 (60%)	9.45 9.50							See sheet 2 of 2	V
						9.95 10.00					+33.00			

Date started 3-9-1997
Date finished 4-9-1997
Logged by KIT
Checked by LAI
Date 10-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH9 Sheet 2 of 2

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +43.00 m.P.D. Inclination: VERTICAL Coordinates: E 848316.77 N 827756.25

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
3/9						10.00					+33.00			
4/9				⊠↓	7,9,12,15,19,25 N=71	11.00							Extremely weak to very weak, brown, completely decomposed TUFF. (Stiff to very stiff, sandy SILT.)	V
				▮	U76 (80%)	11.45 11.50								
						11.95								
	HX			⊠↓	9,13,18,20,26,37 N=101	13.00								
				▮	U76 (0%)	13.45 13.50								
						13.95								
				⊠↓	13,17,24,36,41,52 N=153	15.00					+28.00			
						15.45							Very weak, brownish grey, completely decomposed TUFF. (Very stiff, sandy SILT.)	V
4/9				↓	N=200/180mm	17.00 17.18 17.30					+25.70			
													Bottom of borehole No. BH9 at depth of 17.30m	

Date started 3-9-1997
Date finished 4-9-1997
Logged by KIT
Checked by LAI
Date 10-9-1997

Remarks:

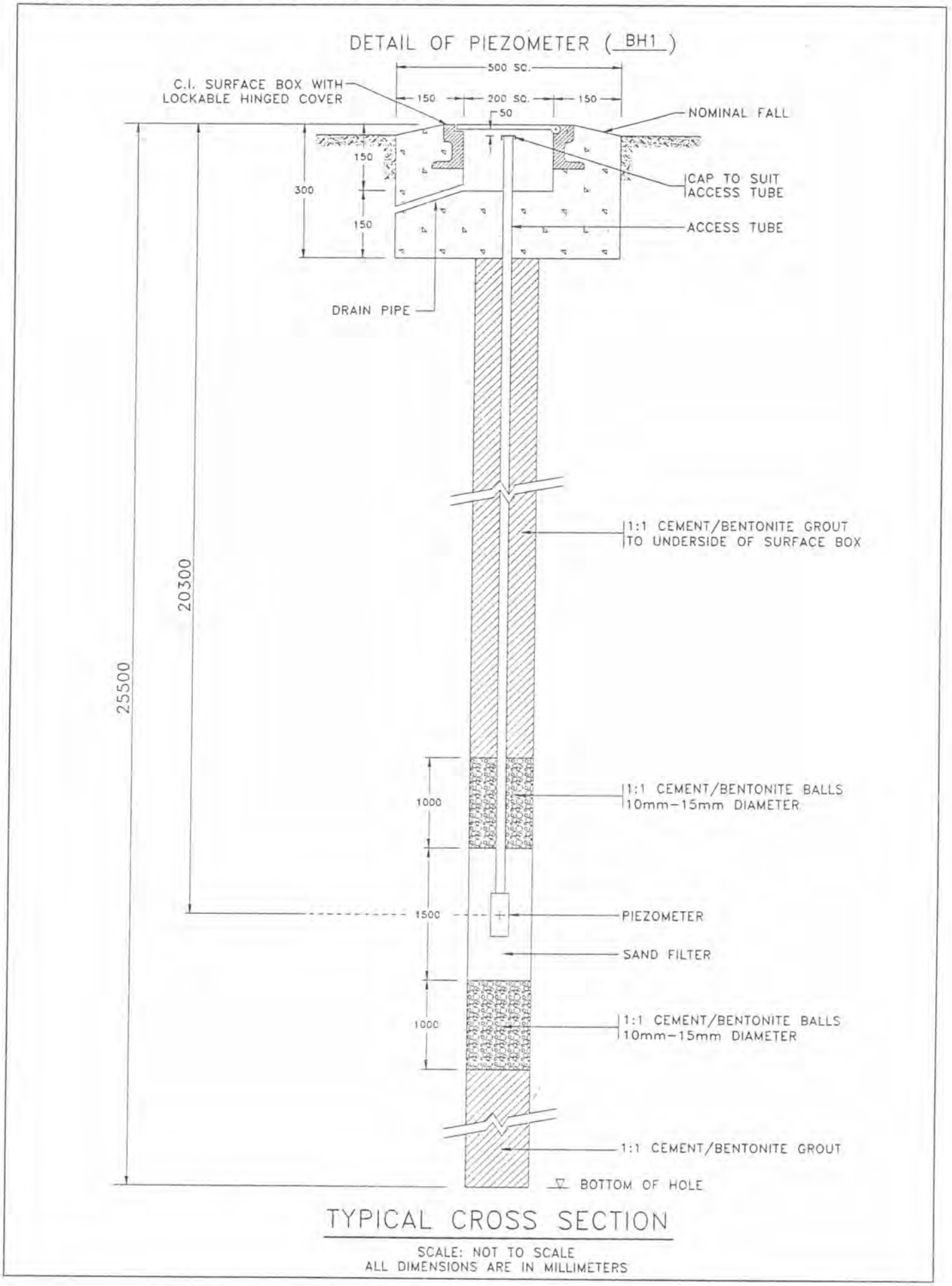
Piezometer installed at depth of 17.30m

Legend:

- • Small disturbed
- ‡ Large disturbed
- ⊠ SPT liner sample
- ▮ U76 undisturbed
- ■ U100 undisturbed
- ⊠ Mazier sample
- ▲ Water sample
- ⧗ Water table
- ↓ Standard penetration test
- ⊕ Permeability test
- ▲ Piezometer tip
- V In-situ vane shear test

PIEZOMETER DETAILS

THE BORING ENGINEERING LTD.



TYPICAL CROSS SECTION

SCALE: NOT TO SCALE
ALL DIMENSIONS ARE IN MILLIMETERS

THE BORING ENGINEERING LTD.

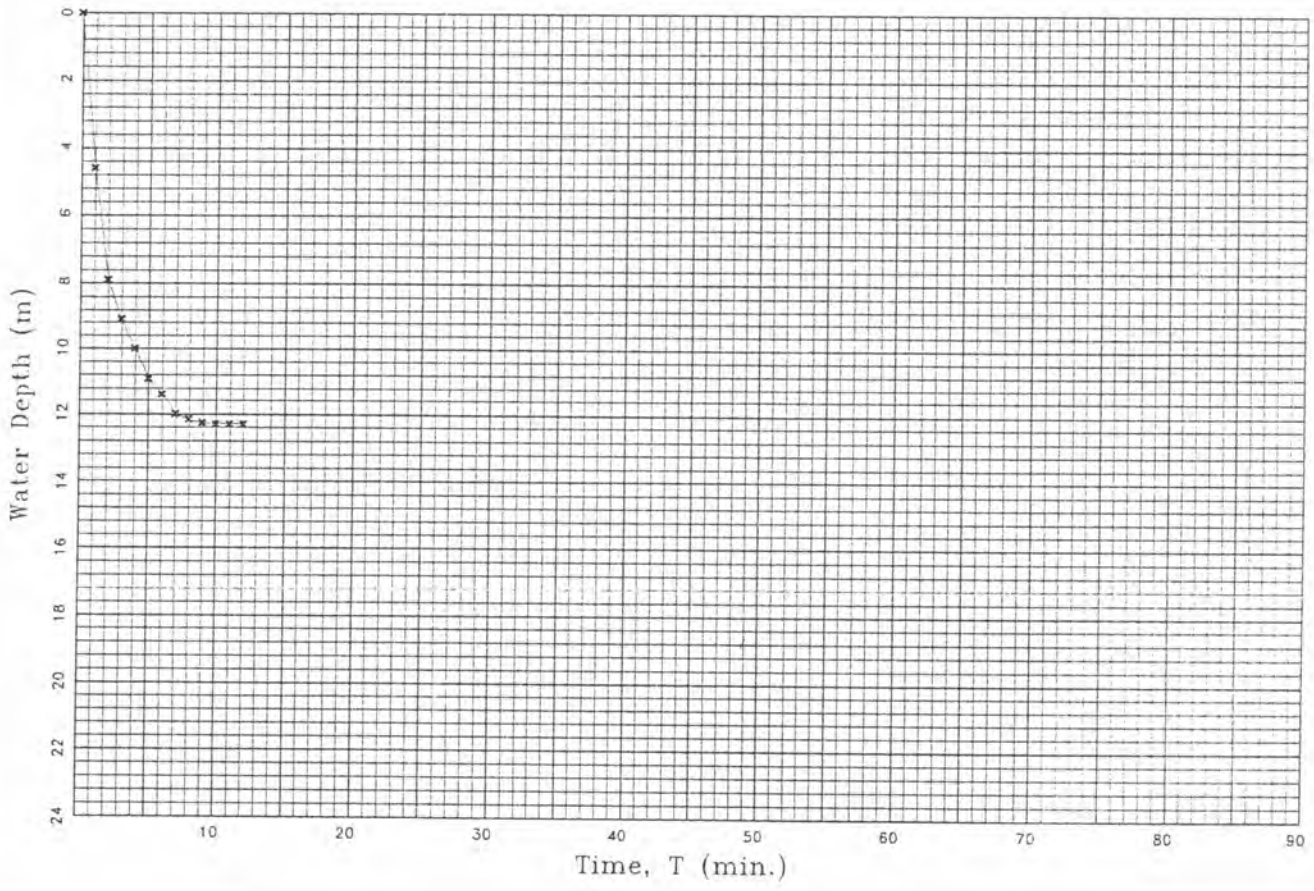
PIEZOMETER RESPONSE TEST

Location: LOT 285 IN D.D. 252, SAI KUNG, N. T.
Date: 19-8-1997

Borehole No.: BH1
Tested by: LAI

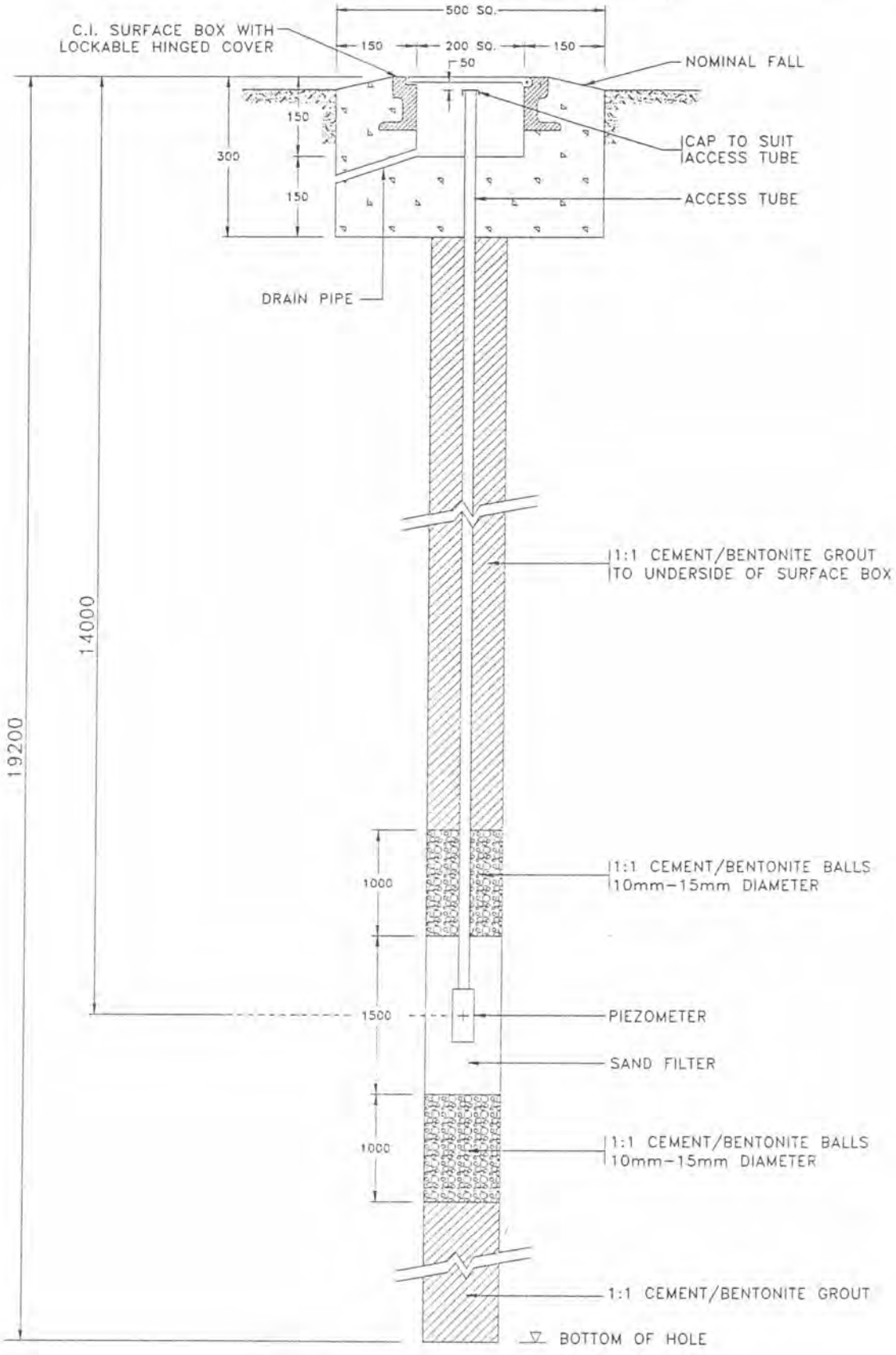
Depth: 20.30m
Water Level: 12.30m

Time, T (min.)	Water Depth (m)
0	0.00
1	4.60
2	7.90
3	9.10
4	10.00
5	10.90
6	11.40
7	12.00
8	12.16
9	12.27
10	12.30
11	12.30
12	12.30



THE BORING ENGINEERING LTD.

DETAIL OF PIEZOMETER (BH3)



TYPICAL CROSS SECTION

SCALE: NOT TO SCALE
ALL DIMENSIONS ARE IN MILLIMETERS

THE BORING ENGINEERING LTD.

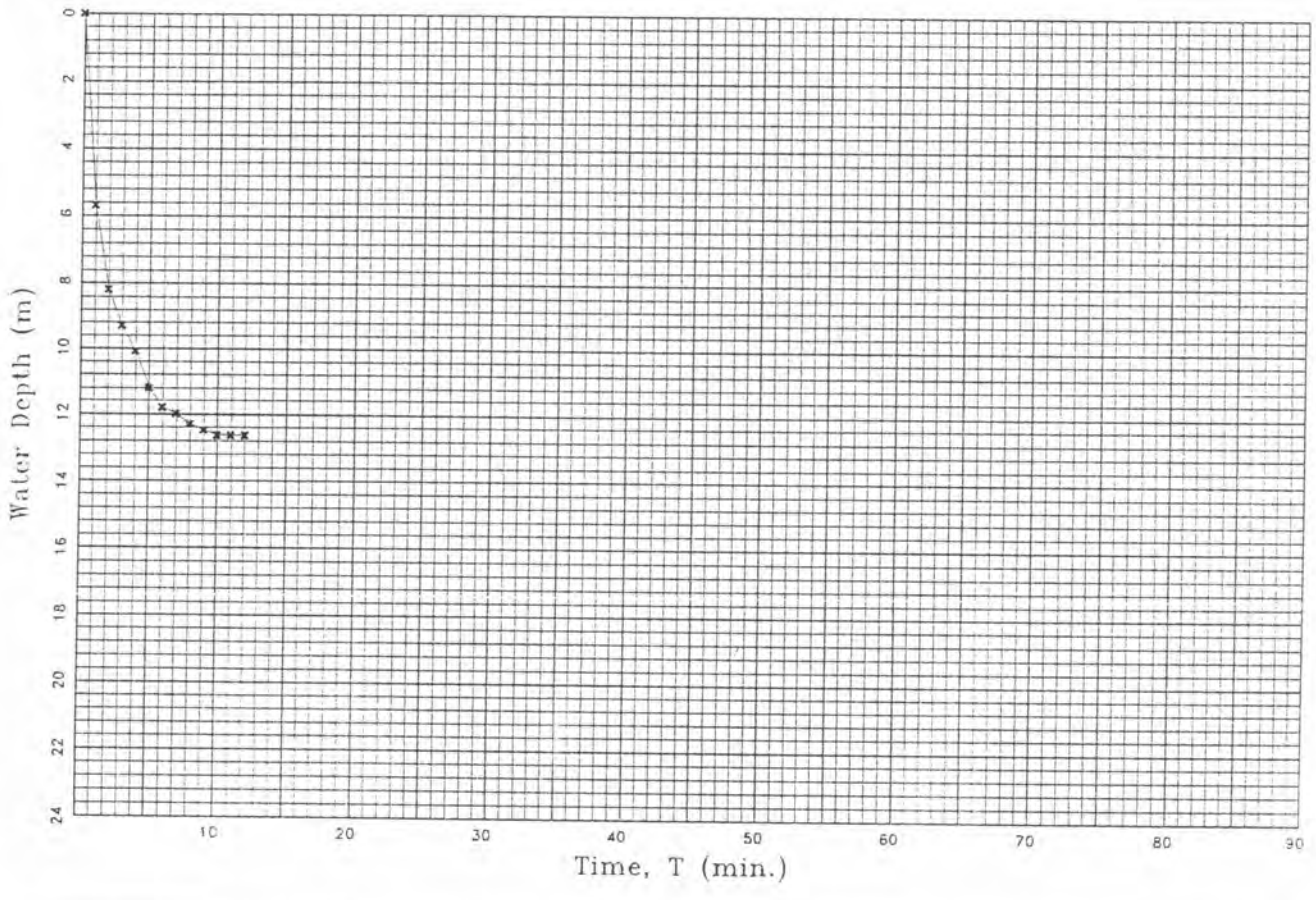
PIEZOMETER RESPONSE TEST

Location: LOT 285 IN D.D. 252, SAI KUNG, N. T.
Date: 16-8-1997

Borehole No.: BH3
Tested by: LAI

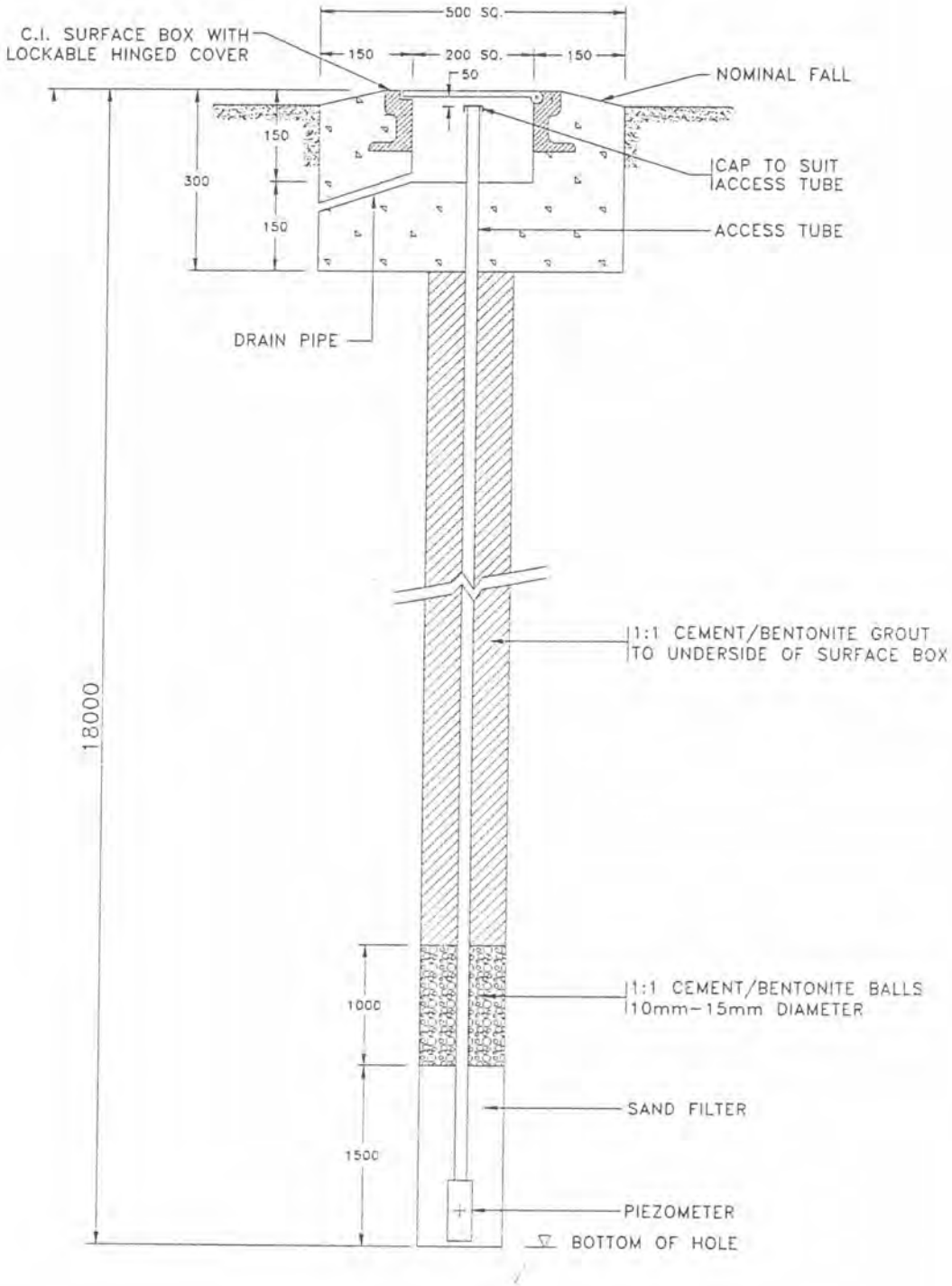
Depth: 14.00m
Water Level: 12.64m

Time, T (min.)	Water Depth (m)
0	0.00
1	5.70
2	8.20
3	9.30
4	10.10
5	11.21
6	10.82
7	12.00
8	12.30
9	12.50
10	12.64
11	12.64
12	12.64



THE BORING ENGINEERING LTD.

DETAIL OF PIEZOMETER (BH6)



TYPICAL CROSS SECTION

SCALE: NOT TO SCALE
ALL DIMENSIONS ARE IN MILLIMETERS

THE BORING ENGINEERING LTD.

PIEZOMETER RESPONSE TEST

Location: LOT 285 IN D.D. 252, SAI KUNG, N. T.

Date: 5-9-1997

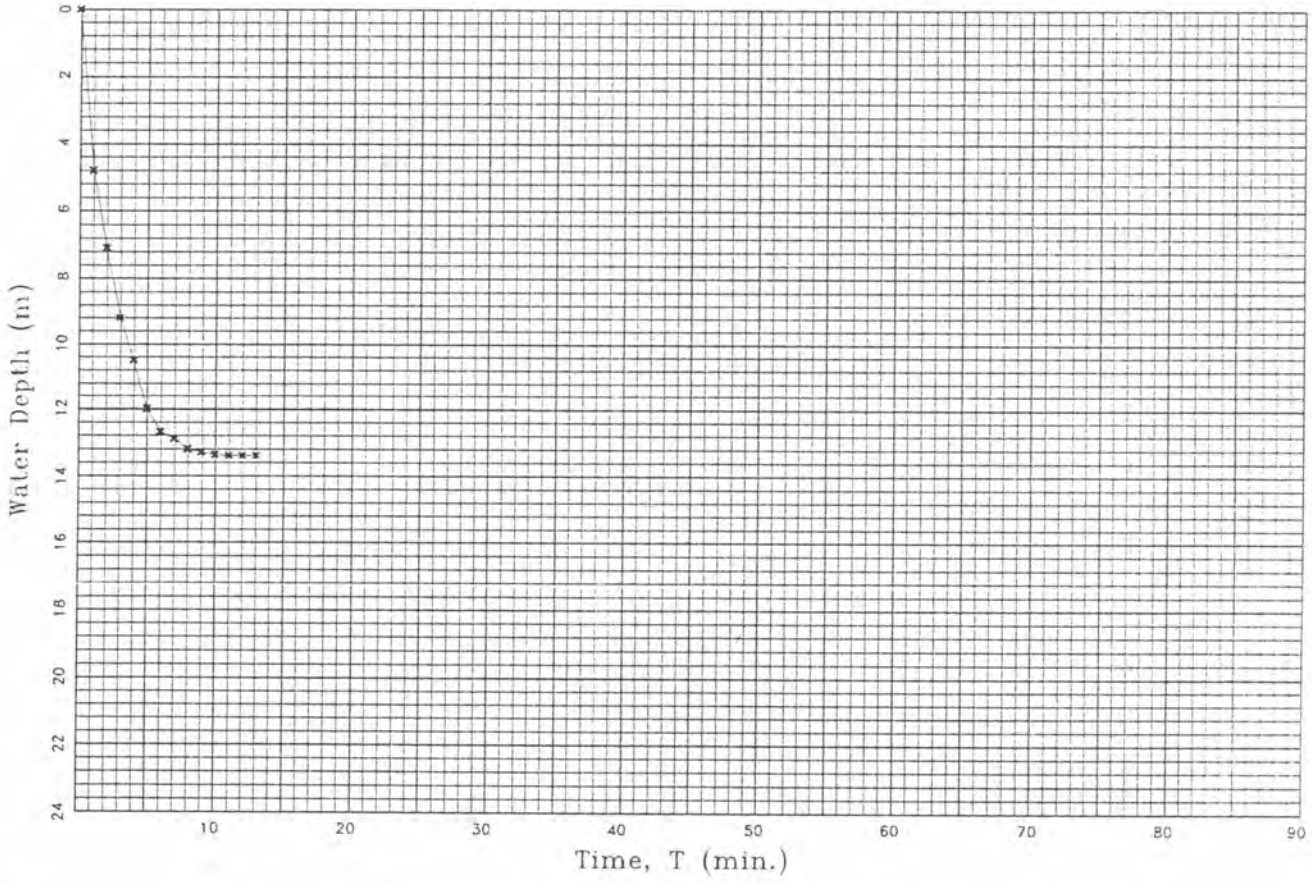
Borehole No.: BH6

Tested by: LAI

Depth: 18.00m

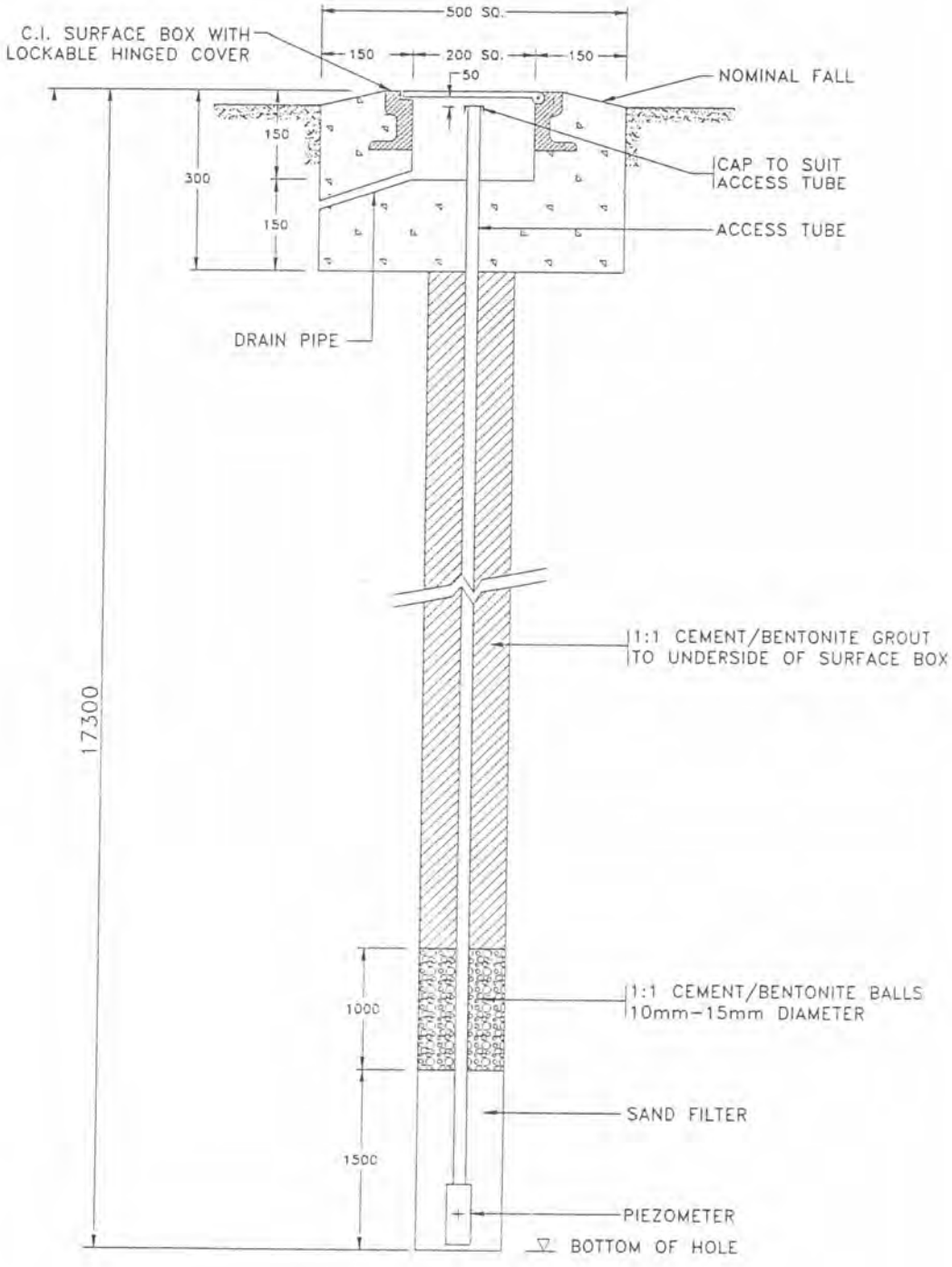
Water Level: 13.40m

Time, T (min.)	Water Depth (m)
0	0.00
1	4.80
2	7.10
3	9.20
4	10.50
5	12.00
6	12.70
7	12.90
8	13.20
9	13.29
10	13.37
11	13.40
12	13.40
13	13.40



THE BORING ENGINEERING LTD.

DETAIL OF PIEZOMETER (BH9)



TYPICAL CROSS SECTION

SCALE: NOT TO SCALE
ALL DIMENSIONS ARE IN MILLIMETERS

THE BORING ENGINEERING LTD.

PIEZOMETER RESPONSE TEST

Location: LOT 285 IN D.D. 252, SAI KUNG, N. T.

Date: 4-9-1997

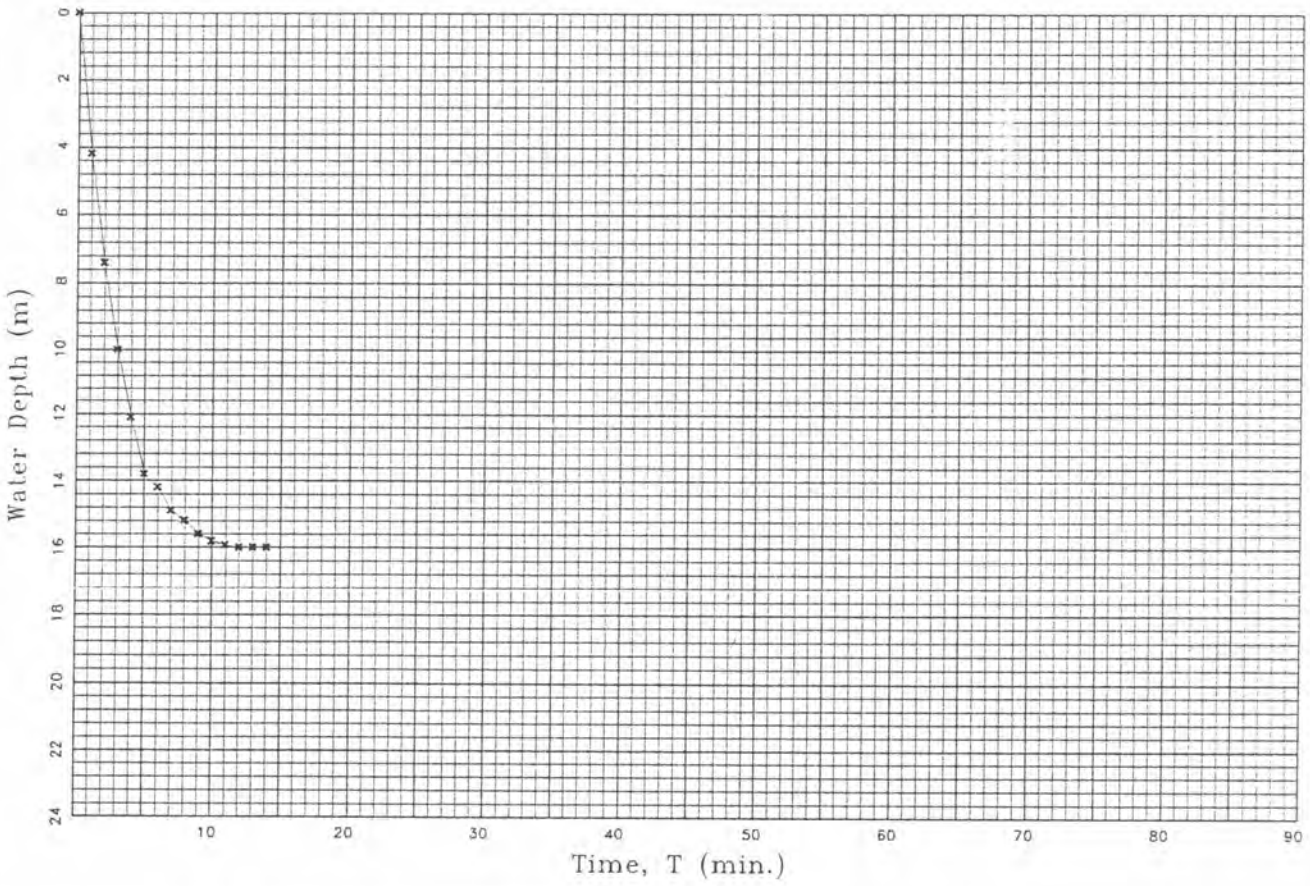
Borehole No.: BH9

Tested by: LAI

Depth: 17.30m

Water Level: 16.00m

Time, T (min.)	Water Depth (m)
0	0.00
1	4.20
2	7.40
3	10.00
4	12.10
5	13.80
6	14.20
7	14.30
8	15.20
9	15.61
10	15.82
11	15.94
12	16.00
13	16.00
14	16.00



WATER LEVEL RECORDS

THE BORING ENGINEERING LTD.

RECORD OF WATER TABLE READING

Project: LOT 285 IN D.D. 252, SAI KUNG, N.T.	
Borehole No.: BH1	**Date of Installation:** 19-8-1997
Depth of Piezometer: 20.30m	
Ex. Ground Level: +42.72 m.P.D.	

Date	Time	Depth of Water Table Below Ground (m)	Elevation of Water Table (m.P.D.)
20-8-1997	9:00 a.m.	12.50	+ 30.22
21-8-1997	9:00 a.m.	12.50	+ 30.22
22-8-1997	9:00 a.m.	12.46	+ 30.26
23-8-1997	9:00 a.m.	12.31	+ 30.41
25-8-1997	9:00 a.m.	12.42	+ 30.30
26-8-1997	9:00 a.m.	12.60	+ 30.12
27-8-1997	9:00 a.m.	12.61	+ 30.11
28-8-1997	9:00 a.m.	12.68	+ 30.04
29-8-1997	9:00 a.m.	12.70	+ 30.02
30-8-1997	9:00 a.m.	12.74	+ 29.98
1-9-1997	9:00 a.m.	12.74	+ 29.98
2-9-1997	9:00 a.m.	12.80	+ 29.92
3-9-1997	9:00 a.m.	12.86	+ 29.86
4-9-1997	9:00 a.m.	12.80	+ 29.92
5-9-1997	9:00 a.m.	12.85	+ 29.87

THE BORING ENGINEERING LTD.

RECORD OF WATER TABLE READING

Project: LOT 285 IN D.D. 252, SAI KUNG, N.T.	
Borehole No.: BH3	**Date of Installation:** 16-8-1997
Depth of Piezometer: 14.00m	
Ex. Ground Level: +41.75 m.P.D.	

Date	Time	Depth of Water Table Below Ground (m)	Elevation of Water Table (m.P.D.)
19-8-1997	9:00 a.m.	13.00	+ 28.75
20-8-1997	9:00 a.m.	13.14	+ 28.61
21-8-1997	9:00 a.m.	13.06	+ 28.69
22-8-1997	9:00 a.m.	12.94	+ 28.81
23-8-1997	9:00 a.m.	12.81	+ 28.94
25-8-1997	9:00 a.m.	13.20	+ 28.55
26-8-1997	9:00 a.m.	13.59	+ 28.16
27-8-1997	9:00 a.m.	13.78	+ 27.97
28-8-1997	9:00 a.m.	13.90	+ 27.85
29-8-1997	9:00 a.m.	13.99	+ 27.76
30-8-1997	9:00 a.m.	14.17	+ 27.58
1-9-1997	9:00 a.m.	14.20	+ 27.55
2-9-1997	9:00 a.m.	14.34	+ 27.41
3-9-1997	9:00 a.m.	14.40	+ 27.35
4-9-1997	9:00 a.m.	14.26	+ 27.49
5-9-1997	9:00 a.m.	14.30	+ 27.45

THE BORING ENGINEERING LTD.

RECORD OF WATER TABLE READING

Project: LOT 285 IN D.D. 252, SAI KUNG, N.T.	
Borehole No.: BH6	**Date of Installation:** 5-9-1997
Depth of Piezometer: 18.00m	
Ex. Ground Level: +42.62 m.P.D.	

Date	Time	Depth of Water Table Below Ground (m)	Elevation of Water Table (m.P.D.)
6-9-1997	9:00 a.m.	13.70	+ 28.92
8-9-1997	9:00 a.m.	13.95	+ 28.67
9-9-1997	9:00 a.m.	14.10	+ 28.52
10-9-1997	9:00 a.m.	14.25	+ 28.37
11-9-1997	9:00 a.m.	14.40	+ 28.22
12-9-1997	9:00 a.m.	14.68	+ 27.94
13-9-1997	9:00 a.m.	14.76	+ 27.86

THE BORING ENGINEERING LTD.

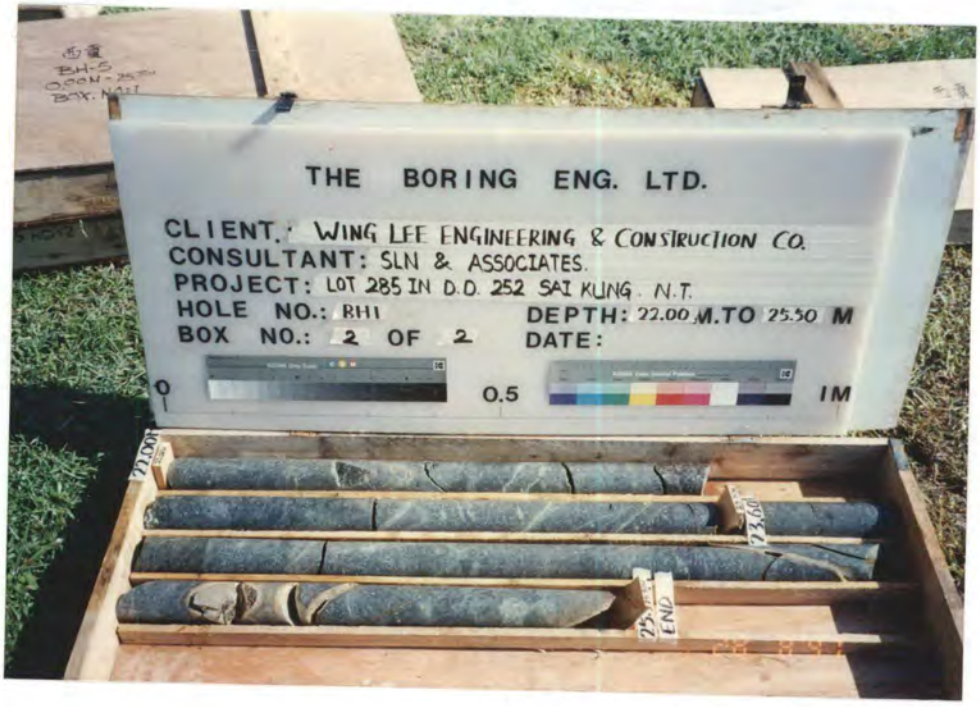
RECORD OF WATER TABLE READING

Project: LOT 285 IN D.D. 252, SAI KUNG, N.T.	
Borehole No.: BH9	**Date of Installation:** 4-9-1997
Depth of Piezometer: 17.30m	
Ex. Ground Level: +43.00 m.P.D.	

Date	Time	Depth of Water Table Below Ground (m)	Elevation of Water Table (m.P.D.)
5-9-1997	9:00 a.m.	16.03	+ 26.97
6-9-1997	9:00 a.m.	16.17	+ 26.83
8-9-1997	9:00 a.m.	16.30	+ 26.70
9-9-1997	9:00 a.m.	16.38	+ 26.62
10-9-1997	9:00 a.m.	16.40	+ 26.60
11-9-1997	9:00 a.m.	16.55	+ 26.45
12-9-1997	9:00 a.m.	16.61	+ 26.39

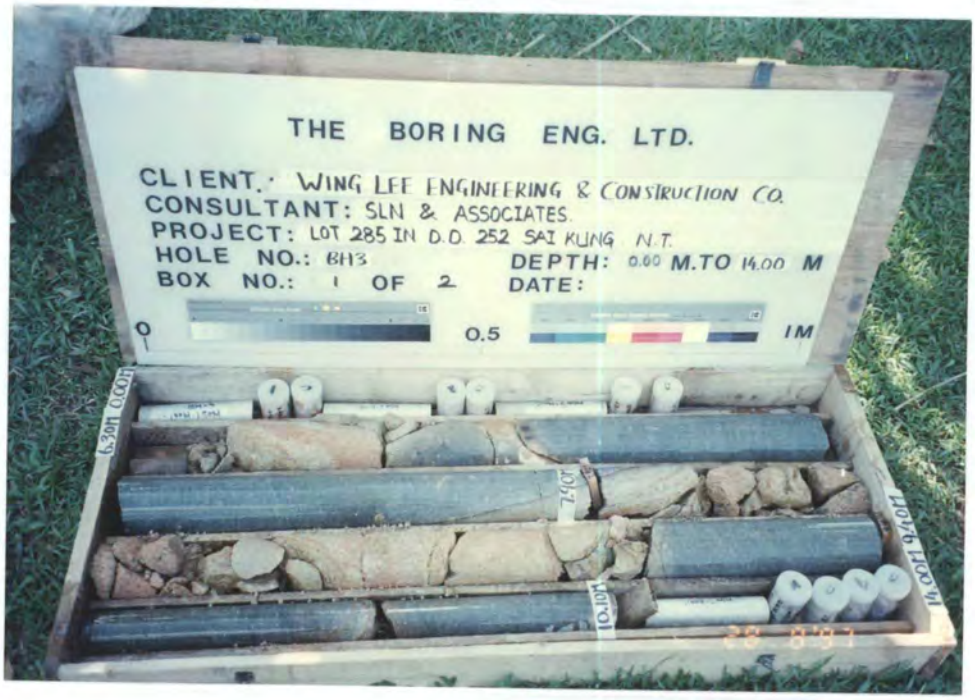
PHOTOGRAPHS


THE BORING ENG. LTD.
CLIENT.: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH1
DEPTH: 0.00 M.TO 22.00 M
BOX NO.: 1 OF 2
DATE:
0
0.5
1M

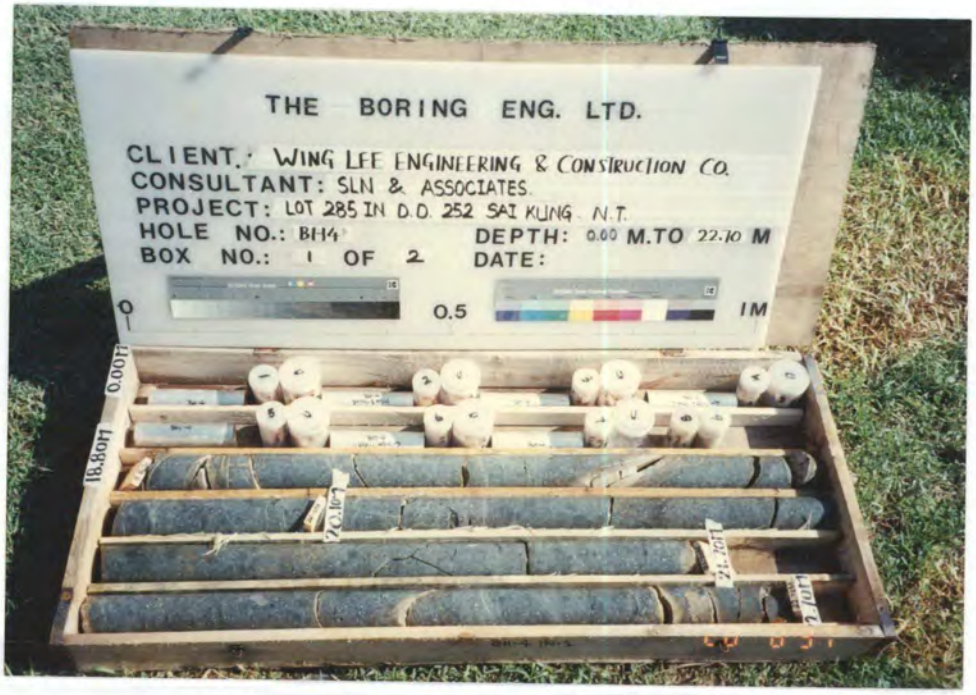

THE BORING ENG. LTD.
CLIENT.: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH1
DEPTH: 22.00 M.TO 25.50 M
BOX NO.: 2 OF 2
DATE:
0
0.5
1M

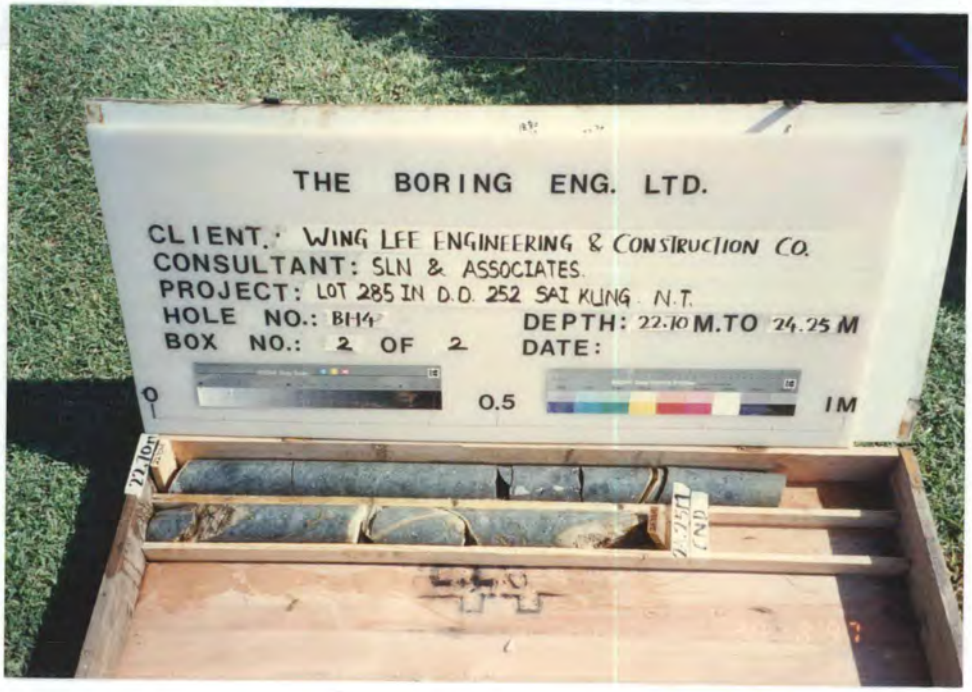

THE BORING ENG. LTD.
CLIENT.: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH2
DEPTH: 0.00 M.TO 21.90 M
BOX NO.: 1 OF 2
DATE:
0
0.5
1M


THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH12
BOX NO.: 2 OF 2
DEPTH: 21.90 M.TO 23.00 M
DATE:
0
0.5
1M
21.90m
23.00m
END


THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH13
BOX NO.: 1 OF 2
DEPTH: 0.00 M.TO 14.00 M
DATE:
0
0.5
1M
6.30m
10.10m
14.00m

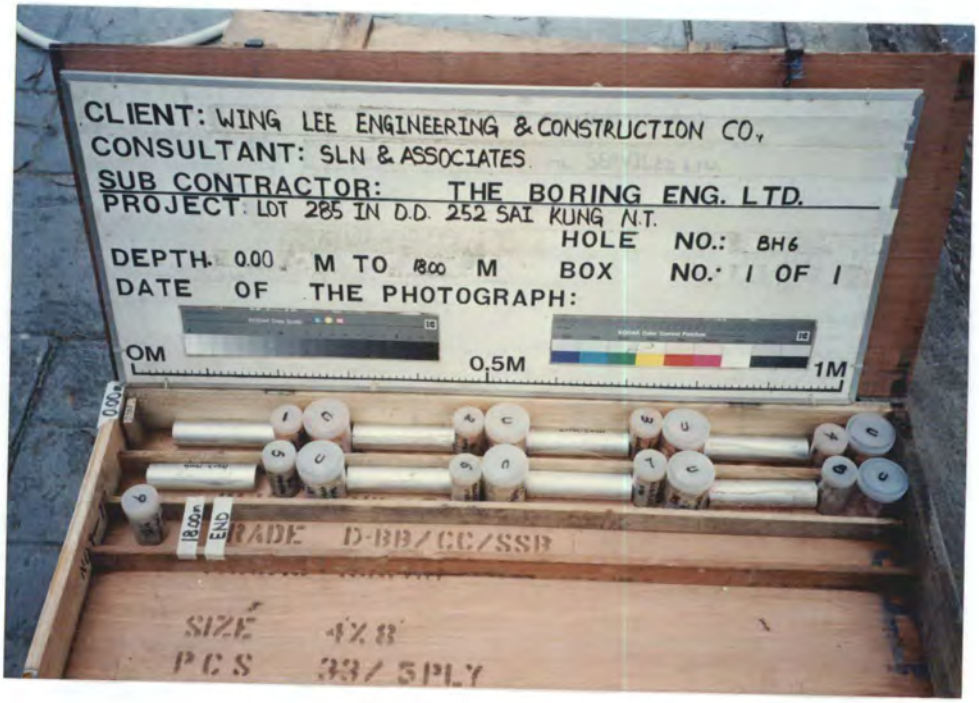

THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH13
BOX NO.: 2 OF 2
DEPTH: 14.00 M.TO 19.20 M
DATE:
0
0.5
1M
14.00m
18.45m
19.20m
END

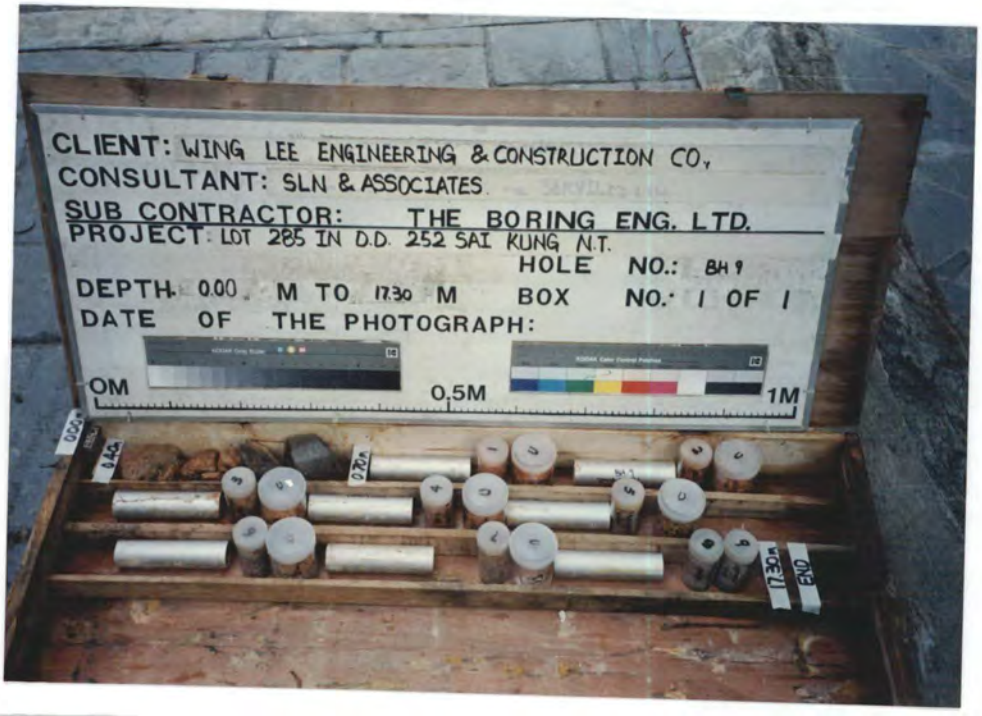

THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH4
BOX NO.: 1 OF 2
DEPTH: 0.00 M.TO 22.10 M
DATE:
0
0.5
1M


THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH4
BOX NO.: 2 OF 2
DEPTH: 22.10 M.TO 24.25 M
DATE:
0
0.5
1M


THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH5
BOX NO.: 1 OF 2
DEPTH: 0.00 M.TO 25.70 M
DATE:
0
0.5
1M


THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH5
DEPTH: 25.70 M. TO 29.55 M
BOX NO.: 2 OF 2
DATE:
0
0.5
1M
25.70m
END
GRADE DBB/CC


CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.,
CONSULTANT: SLN & ASSOCIATES.
SUB CONTRACTOR: THE BORING ENG. LTD.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH6
DEPTH: 0.00 M TO 18.00 M
BOX NO.: 1 OF 1
DATE OF THE PHOTOGRAPH:
OM
0.5M
1M
18.00m
END
GRADE D-BB/CC/SSB
SIZE 4'X8'
PCS 33/5PLY

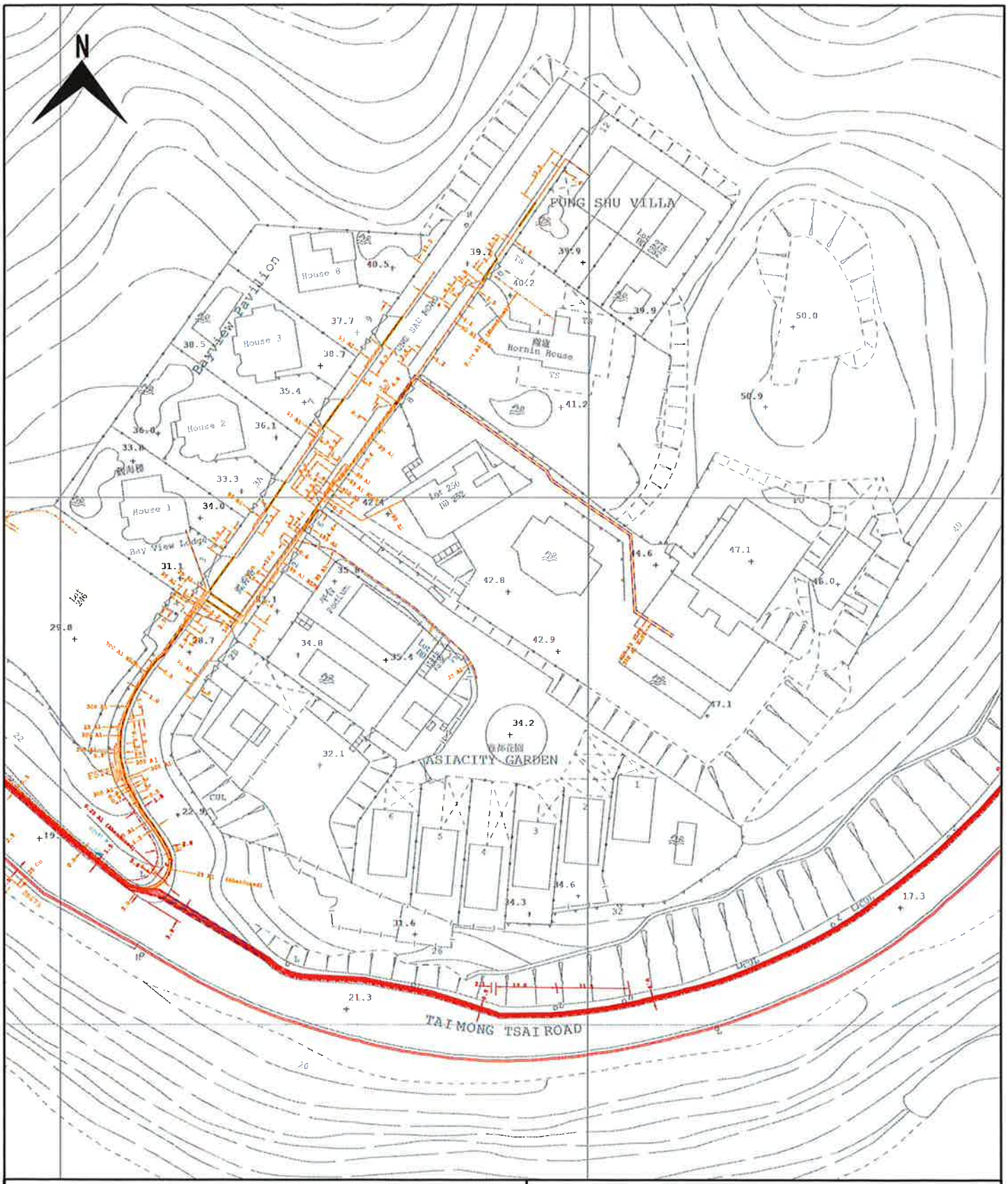

CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.,
CONSULTANT: SLN & ASSOCIATES.
SUB CONTRACTOR: THE BORING ENG. LTD.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH9
DEPTH: 0.00 M TO 17.30 M
BOX NO.: 1 OF 1
DATE OF THE PHOTOGRAPH:
OM
0.5M
1M
17.30m
END

Appendix F

Records of Existing Utilities

Summary of Utility Companies

Company	Received Date	Remarks
CLP Power Hong Kong Limited	17 Jun 2024	
Water Supplies Department	25 Jul 2024	
HKT Limited	2 Oct 2024	



Legend

- 400kV CABLE / SUBMARINE CABLE / OHL
- 400kV OVERHEAD LINE TOWER
- 132kV CABLE / SUBMARINE CABLE / OHL
- 132kV OVERHEAD LINE TOWER
- 33kV CABLE
- 33kV SUBMARINE CABLE
- 33kV OVERHEAD LINE
- ABANDONED TRANSMISSION CABLE
- 11kV CABLE
- 11kV SUBMARINE CABLE
- 11kV OVERHEAD LINE
- LOW VOLTAGE CABLE
- LOW VOLTAGE OVERHEAD LINE (1 PHASE)
- LOW VOLTAGE OVERHEAD LINE (3 PHASE)
- LV OVERHEAD LINE (ABC / Wall Mounted)
- LOW VOLTAGE OVERHEAD LINE (PVC)
- PILOT CABLE
- TEMPERATURE SENSING CABLE (DTS)
- FIBRE OPTIC CABLE
- AERIAL EARTH WIRE (AEW)
- OVERHEAD LINE FIBRE OPTIC
- SHALLOW COVER INSTALLATION
- DUCT LINE

ALL LOCATIONS, MEASUREMENTS, DIMENSIONS AND DISTANCES ARE FOR CLP POWER INTERNAL USE ONLY. THEY SHOULD NOT BE SCALED AND ASSUMED ACCURATE. CLP POWER ACCEPTS NO RESPONSIBILITY IN THE EVENT OF ANY INACCURACY. EXTREME CARE MUST BE EXERCISED WHEN WORKING IN CLOSE PROXIMITY TO OUR EQUIPMENT. PLEASE CONTACT OUR REGIONAL OFFICE AS SOON AS YOU ARE READY TO COMMENCE WORK.

MAP NO: CLP Facility Records Map

08SW08C

SCALE: 1:1000

PRINTED ON: 07-06-2024

Reference no. : W-2024-0723-001

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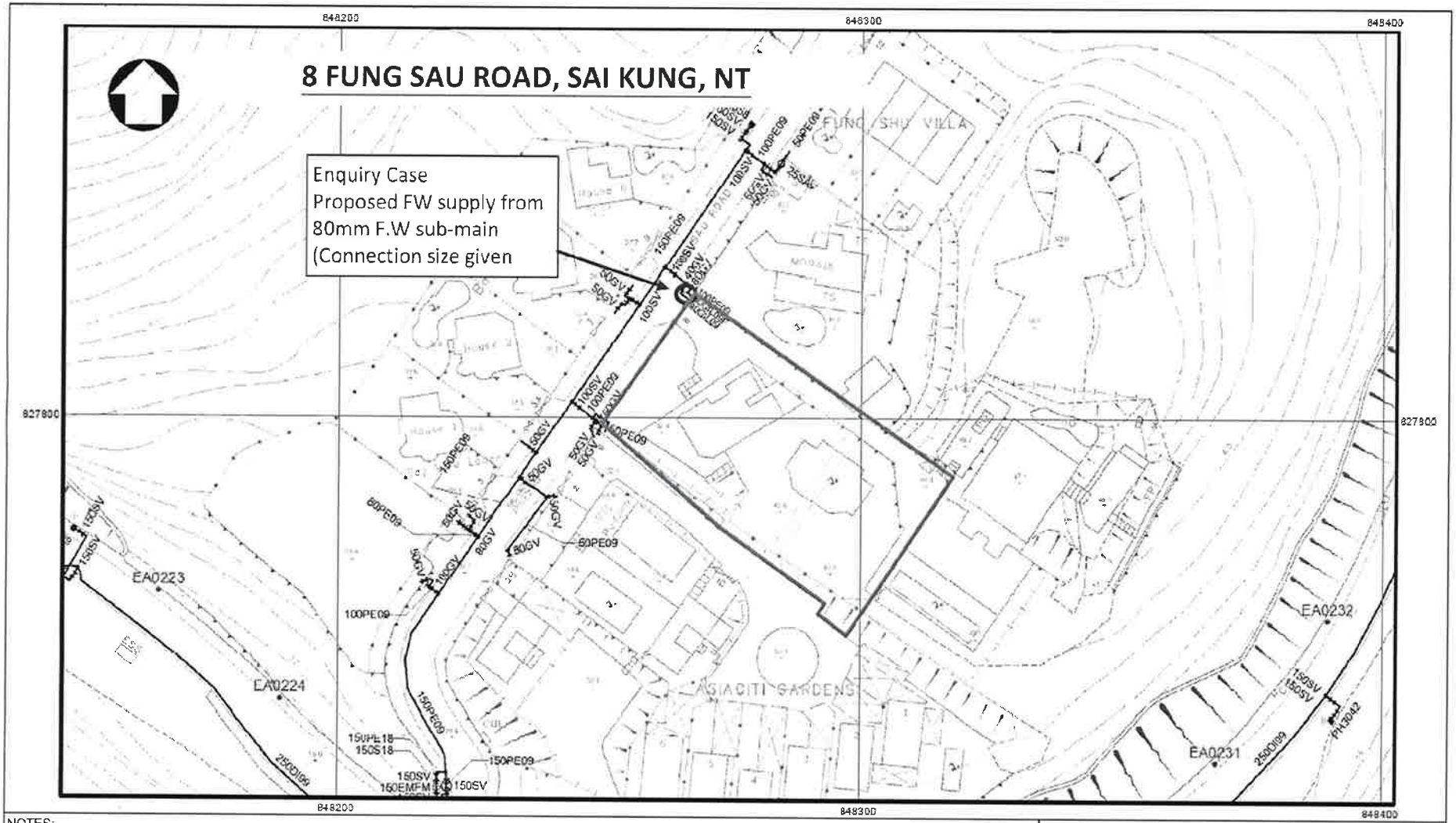
Information Classification: PROPRIETARY

[20240719000843-002/002-1/1]



NOTES:

Site Area

Propose supply point

25 12.5 0 25 Meters

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Water Main Record

CCID 7896105588

Sheet 1 of 1 | 1:1000

水務署
Water Supplies Department



HKT

OUTSIDE PLANT SERVICES		
EXCH. AREA : SAK		
SURVEY MAP No. 08SW08C		
UU REF. No. P2606-1 B		
PREP. EMPC	SCALE	1:1000
CKD. Chim, Andrew WL	DATE	06/06/2024
DWG. No. HKT-20240606-0004-R-HKT		

NOTES :

1. EXCEPT FOR YOUR PROSPECTIVE CONTRACTORS/EMPLOYEES, THIS DRAWING MUST NOT BE RELEASED TO THIRD PARTY WITHOUT HK TELEPHONE'S WRITTEN APPROVAL.
2. THIS INFORMATION IS ACCURATE AT THE DATE BELOW, BUT FURTHER ALTERATIONS/AUGMENTATION MAY TAKE PLACE IN THE FUTURE.
3. THE FEATURES AND POSITION OF OUR PLANT INDICATED ON THIS DRAWING IS APPROXIMATELY ONLY. THERE ARE 8 *TELECOMMUNICATION LINES / CABLES WITHIN THE SPECIFIC AREA. THE COLOUR OF UPVC HKT DUCTS IS GREY AND THE DEPTH AT LEAST 900MM FOR CARRIAGEWAY AND 450MM FOR NON-CARRIAGEWAY. ACTUAL DEPTH AND POSITION OF PLAN MUST BE ESTABLISHED BEFORE COMMENCEMENT OF WORK AS VARIATIONS DEPTH AND LINE MAY OCCUR. ALL TELECOMMUNICATIONS LINES ARE DETECTABLE. FOR ANY QUERIES, PLEASE CONTACT THE PERSON AT THE RETURN LETTER TO THE MARK PLANT REQUEST.
4. REACH NETWORKS HONG KONG LIMITED'S PLANT INCLUDED.

*FOR EMERGENCY REQUEST, YOU MAY CALL 2888 9999 For DETAILS.

KEY OF PLANT	EXISTING	PROPOSED
MANHOLE	■	▨
JOINT BOX	■	▨
DUCT	———	- - - -
CABLE	———	- - - -
POLE	○	○
CABINET	⊠	⊠
BURIED COUPLING	×	

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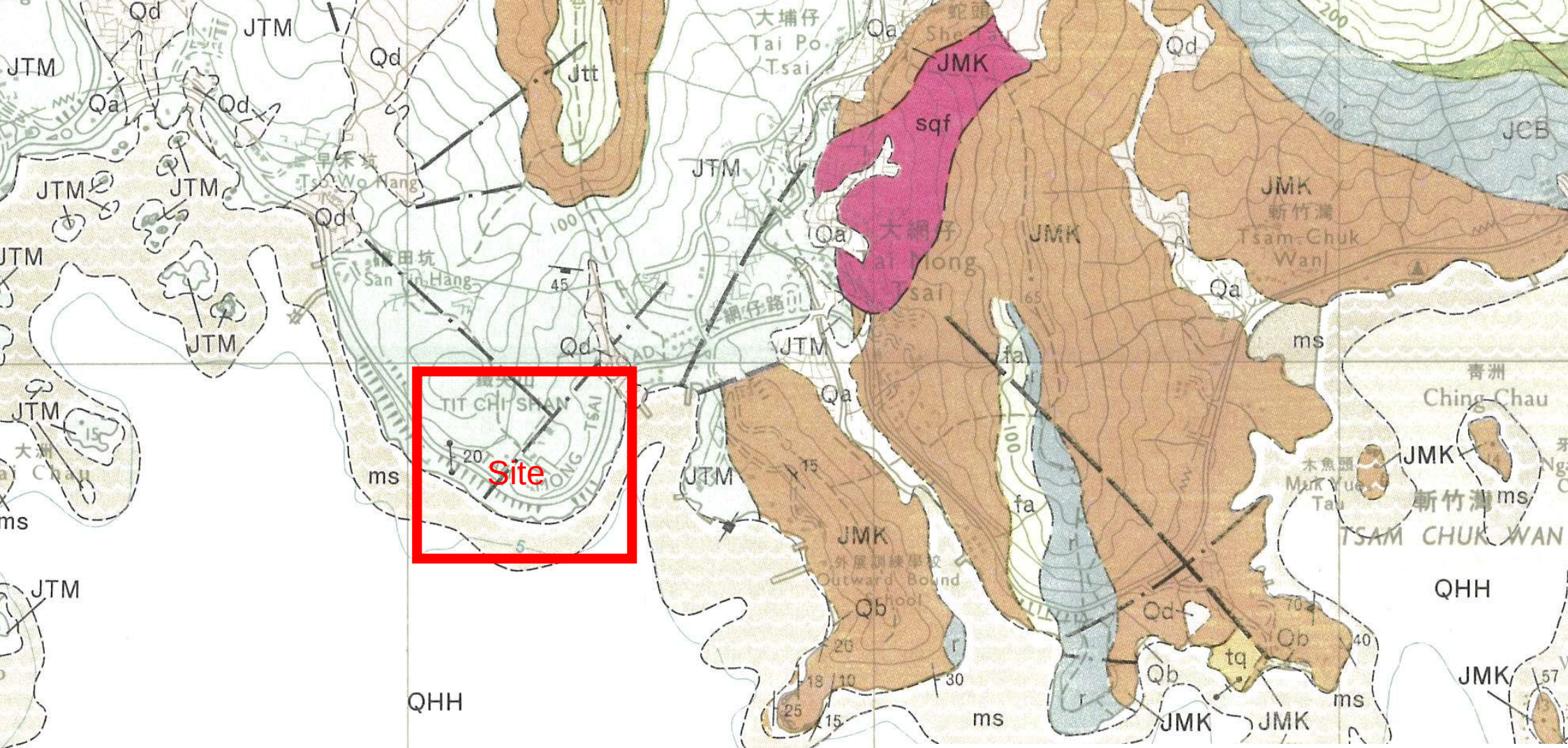
Appendix G

Part Print of the Geological Survey Map



SUPERFICIAL DEPOSITS 表土沉積

GENETIC CLASSIFICATION	成因類型		主要物質成份	PRINCIPAL MATERIALS
全新統 HOLOCENE	Fill	填土	填泥和廢物	Natural earth and waste
	Beach deposits	海灘沉積 Qb	砂	Sand
		Qbb	中礫和漂礫	Cobbles and boulders
杏仁組 HANG HAU FORMATION		QHH	主要爲深灰色海相泥（未分）	Undivided, mainly dark grey marine mud
		ms	海相砂，部份粉砂質	Marine sand, part silty
更新－全新統 PLEISTOCENE AND HOLOCENE	Alluvium	沖積物 Qa	分選性互好至中等的黏土／粉砂，砂和礫石	Clay/silt, sand and gravel; well-sorted to semi-sorted
	Debris flow deposits	坡積、洪積物 Qd	未分選的砂、礫至漂礫基質爲黏土／粉砂	Unsorted sand, gravel, cobbles and boulders; clay/silt matrix
	Talus (rockfall) deposits	岩屑（岩崩）堆積物 Qt	礫石、中礫和漂礫	Gravel, cobbles and boulders
	Mixed debris flow and talus deposits	坡積、崩積物 Qdt	Qd和Qt的混合物	Mixed Qd and Qt
更新統 PLEISTOCENE 赤鱲角組 CHEK LAP KOK FORMATION		QCK	紅色、黃色和灰色的黏土、粉砂、砂和礫石（未分）	Undivided; red, yellow and grey clay, silt, sand and gravel

Appendix H

Scheme of Proposed Foundation & Site Formation Works

8SW-A/R 34

8SW-A/CR 64

8SW-A/CR 62

8SW-A/C 56

8SW-A/F 27

8SW-A/CR 29

PROPOSED
SOLDIER PILE WALL

PROPOSED
RETAINING WALL

G

F

B

C

D

E

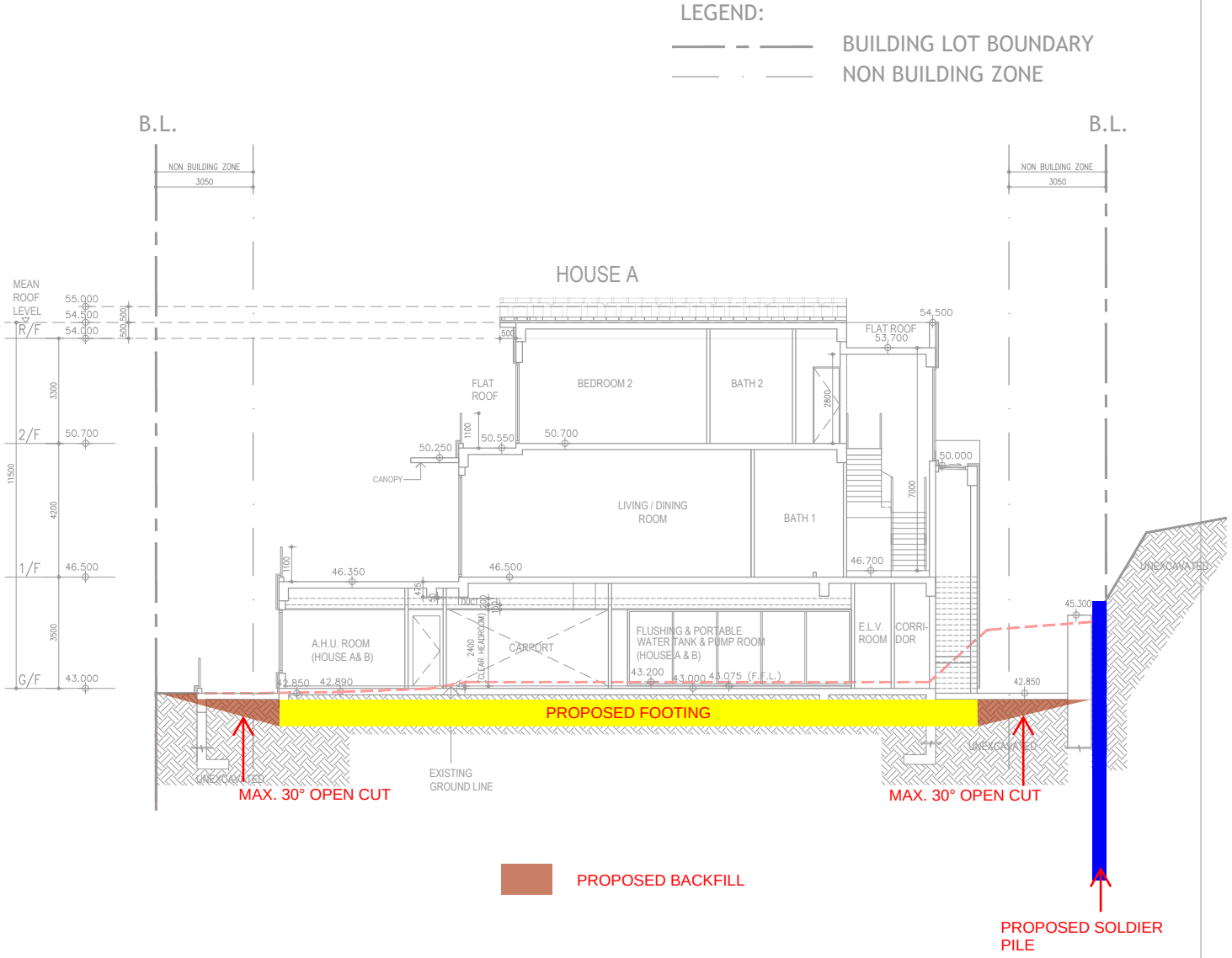
1

P.1

PROPOSED BACKFILL

PROPOSED FOOTING

APPLICATION SITE BOUNDARY



SECTION B-B P.9

No. 8 Fung Sau Rd, Sai Kung

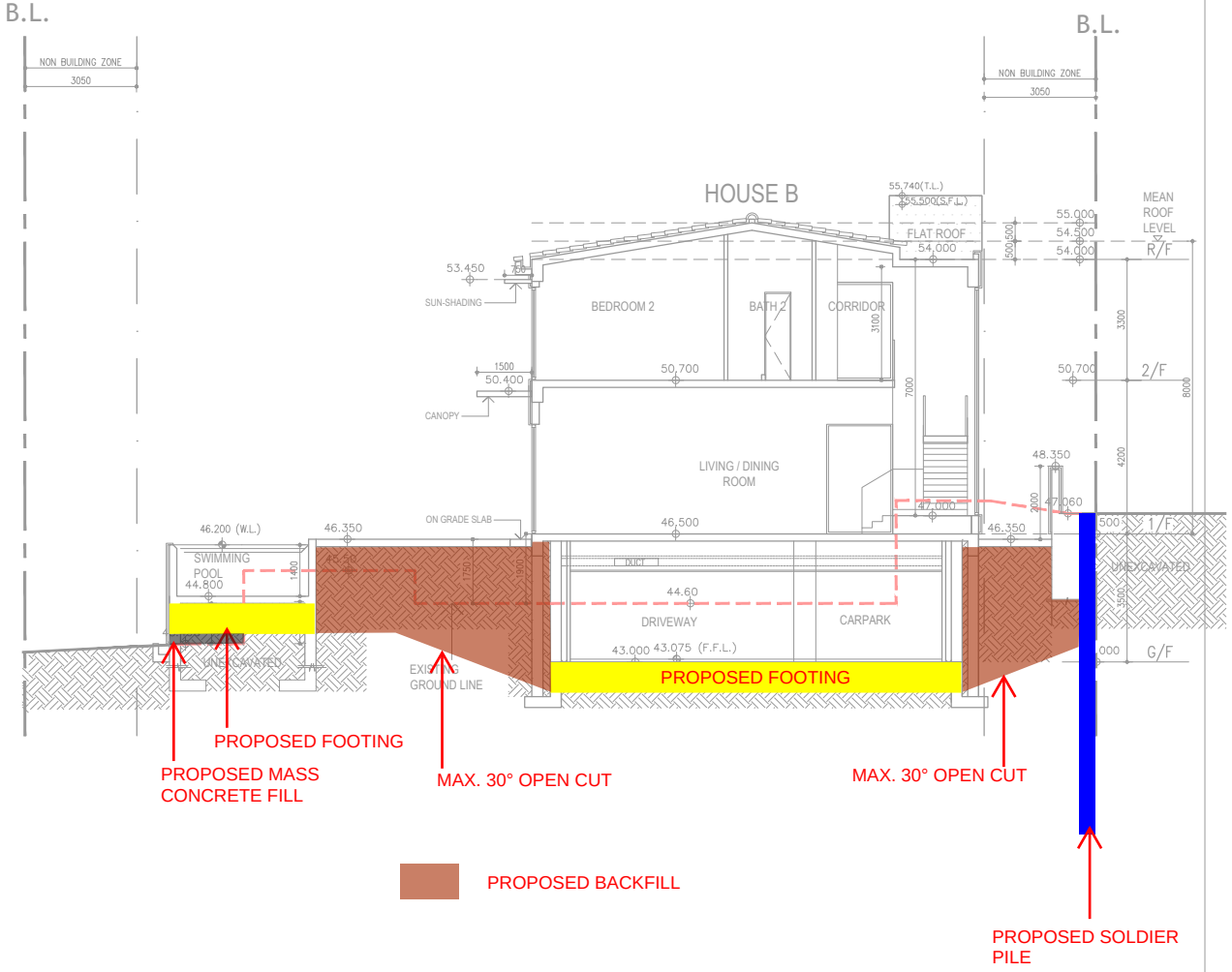
Scale : 1:200@A4 2025-10-30

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION C-C

No. 8 Fung Sau Rd, Sai Kung

Scale : 1:200@A4

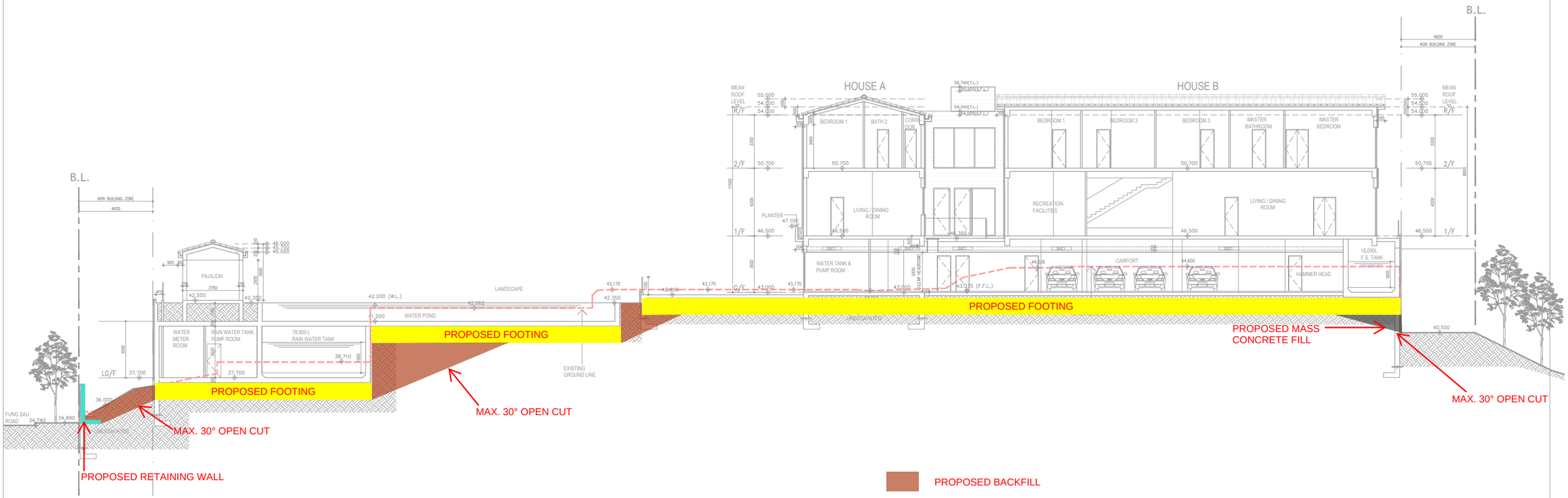
2025-11-17

DCL architecture

LEGEND:

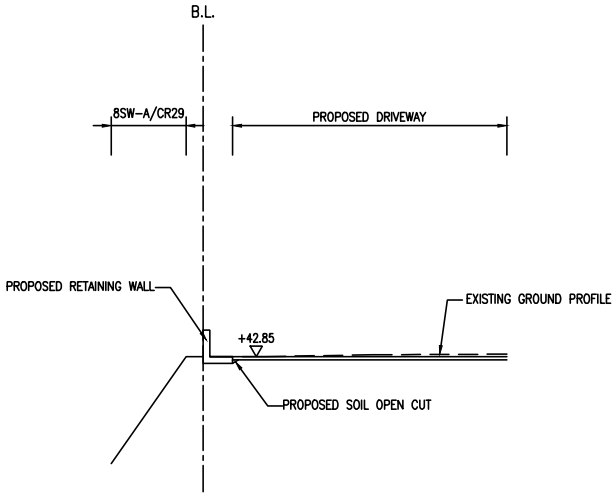
BUILDING LOT BOUNDARY

NON BUILDING ZONE



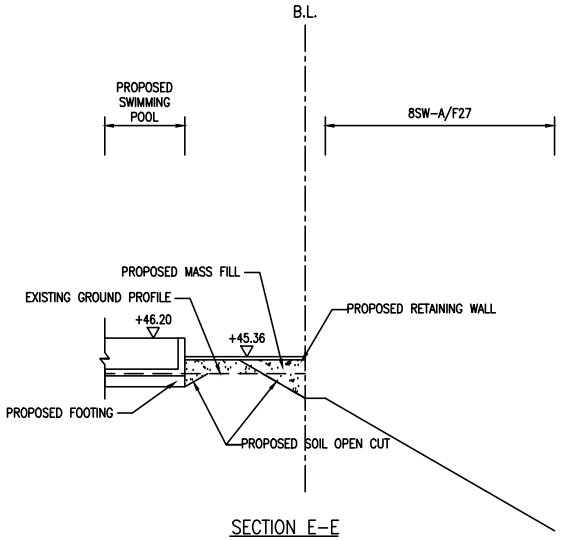
PROPOSED BACKFILL

SECTION 1-1 P.11



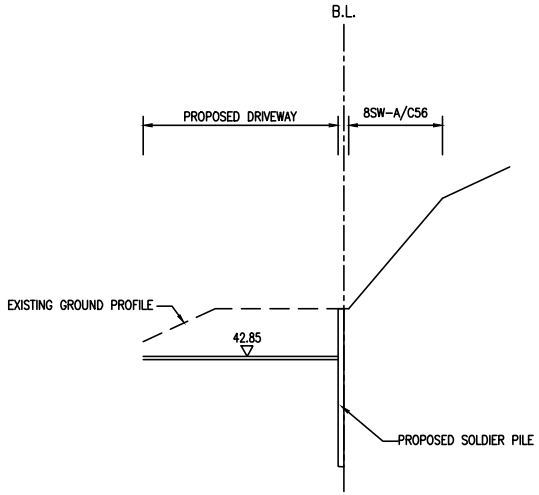
SECTION D-D

N.T.S.



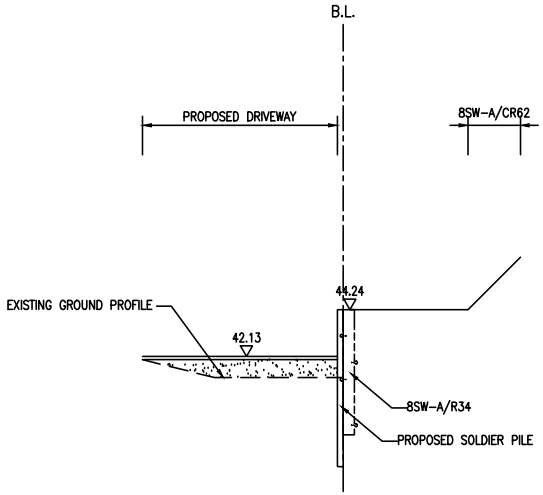
SECTION E-E

N.T.S.



SECTION F-F

N.T.S.



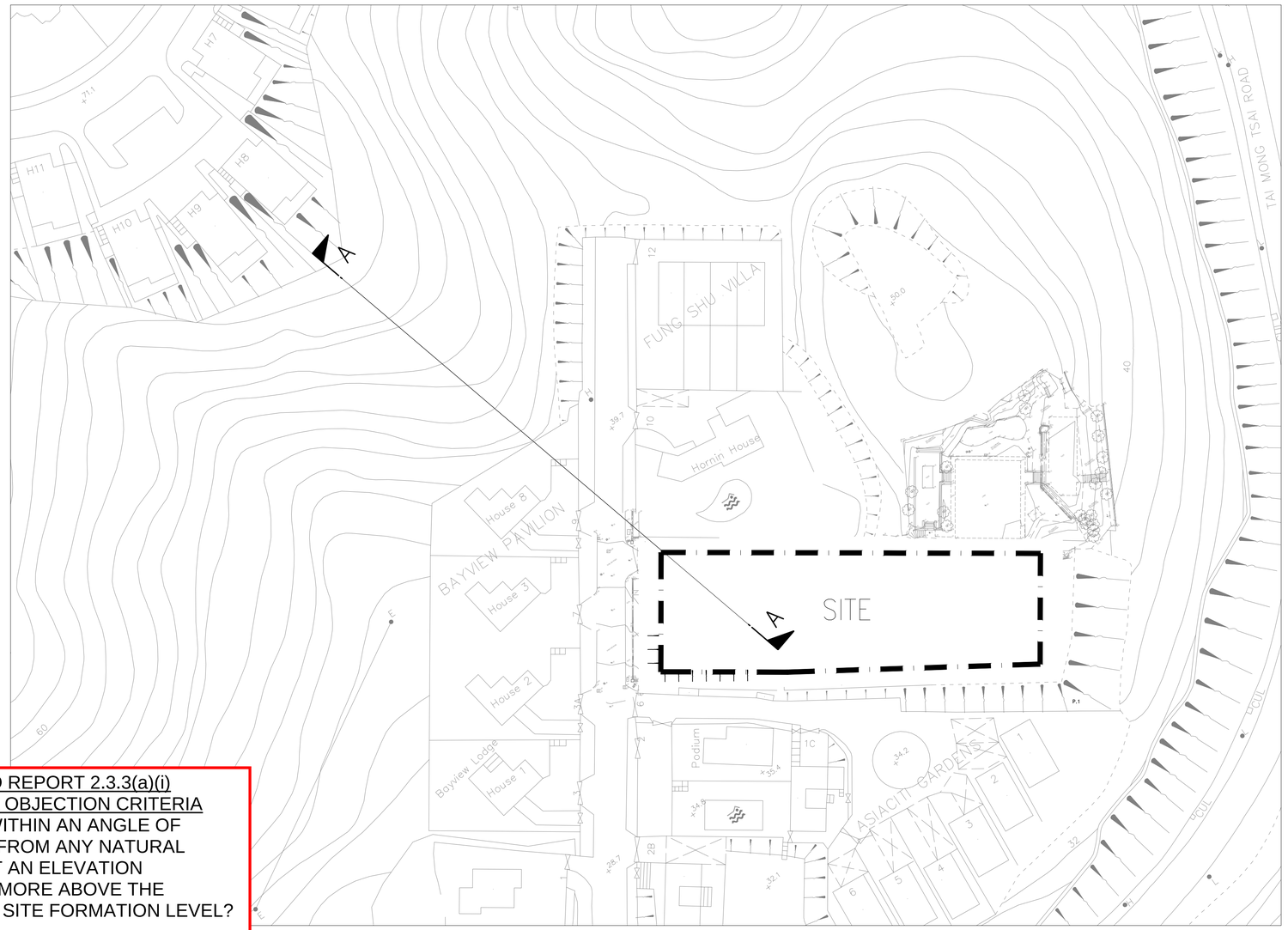
SECTION G-G

N.T.S.

PROPOSED BACKFILL

Appendix I

Natural Terrain Assessment Plan and Section



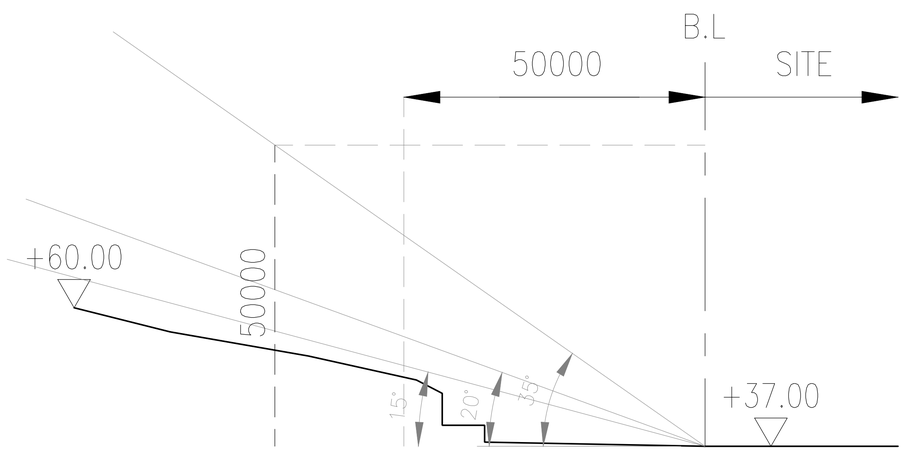
GEO REPGEO REPORT 2.3.3(a)(i)
IN-PRINCIPLE OBJECTION CRITERIA
1.LOCATED WITHIN AN ANGLE OF REACH 35° FROM ANY NATURAL TERRAIN AT AN ELEVATION OF 50m OR MORE ABOVE THE PROPOSED SITE FORMATION LEVEL?
NO

∴IN-PRINCIPLE OBJECT CRITERIA MET?
NO

GEO REPORT 2.3.4(b)
ALERT CRITERIA
1.ANGULAR ELEVATION OF NATURAL TERRAIN ≥20°?
NO

2.WITHIN 50m OF GROUND SLOPING AT >15°?
NO

∴ALERT CRITERIA MET?
NO



SECTION A–A

Further Information (1)

TOWNLAND CONSULTANTS LTD.
URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Reference FSRSK/JANICE/05
Date 4 December 2025

By HAND and EMAIL

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

Dear Sir / Madam,

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

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

- Supplementary Information Paper -

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

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

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

城市規劃顧問

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HOWARD & SEDDON PARTNERSHIP (United Kingdom)

ISO 9001: 2015
Certificate No.: CC844

TOWNLAND

Reference FSRSK/JANICE/05
Date 4 December 2025

By HAND and EMAIL

The Secretary, Town Planning Board
c/o Planning Department

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

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

We trust the information provided fully addresses the issues raised by the relevant Departments. Should there be any queries, please do not hesitate to contact the undersigned or Ms Janice Wong at 3557 3812.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Delius Wong
Associate / Project & Quality Manager

DEL/JANICE

Enc SIP
cc Client / Team
Ms. KONG Sze Nga, Tammy, Senior Town Planner/Sai Kung
Ms. LAM Lok Yan, Sylvia, Town Planner/Sai Kung 1

Attachment 1

Responses-to-Comments Table

ATTACHMENT 1

Proposed Minor Relaxation of Building Height Restrictions for Proposed Residential Redevelopment at No. 8 Fung Sau Road, Sai Kung (TPB Ref. A/SK-TMT/85)
Responses to Comments Table

Comments/ Suggestions		Applicant/ Consultant's Responses
A.	**Comments from Commissioner for Transport received from Planning Department on 20.10.2025:** ***(Contact person: Mr. KWONG Siu Ming, Kelvin, Tel no.: 2399 2402)***	
1. (a)	Please note the following comments on the subject application: Please advise if loading / unloading area would be provided.	A dedicated loading / unloading area is not provided within G/F however, there is sufficient space on the driveway area between the landscape water pond and Proposed House A to carry out any loading / unloading within the Site.
B.	**Comments from Chief Engineer/Mainland South, Drainage Services Department received from Planning Department on 20.10.2025:** ***(Contact person: Mr. WONG Kwun Wa, Tel no.: 2300 1294)***	
1. (a)	Please note the following comments on the subject application: Please clarify whether there are any changes to floor area and amount of sewage generation.	Please be clarified that the Gross Floor Area ("**GFA**") of Existing Development and Proposed Development is approx. 776.115m^2 and approx. 776.49m^2, respectively. Therefore, the amount of sewerage generation due to the Proposed Residential Redevelopment is similar and is not considered to have any material impact on sewerage. Nonetheless, a Drainage Plan will be provided at the detailed design stage on the sewerage design and calculation for sewage system (septic tank and soakaway system).
C.	**Comments from Director of Environmental Protection received from Planning Department on 20.10.2025:** ***(Contact person: Mr. LI Chun Leung, Alan, Tel no.: 2835 1114)***	
1. (a)	Please note the following comment on the subject application: It is noted that the proposed residential redevelopment would comprise of residential houses, a pavilion, a swimming pool, a landscape water pond. In this regard, please advise whether there would be any discharge arising from the proposed landscape pond. If affirmative, the proposed measure to collection, handle and disposal of such discharge.	Filtration system will be provided for the landscape water pond and backwash water will be discharged to the foul water system.
D.	**Comments received from Sai Kung & Islands District Planning Office, Planning Department received from Planning Department on 20.10.2025:** ***(Contact person: Ms. LAM Lok Yan, Sylvia, Tel no.: 2158 6165)***	
1.	Please note the following comment on the subject application: **<u>Building Height</u>** The applicant is advised to review the development scheme to demonstrate the planning and design merits and provide strong planning justifications for the proposed extent of BH relaxation from 9m to 12.5m (+3m or +33.3%). Our office's observations for the	Noted. The Proposed Scheme has been further reviewed and revised based on various Government Department comments. The proposed overall building height is reduced to 11.5m. Please refer to ***Attachment 2*** for the latest drawings.

Comments/ Suggestions		Applicant/ Consultant's Responses
	proposed development are set out below:	
(a)	Scale of soil filling:	
i.	According to Figure 4.2 and Figure 4.3 of the Planning Statement, the proposed redevelopment includes filling the carports of the existing houses, ranging from approximately 2m in depth (from 44.5 to 46.5mPD) for House B to over 4m in depth (from 37.8mPD to 43mPD) for House A, resulting in a significant level difference in height between the development edge of the application site (at about 42.5mPD) and Fung Shau Road (at 34.5mPD). Please justify the proposed scale of proposed soil filling having considered that the application site has already been developed and formed;	Please be clarified that the intention of the overlay plans in Figures 4.2 and 4.3 of the Supplementary Planning Statement ("**SPS"**) are to show the overall Building Height ("**BH**") differences between the existing developments and proposed developments. The purpose is to demonstrate the BH due to variance of site levels within the site. Figure 4.1 of the SPS indicates an overlay of the approved General Building Plans ("**GBPs**") and the current Master Layout Plan. This figure indicates the different locations and site levels of Existing House A and Proposed House A. Please note that the Existing House A is setback approx. 11.5m to 17.2m from Fung Sau Road with site levels of approx. +38.7mPD (at Carport level) and +42.68mPD (at Ground Floor), while the Proposed House A is setback approx. 44.99m from Fung Sau Road with a site level of approx. +43mPD (at Ground Floor). The Applicant noted the concern on proposed soil filling and have further reviewed the Proposed Scheme. The Architectural Plans have been revised to lower the site formation level of Proposed House B to minimise soil filling ("**Revised Scheme**") (***Attachment 2*** refers) by utilising the existing carport at House B. Thus, Figures 4.1 to 4.3 of the SPS have been updated to reflect the latest changes (***Attachment 4*** refers). With reference to the revised Section A-A and Section B-B of the Architectural Drawings (***Attachment 2*** refers), no soil filling is carried out in the Proposed Houses A and B under the Revised Scheme. Nonetheless, a minor extent of excavation depth of approx. 200mm (from approx. +43.2mPD to +43mPD) is carried out to create a more uniform surface for building foundation at Proposed House A. In addition, the Applicant's intention of amalgamating the lots within the Site is to put forth an integrated design with the two proposed houses adjoining each other, so that the two houses are no longer separate entities as in the existing condition, the carport at Existing House B is proposed to be largely maintained. The scale of the proposed carport is considered optimal to accommodate the needs of the future residents. The carport is proposed at the G/F level under Proposed House B to minimise any filling of land at Proposed House B. The depth of excavation at Proposed House B is proposed at approx. 1.6m (from Existing Carport Level of approx. +44.6mPD to Proposed Ground Floor level of approx. +43mPD). The revised site level will facilitate better alignment between the two houses, which allows a common terrace to be provided on the same site level at approx. +46.5mPD on 1/F. Please refer to revised Section A-A and Section C-C of the Architectural

Comments/ Suggestions		Applicant/ Consultant's Responses
		Drawings (***Attachment 2*** refers).
ii.	Please further substantiate the reason of soil filling for a new carport at G/F instead of accommodating the carport at the basement level / existing site formation level;	The layout of the proposed G/F carport is revised and is positioned below Proposed House A and Proposed House B to minimise soil filing and depth of excavation. Please refer to ***Attachment 2*** for details. The total number of parking spaces remain unchanged. Please also refer to our response above in Item D 1(a)(i).
iii.	Please explore whether there are other design alternative (without substantial soil filling or raising the level of both houses) in overcoming the ground level difference between the two houses; and	The Proposed Scheme is revised to minimise the proposed soil filling while overcoming the ground level difference between the two houses. Please also refer to our response above in Item D 1(a)(i) and (ii) above and ***Attachment 2*** for the Revised Scheme.
iv.	According to Joint Practice Note No. 5, the height of a building should be, unless otherwise specified in the statutory town plans and/or government leases, measured from the mean site formation level which generally refers to the level of the formed site upon which the building stands. In this regard, the carport at LG/F at 44.6mPD as shown on Figure 4.3 of the Planning Statement, shall be taken as the mean site formation level of existing House B. Please revise Para. 5.1.4 and Para. 5.4 of the Planning Statement, which says *"…lowering the site level of the proposed House B to approx. +46.5mPD (Para. 5.1.4)*", "*BH of the proposed House B is slightly lower than the existing B due to (1) reduction in site formation levels (Para. 5.4*)","*…the Applicant has lowered the site formation level of House A to approx. 43mPD (i.e. a reduction of approx. 200mm) (Para. 5.4)*".	Noted. Paras. 5.1.4 of the SPS is revised and previous Para. 5.4 of the SPS has been removed as a result of the Revised Scheme (***Attachment 4*** refers). With reference to our response above in Item D 1(a)(i), please also be advised that the locations of Existing House A and Proposed House A are at different location within the Site and there is no soil filling carried out for Proposed House A but a minor extent of excavation (approx. 200mm) to lower the site formation level to approx. +43mPD for building foundation.
(b)	Height of domestic storeys:	
i.	While it is claimed that there is no increase in BH in House B as compared to the OZP restriction, it is noted that the height of the domestic portion in the proposed development (9m) will be 1.9m taller than the height of domestic portion (7.1m) previously approved under application No. A/SK-TMT/21 for House B. Please provide additional justifications for the proposed increase in the total height of domestic storeys from 7.1m to 9m; and	Please note that the existing ground line has been rectified to include LG/F of the Existing House B. The Revised Scheme minimise the proposed soil filling and depth of excavation by utilising the space of the carport in Existing House B. As a result, the overall BH of Proposed House A and Proposed House B is reduced to 11.5m (from approx. +43mPD at G/F to approx. +54.5mPD at the mean roof level of pitched roof). Minor relaxation of BH Restriction is now sought for both houses. Due to the excavation of the carport at Proposed House B to level with Proposed House A, the overall BH of Proposed House B at approx. +54.5mPD (i.e. mean roof level of pitched roof) is **lower** than the Existing House B by approx. 1.2m (i.e. approx. +55.7mPD at main roof level of Flat Roof), which is subject to an Approved S16 Planning Application No. A/SK-TMT/21 in 2008 ("**Approved Scheme**"). Please note that the modern standard of living has changed since the Existing

Comments/ Suggestions		Applicant/ Consultant's Responses
		House B was built in 2010 (about 15 years ago), higher priority accorded to the quality of living environment and well-being of the residents. The proposed floor-to-floor heights ("**FTFH**") of approx. 4.2m on 1/F to accommodate mainly living/dining purposes, recreational facilities for residents and a family room and approx. 3.3m on 2/F for mainly bedroom areas fully complies with the maximum allowable for habitation for health reasons under PNAP APP-5 and is comparable to the modern living standard for resort-like, luxury living environment that the Applicant envisions in the Proposed Residential Redevelopment. The proposed FTFH could improve the health and well-being of inhabitants by allowing better indoor air ventilation and natural lighting, which will promote the quality of life of the residents and the sustainability of the living environment. The proposed FTFH could also allow adoption of tall windows which allows maximisation of natural lighting and air ventilation entering the interior living environment. Please also refer to Section 5.2 of SPS for details (***Attachment 4*** refers).
ii.	Para. 5.5.1 of the Planning Statement involves a comparison of the BH between the existing House B and proposed House B using the "top roof level (including lift shaft)" and concludes there would be a reduction in the BH of House B. Please note that the top of a building for the purpose of BH measurement generally refers to the highest level of the main roof. It would be more appropriate to compare the height of the main roof level and top roof level separately. Please revise.	According to Joint Practice Note No. 5, reference should be made to the usable floor space under Building (Planning) Regulations ("**B(P)R**") in determining the highest level of the main roof. With reference to Clauses 23 (1) and 24 (2) of the B(P)R, the roof for a pitched roof development should be measured to the mean height of the roof over the highest usable floor space in the building and if a sloping ceiling is included, the height should be measured to the mean height of ceiling above floor level. As such, the S16 compares both the mean roof level, which is regarded as the "*highest level of the main roof*" under this definition and the top roof level of the Existing Condition is used for Flat Roofs. Please refer to Table 4.1 and Section 5.4 of the SPS for details (***Attachment 4*** refers). Nonetheless, please note that the Existing House B is designed with a flat roof with a mean roof level at approx. +54.6mPD and top roof level at approx. +57.4mPD, whereas the Proposed Residential Redevelopment (both Proposed Houses A and B) adopts a pitched roof design, which is complementary to the existing urban character that dominates Fung Sau Road and harmonise with the surrounding hilly and mountainous Landscape in the background. Both the Proposed Houses adopt BHs of approx. +54mPD (at main roof level), approx. +54.5mPD (at mean roof level) and approx. +55mPD at top roof level with or without roof structure (lift shaft). The comparison is supplemented in Para 5.4.1 of the SPS *(renumbered from Para. 5.5.1*) for clarification (***Attachment 4*** refers).
(c)	Height of carport:	

Comments/ Suggestions		Applicant/ Consultant's Responses
i.	According to para. 5.2.2 of the planning statement, the proposed carport at G/F has a floor-to-floor height of 3.5m, in which over 1m is proposed to accommodate "150mm false ceiling, 200mm ductwork, 625mm beam, 75mm floor finish and 50mm allowance for duct support". Please provide technical justifications/ operational reasons for devising a 1.1m height for the E&M zone of the carport. It would be helpful if reference of house developments in a comparable scale could be provided.	The 3.5m of FTFH of carport include 2.4m clear headroom for carparking and 1.1m for cable ducts, E&M and floor slabs is considered reasonable and is comparable with other similar Approved S16 Planning Applications including: (1) The Proposed Minor Relaxation of Building Height Restrictions for Permitted House Development (TPB Ref. A/SK-HC/364) at Lot 214 in D.D. 219 and the Extension thereto and Adjoining Government Land, Tin Shek Road, Sai Kung, New Territories which provides a total carport FTFH of 3.3m including 0.9m of E&M and 2.4m clear headroom; and (2) The Proposed Minor Relaxation of Building Height Restrictions for Permitted House Development (TPB Ref. A/SK-CWBN/41) at Lot 540 in D.D. 238, 30 Hang Hau Wing Lung Road, Sai Kung, New Territories which include a total FTFH of carport is 3.55m with minimum 2.4m clear headroom and remaining 1.15m of E&M and false ceiling etc. Other references of house developments are also supplemented in Table 5.1 in Section 5.2 of the SPS (***Attachment 4*** refers).
(d)	Overall BH:	
i.	While the proposed houses have a different number of storeys, they share the same BH at mean roof. Please clarify how the proposed development has adopted a 'stepped building design' as mentioned in para. 5.1.4 of the planning statement;	Both houses are now 3 storeys high, please refer to the Revised Scheme in ***Attachment 2*** and the revised Para. 5.1.4 of the SPS in ***Attachment 4*** for details.
ii.	The recent planning applications quoted in Section 5.6 of the Planning Statement (e.g. A/SK-HC/364, A/SK-CWBN/41, A/K18/342, A/K18/326) were approved by Town Planning Board mainly on the consideration that the proposed minor relaxation was to accommodate additional height at the basement level for carport, addressing site constraints, and improving better streetscape, etc. Please review if the proposed development share similar planning circumstance with these precedents and if they are appropriate for comparison purpose; and	Please refer to revised Sections 5.2 and 5.5 (renumber from 5.6) of the SPS (***Attachment 4*** refers)
iii.	Please review the overall BH of the proposed development and/or explore design alternative(s), if any to support the proposed minor relaxation taking into account the comments above.	The Proposed Scheme has been further reviewed and revised based on various Government Department comments. Please refer to ***Attachment 2*** for the latest drawings and justifications of the latest proposed design as furnished in the SPS in ***Attachment 4***.
	<u>Proposed Scheme</u>	
2.	According to the landscape proposal, it is noted that 4 existing trees	

	Comments/ Suggestions	Applicant/ Consultant's Responses
	(T1, T6 to T8) listed under Cap. 96A Forestry Regulations are proposed for felling due to conflict with the proposed development.	
(a)	Please clarify if the proposed felling of the above listed trees is in line with relevant regulations; and	Please be clarified that as stated in Section 3.0 of the Landscape Proposal and Tree Preservation and Removal Proposal ("**LP&TPRP**") in submitted Appendix 4 of the SPS, "*Michelia x alba (T1) and Lagerstroemia speciosa (T6, T7 and T8)* were identified and considered as purely "cultivated" although they are listed in Cap 96A. The Tree Assessment Schedule in Appendix C of the LP&TPRP also indicated that these four (4) trees are all "purely cultivated" trees. These trees are not self-seeded nor naturally growing within a native woodland. Therefore, these trees are suitable to be felled and Cap. 96A Forestry Regulations are not applicable. Please also refer to the revised LP&TPRP in ***Attachment 5***.
(b)	Please explore design option, if any, to minimise the landscape impacts to existing trees.	The submitted LP has been thoughtfully and carefully designed with coordination between the Project Architect, Structural Engineer and Landscape Architect in the determination of the retained, transplanted and felled trees. Please be advised that the tree groups of *Euphorbia antiquorum*, *Livistona chinensis* and *Schefflera heptaphylla* in the southern boundary are retained as well as *Syzygium rehderianum* and *Ficus benjamina* in the eastern corner of the Site. Of the 47 trees surveyed, the Applicant proposed to retain as much trees as possible (approx. 18 trees) on the Site. Majority of the trees that are located at the centre of the Site are separating the two houses making it difficult to integrate the development. Furthermore, these trees are of poor structural condition, poor health conditions and are in direct conflict with the proposed building development, driveway or major level changes, thus they are recommended to be felled (approx. 27 trees). While those trees that can be transplanted (approx. 2 trees) due to their proximity to one another are proposed to be transplanted within the southwestern portion of the Site (***Attachment 5*** refers).
	<u>Development on adjoining "Green Belt" ("GB") zone</u>	
3.	According to aerial photos taken in 2024 and site photos taken in 2025, a piece of Government land in the "GB" zone adjoining the northeastern edge of the application site appears to be occupied by a paved area with landscape features and a pond near House B. Please clarify its relationship with the proposed development and explain if any actions would be taken by the applicant regarding the "GB" area.	Please be advised that the piece of Government Land ("**GL**") adjoining Lot 285 R.P. in D.D. 252 is currently under Short Term Tenancy No. STTSK0159 for private garden purpose and has been approved by Lands Department to the Applicant since 2018 on a half yearly basis. This GL is currently not a part of the Subject Application for redevelopment proposal and does not fall within the site boundary.
E.	**Comments received from Head of Geotechnical Engineering Office, Civil Engineering and Development Department received from Planning Department on 21.10.2025:**	

Comments/ Suggestions		Applicant/ Consultant's Responses
	(Contact person: Ms. LAM Yu Ha, Tel no.: 2762 5381)	
1.	Please note the following comment on the subject application:	
(a)	Please be advised that the subject site meets Criterion 1(ii) in accordance with the 'GEO Advice Note for Planning Applications under the Town Planning Ordinance'. The applicant is required to submit a Geotechnical Planning Review Report (GPRR) with the planning application. For the essential contents of the GPRR, the applicant may refer to the Advice Note.	Noted. A Geotechnical Planning Review Report ("**GPRR**") is attached in ***Attachment 6***.
F.	**Comments received from Chief Town Planner / Urban Design and Landscape, Planning Department received from Planning Department on 22.10.2025:** ***(Contact person: Mr. YUNG Tak Ko, Bosco, Tel no.: 3565 3962)***	
	Please note the following comment on the subject application:	
1.	Comments on Section 5.7 of SPS	
(a)	Suggest to include the visual envelope in Figure 1;	Please note that Section 5.7 is now renumbered to Section 5.6 of the SPS (***Attachment 4*** refers). Figure 1: Location of Viewpoints is updated to include an initial assessment area boundary given the relatively small scale of the development. Please refer to Section 5.6.2 of the SPS in ***Attachment 4*** and updated Figure 1 in ***Attachment 7***.
(b)	As stated in Para. 5.1.4 of the SPS, 'the applicant has cleverly adopted a stepped building height design to overcome the level difference within the domestic portion'. However, it is noted that the proposed house A and house B are in same building height of 55.5 mpD. In this regard, the applicant may wish to elaborate on how the stepped building height design be formulated;	Please refer to the Revised Scheme in ***Attachment 2.*** Para. 5.1.4 of the SPS is also revised (***Attachment 4*** refers).
(c)	Suggest to briefly discuss the visual sensitivity of the public viewers from all VPs in Section 5.7;	The visual sensitivity of the public viewers is supplemented in Section 5.6 (*renumbered from Section 5.7*) of the SPS (***Attachment 4*** refers).
(d)	According to TPB PG-No. 41, the effect of visual changes should take into account aspects including visual composition, visual obstruction, effect on public viewers and effect on visual resources. Discussions of these aspects are also suggested for all VPs in Section 5.7. Please revise;	Noted and Section 5.6 (*renumbered from Section 5.7*) of the SPS is updated (***Attachment 4*** refers). Please note that as the view to the Proposed Scheme from VP2 is completely screened by the existing dense vegetation cluster, VP2 will not be appraised in detail.
(e)	According to TPB PG-No. 41, if the visual effects are screened by other distracting visual elements, the resultant overall impact may be	Noted and Section 5.6.12 (*renumbered as Para. 5.7.8*) of the SPS is revised

Comments/ Suggestions		Applicant/ Consultant's Responses
	classified as negligible. Please consider revising the resultant visual impact of viewpoint 2 from 'no visual impact' to 'negligible' in Para. 5.7.8;	accordingly (***Attachment 4*** refers).
(f)	VP5 Photomontage: the following are observed:	
i.	The photomontage only shows the landscaped podium. Only a very small corner of House A can be seen. It would serve the purpose better if the coverage of the photo could be extended to show House A and House B;	Please refer to the revised Figure 6 in ***Attachment 7***. In addition, we have also explored other alternative locations for VP5 along Fung Sau Road where the pedestrians/public could access. Please see below:   **Alternative Locations of VP5 (a) and (b)**   **Alternative Locations of VP5 (c) and (d)** As demonstrated in Photos (a) and (b) above, the views along Fung Sau Road are dominated by a white building bulk of Existing House A. The Existing House A is

Comments/ Suggestions		Applicant/ Consultant's Responses
		setback approx. 11.5m to 17.2m from the site boundary while the Proposed House A is setback 45m hidden away from the Street. The Proposed House B is located at a similar location as Existing House B which is located towards the rear of the Site. Due to the proximity of this short-range VP and the huge extent in the site coverage of House A (Photos (c) and (d) refers), it is expected only a small portion of Proposed House A can be seen in VP5 when pedestrian is immediate outside the driveway of No. 2 Fung Sau Road and Proposed House B would not be visible from the alternative locations shown above. In this regard, the original location selected for VP5 at the junction of the existing Site and Asiaciti Gardens is best represent the pedestrian along Fung Sau Road which would allow more extent of the site in a side view.
ii.	Besides, House A appears not accurately positioned in the photomontage;	The Applicant has further reviewed the position of Proposed House A and revised Figure 6 in ***Attachment 7***.
iii.	The trees next to the pavilion appears not accurately positioned in the photomontage as compared with the landscape master plan; and	Noted. Please refer to the revised Figure 6 in ***Attachment 7***.
Iv	Labelling of the elements of the proposed development, e.g. the proposed house, landscaped podium, etc. shown on the photomontage corresponding to those in the master plan are suggested.	Please note that the elements of the Proposed Development in the Landscape Master Plan are demonstrated in the revised Figure 6 in ***Attachment 7.*** Therefore, labelling (e.g. proposed house, landscape podium etc) is not necessary and will obstruct the visualisation of the photomontage.
G.	**Comments received from District Lands Officer, Sai Kung, Lands Department received from Planning Department on 27.10.2025:** ***(Contact person: Ms. CHAN Shuk Fan, Janice, Tel no.: 2791 7014)***	
1.	Please note the following comment on the subject application:	
(a)	The application site comprises three sections of Lot No. 285 in D.D. 252 ("the Lot") i.e. Lot Nos. 285 s.A RP, 285 s.A ss.1 and 285 RP in D.D. 252. As the Lot has been carved out, this office is not in a position to verify the area of each section of the Lot and so as the site area of Plot A and Plot B as stated in Para. 2.2.3 of the Supplementary Planning Statement ("SPS") of the captioned planning application. The applicant should ensure the areas stated in the submission are correct;	Noted.
(b)	The Lot are governed the Conditions of Exchange dated 4.12.1976 and registered as New Grant No. 6035 ("the New Grant") with a registered site area of about 27,860 sq. ft. (i.e. about 2,588.3m²) and the following major development conditions:	Noted.

Comments/ Suggestions		Applicant/ Consultant's Responses
i.	The Lot shall not be used for any purpose other than for private residential purpose;	
ii.	Buildings erected or to be erected on the lot shall not contain more than 2 storeys;	
iii.	No part of any structure or to be erected on the Lot shall exceed a height of 25 feet (i.e. about 7.62m) above the mean formation level on the land on which it stands;	
iv.	The maximum area of the Lot that may be built over shall not exceed 15% of the area of the Lot;	
v.	Space shall be provided within the Lot for the parking of motor vehicles at the rate of not less than two cars for each flat in the building(s) or each house erected or to be erected on the Lot;	
vi.	Carport at or below ground level or on the roof the building will be permitted in addition to the number of storeys; and it will not be regarded as buildings for the purpose of calculating coverage limitation;	
(c)	With reference to the SPS and the Architectural Plans at Appendix 1 of the SPS, the proposed residential redevelopment on the Lot would not comply with the lease conditio0ns as stipulated in the New Grant including but not limited to the building height and built-over area restrictions;	Noted and lease modification will be carried out upon approval of this S16 Planning Application.
(d)	If the captioned planning application is approved by the Town Planning Board, the applicant will need to submit to this office a lease modification or land exchange application with necessary information to effect the proposal. The applicant is reminded that every application submitted to LandsD will be considered on its own merit by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that such application including the inclusion of government land (if any) will be approved by the Government. Such application, if eventually approved, would be subject to such terms and conditions including payment of premium and administrative fee as the Government considers appropriate.	Noted.

Comments/ Suggestions		Applicant/ Consultant's Responses
H.	**Comments received from Chief Town Planner/Urban Design and Landscape, Planning Department received from Planning Department on 27.10.2025:** ***(Contact person: Mr. LAM Che Wing, Leo, Tel no.: 3565 3956)***	
1.	Please note the following comments on the subject application: <u>Application Form No. S16-I</u>	
(a)	Part 9 - It is noted that "no tree felling" is not tallied with the proposed trees treatment as mentioned in Para. 4.5.6 of the Supplementary Planning Statement; <u>Landscape Proposal and Tree Preservation and Removal Proposal (Appendix 4)</u>	Please be clarified that Part 9 of the Application Form queried whether the proposed development would cause any adverse impacts due to tree felling. While there are trees proposed for felling due to various reasons including poor health conditions, there is no adverse impact caused by the tree felling with the proposed mitigation measures. Hence, Para. 4.5.6 of the SPS is tallied with the submitted Application Form.
(b)	Referring to the requirement regarding technical assessments to support a s.16 application as stipulated in Guidance Notes, a board brush survey on existing trees is considered adequate. Detailed tree information and treatment proposal as provided and titled 'Tree Preservation and Removal Proposal' and attached to Appendix 4 is not required; and	Noted. We understand from Annex B of the Guidance Notes on Planning Applications for Permission under Section 16 Application that "*on landscape impact, the information may include survey on tree and landscape resources (with site photos showing the existing conditions) and illustrations on proposed changes and mitigation measures such as compensatory planting and / or other landscape treatments as appropriate*". In this regard and given the relatively abundant nos. of trees within the Site, the Applicant provided the Landscape Proposal and Tree Preservation and Removal Proposal to support the S16 Planning Application
(c)	Identified species Euphorbia antiquorum (火殃簕) for existing tree (ID no. T28) is listed as endangered plant species protected under Cap. 586 and should be identified as tree of particular interest. As the concerned tree was not shown clearly in the Tree Photos (Appendix D), please supplement additional tree photos and review the tree information (species and size) as shown in the Tree Assessment Schedule (Appendix C).	Noted. The treatment to Tree T28 *Euphorbia antiquorum* (protected under Cap. 586) is revised "to be RETAINED". Additional photos showing T28 are provided in ***Attachment 5***. Relevant sections of the Landscape Proposal are amended accordingly.

Comments/ Suggestions		Applicant/ Consultant's Responses
I.	**Public Comments**	
	One (1) public comment with objection was received in total during the formal publication period of the S.16 Planning Application from the residents of Fung Sau Road. The summary of the comment is listed below:	
1.	The proposed building heights range from 9m to 12.5m is 3.5m higher than nearby detached houses and will affect the quality of life of nearby residents. The proposed increased in building height will infringe on residents' privacy.	The Proposed Scheme is revised to reduce the overall BH by 1m to minimise the privacy impact to the surrounding residents. Please note that the domestic portion of the Proposed Houses are 8m (at mean roof level).
2.	The proposed fill area up to 168.85 sq.m and depths of 0.1m to 2m will threaten the stability of soil foundation.	The Proposed Scheme is revised and reduced the excavation and filling of land to lessen the impact on the stability. Nonetheless, proper retaining structure will be provided in detail design stage to minimize adverse effect to the surrounding. A Geotechnical Planning Review Report ("**GPRR**") is also conducted as furnished in ***Attachment 5*** which demonstrates no adverse geotechnical impact resulted from the Proposed Scheme.
3.	The proposed excavation area up to 1,848.42 sq.m and depths up to 0.1 to 5.09m will cause significant disruption to the surrounding environment.	Please refer to response in Item I.2 above. Proper excavation and lateral support will be provided in detailed design stage to minimize adverse effect to the surroundings.
4.	Excavation and soil filling operations may lead to severe air pollution, posing a health risk to residents and those with chronic illnesses.	Environment impacts that may arise from excavation and construction activities include potential dust emission will be managed by implementation of dust control measures (such as watering, covering of dusty materials, and wheel washes for vehicles leaving the Site) in accordance with the requirements of the Air Pollution Control Ordinance (Construction Dust) Regulation.
5.	The proposed development will damage the existing natural landscape and affect residents' quality of life.	The proposed works are confined within the Application Site boundary.
6.	Noise generated by the reconstruction and demolition works will disrupt residents' daily lives.	Noise from demolition and construction activities will be managed by limiting construction works to non-restricted hours. Quiet Powered Mechanical Equipment ("**PME**") will be chosen as far as practicable, with use of noise barriers or enclosure for the PME if appropriate and as required. The relevant noise recommendations set out under the Hong Kong Standards and Guidelines ("**HKPSG**") will be strictly followed.
7.	The entry and exit of heavy construction vehicles may cause traffic congestion on one-way road and pose a safety hazard, especially	The Fung Shau Road leading to the run in/out is approx. 5.8m wide and will facilitate safe operation of heavy vehicles during construction.

Comments/ Suggestions		Applicant/ Consultant's Responses
	considerations given to previous cases of ground subsidence. The operation of heavy vehicles during the construction period may also increase the risk of road accidents.	

It is noted that the following Government Departments have no objections to / no adverse comments to the S16 Planning Application:

- Fire Services Department (received on 20/10/2025)
- Agriculture, Fisheries and Conservation Department (received on 20/10/2025)
- Highways Department (received on 20/10/2025)
- Home Affairs Department (Works Section) (received on 20/10/2025)
- Home Affairs Department (Sai Kung District Office) (received on 22/10/2025)
- Buildings Department (received on 27/10/2025)

Date: 4 December 2025
File Ref: FSRSK

Further Information (2)

TOWNLAND CONSULTANTS LTD.
URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Reference FSRSK/JANICE/06
Date 7 January 2026

By HAND and EMAIL

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

Dear Sir / Madam,

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

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

- Supplementary Information Paper -

We write with regards to the captioned Planning Application (TPB Ref: A/SK-TMT/85) submitted to the Town Planning Board ("**TPB**") on 11 September 2025 and the subsequent Supplementary Information Paper ("**SIP**") submitted to TPB on 4 December 2025.

Further comments were received from the Sai Kung & Islands District Planning Office of the Planning Department ("**PlanD**") and various Departmental Comments were forwarded to the Applicant from PlanD on 23 December 2025, 5 and 6 January 2026. Please find our responses provided in the enclosed Responses-to-Comments ("**R-to-C**") table in ***Attachment 1***. Replacement pages to the Architectural Plans of the Proposed Residential Redevelopment, Landscape Proposal and the Application Form are provided in ***Attachment 2***, ***Attachment 3*** and ***Attachment 4***, respectively.

Please note that the information provided in this SIP is for clarification purposes only. We trust the information provided fully addresses the issues raised by the relevant Departments.

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

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Delius Wong
Associate / Project & Quality Manager

DEL/JANICE

Enc SIP

cc Client / Team
Ms. KONG Sze Nga, Tammy, Senior Town Planner/Sai Kung
Ms. LAM Lok Yan, Sylvia, Town Planner/Sai Kung 1

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PT TOWNLAND INTERNATIONAL (Indonesia)
HOWARD & SEDDON PARTNERSHIP (United Kingdom)

ISO 9001: 2015
Certificate No.: CC844

Attachment 1

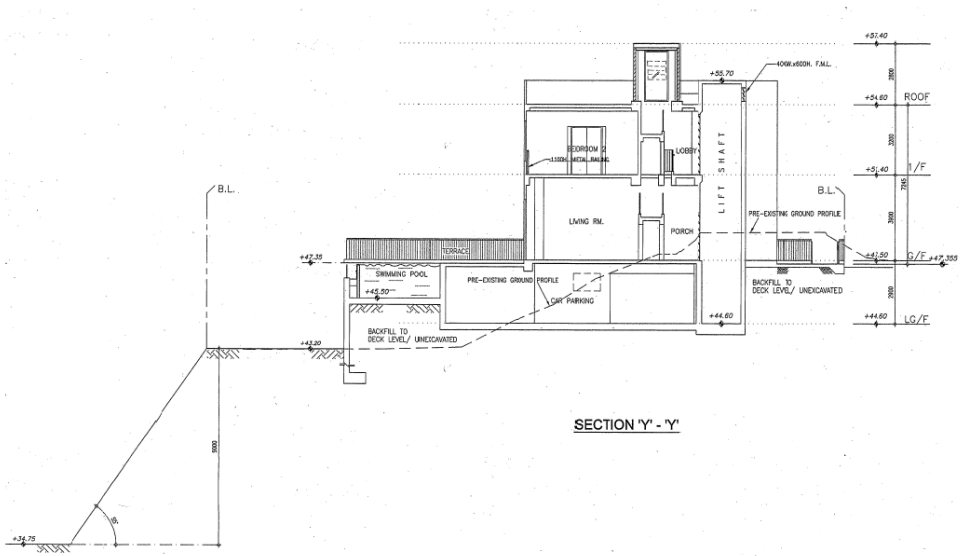
Responses-to-Comments Table

ATTACHMENT 1

Proposed Minor Relaxation of Building Height Restrictions for Proposed Residential Redevelopment at No. 8 Fung Sau Road, Sai Kung (TPB Ref. A/SK-TMT/85)
Responses to Comments Table

	Comments/ Suggestions	Applicant/ Consultant's Responses
A.	**Comments received from Sai Kung & Islands District Planning Office, Planning Department received from Planning Department on 19.12.2025 and 05.01.2026:** ***(Contact person: Ms. LAM Lok Yan, Sylvia, Tel no.: 2158 6165)***	
	Comments received on 19.12.2025 Please consider updating the following drawings in SPS / Landscape proposal:	
1.	Please indicate the distance of building setback on Master Layout Plan, Section 1-1, Landscape Master Plan and Landscape Section C-C.	Please refer to the revised Master Layout Plan and Section 1-1 furnished in ***Attachment 2*** and the revised Landscape Master Plan and Landscape Section C-C furnished in ***Attachment 3*** which include the building setbacks.
2.	Similar to Figure 4.1 in Planning Statement, please provide an additional overlay sectional drawing to compare the existing development scenario (i.e. two detached houses with site level difference) and the current proposal.	Please be advised that (1) the Approved General Building Plans of Existing House A were approved in 1974 and measured in feet therefore, conversion to metric units was required; and (2) the Section Plans of Existing Houses A and B were drawn at different angles, which differ from Section 1-1 of the Proposed Residential Redevelopment. Due to the differing positions adopted in the Section Plans of the existing developments and the Proposed Residential Redevelopment, a single longitudinal section plan overlaying all developments cannot be prepared for direct comparison of site levels. Nonetheless, ***Figures 4.2*** and ***4.3*** of the Supplementary Planning Statement (SPS) provide the most accurate overlay of the sections plans available. These figures demonstrated the minor differences in building heights and floor-to-floor heights among Existing Houses A and B and the Proposed Residential Redevelopment as close as possible.
	Comments received on 05.01.2026 and 06.01.2026	
3.	Please further substantiate the planning merits and/or technical justifications of the proposed minor relaxation of increase in BH that could only be achieved by the current scheme;	In formulating the Proposed Residential Redevelopment (Proposed Scheme), the schematic design has thoughtfully considered various site constraints and design considerations to ensure the Scheme is designed to create a high-quality bespoke house development in harmony with surrounding developments. As opposed to the existing developments of two stand-alone houses under separate entities, the Proposed Residential Redevelopment reflects the Applicant's intention to amalgamate individual lots within the site to put forth an innovative and integrated design of two houses adjoining each other. Minor relaxation of BHR is sought to retain the degree of flexibility allowed. Further justifications are outlined below for considerations:

Comments/ Suggestions		Applicant/ Consultant's Responses
		<u>Overcoming Steep Site Levels Difference and Preserve Slope Stability</u> With reference to the submitted Geotechnical Planning Review Report (GPRR) and SPS, the Site is situated in a hilly terrain in the Tai Mong Tsai area with extensive hillslopes to the immediate east and in proximity to various steep slopes and retaining walls. The site level difference within the Site alone is significant up to approx. 13.8m (from approx. +33.65mPD at the northwestern side to approx. +47.45mPD at the southeastern side). The Proposed Scheme is designed with a responsive layout design to amalgamate the two buildings closer together while aligning the natural topography with minimum interventions to the slopes and retaining walls around the Site to maintain slope stability and to minimise natural risk hazards. The Applicant has therefore made the best efforts to respect the existing ground lines in the schematic design and minimise the amount of excessive excavation / slope cutting and filling work required. Namely, by (1) lowering the site formation level to +43mPD for both houses which adopts the existing ground line of approx. +43.17mPD to +43.2mPD at the level of Proposed House A, and (2) largely maintaining the existing carport at House B currently at +44.6mPD. The alignment and integration of two houses on the same formation level directly minimises the site constraint of steep site level difference and allows better accessibility and circulation. The decision to set the carport level at +43mPD aligning with the existing ground level is strategically intended to minimize further excavation and soil disruption. Given the site was previously excavated for House B in 2010 with its pre-existing ground level (indicated below) above 47.5mPD, the current proposal utilizes this disturbed ground more efficiently. Notably, the proposed +43mPD level is more conservative than the existing House B carport (+44.6mPD), which is already situated primarily below ground level at that time.

Comments/ Suggestions	Applicant/ Consultant's Responses
	 ***Section Y-Y of General Building Plan (GBP) of Existing House B (2010)*** **<u>Adopting Floor-to-Floor Height which are up to Current Modern Standards</u>** Nonetheless, the OZP sets a very stringent BH restriction for the Site, with a maximum absolute BH restriction of 9m for a 3-storey house including 1 storey of carport, the average floor-to-floor height (FTFH) for each floor of just about 3m, which is considered sub-standard for modern house developments. The modern standard of living has changed since the Existing Houses A and B built in 1974 and 2010 (about 52 and 16 years ago respectively) and higher priority has been accorded to the quality of living environment and well-being of the residents, especially in the current post-pandemic era. With reference to the Buildings Department (BD)'s PNAP APP-5 revamped in 2019, the maximum allowable FTFHs for habitable houses for health reasons could reach up to 4.5m. The Applicant has made reference to the modern standards of house developments as furnished in ***Sections 5.2 and 5.5*** of the submitted SPS in the design of the Proposed Residential Redevelopment and the proposed FTFHs are

Comments/ Suggestions	Applicant/ Consultant's Responses
	considered on the low side and consistent with the current modern standards for houses as reflected in various approved S16 Planning Applications in the "R(C)" zones in the last 10 years or as-built in the last 5 years. The Proposed Scheme's FTFHs of approx. 3.3m to 4.2m could improve the living quality of future residents by allowing better natural ventilation and sunlight penetration in an indoor living environment, which aligns with the heightened health awareness and design principle in prioritising occupant well-being in the post-pandemic era. In fact, the existing BHs of House A and House B are approx. 10.248m and approx. 10m respectively, both with three (3) storeys including one (1) carport. With regards to existing House B, a Section 16 Planning Approval (TPB Ref. A/SK-TMT/21) was approved in 2008 for the minor relaxation of building height restriction (BHR) from 9m to 10m, mainly to meet the minimum height requirement of 2.4m clear headroom for basement carparking stipulated by the Transport Department (TD) and to provide a reasonably comfortable headroom with a marginally higher ceiling. The relaxation of BH was considered minor and acceptable by the Rural and New Territories Planning Committee of Town Planning Board at that time. Despite a minor relaxation of statutory BHR from 9m to 11.5m, the Proposed Scheme with the domestic portion located towards the rear of the Site away from Fung Sau Road at the similar location of existing House B (as reflected in Figure 4.1 of the submitted SPS) amounted to a minor increase of BH of 1.252m (approx. +13.87%) and 1m (approx. +11.11%) to existing House A and B only. A comparison of the FTFHs between the Proposed Scheme and the existing House A and House B outlined in the chart below demonstrates a very minor increase of FTFHs ranging from +0.3m to +0.847m, despite the upgrading of habitable modern standard for luxury housing development. No increase in plot ratio (PR) nor total gross floor area (GFA) resulted based on the BHR relaxation. **Existing House A (Based on Approved GBP on 27.9.1974) [a]** • **LG/F (Carport):** Approx. 3.505m • **G/F:** Approx. 3.353m • **1/F:** Approx. 3.39m (Mean **Existing House B (Based on Approved GBP on 11.2.2010) [b]** • **LG/F (Carport):** Approx. 2.9m • **G/F:** Approx. 3.9m • **1/F:** Approx. 3.2m **Proposed Scheme [c]** • **LG/F (Carport):** Approx. 3.5m • **G/F:** Approx. 4.2m • **1/F:** Approx. 3.3m (Main Roof **Comparisons [c]-[a]/[b]** • **LG/F (Carport):** Similar to Existing House A, +0.6 from Existing House B • **G/F:**

Comments/ Suggestions	Applicant/ Consultant's Responses

Roof Level based on Pitched Roof)		Level), Approx. 3.8m (Mean Roof Level based on Pitched Roof)	+0.847 from Existing House A, +0.3 from Existing House B • **1/F (from Mean Roof Level):** +0.41 from Existing House A, +0.6 from Existing House B

**Please note that Existing House A and Proposed Scheme adopt pitched roof while Existing House B does not*

Comparison of Floor-to-Floor Heights between Existing Developments and Proposed Scheme

<u>Enhanced Landscape Amenities and Streetscape</u>

Furthermore, the domestic blocks of the Proposed Residential Redevelopment have been significantly setback from Fung Sau Road (approx. 45m from the lot boundary) to incorporate an extensive landscaped garden with a water pond at the northwestern-end entrance of the Site, to marry in with the existing topography to accommodate the significant site difference within the Site.

The extensive open space at the entrance significantly minimises the visual impact of the building bulk of the domestic blocks when viewed from Fung Sau Road, providing visual relief and a sense of opening for pedestrian passers-by and nearby residents. This human-scale design facilitates ventilation and natural light penetration at street level, creating a more inviting and pleasant walking environment and benefiting the overall streetscape for the public.

<u>No increase in overall BH</u>

Despite the absolute BH of the Proposed Scheme increasing from the statutory BHR of 9m to 11.5m, the actual BH of the Proposed Scheme is about 54.5mPD at the mean roof level of a Pitched Roof, which is consistent and slightly lower than the BH of the existing House B of approx. 54.6mPD at the main roof level of a Flat Roof.

Comments/ Suggestions		Applicant/ Consultant's Responses
		The Proposed Residential Redevelopment is therefore regarded as compatible with surrounding developments while incorporating more design merits with the new schematic design and minor relaxation sought by addressing site constraints of steep level differences, allowing higher FTFHs for healthy living purposes and with the incorporation of landscaped amenities and setbacks.
4.	Please submit your separate responses previously sent to Landscape Unit's for formal record. As relevant information has been provided in the responses to the comments of Chief Town Planner/Urban Design and Landscape, Planning Department, she has no further comment on the application.	Please find attached the replacement page of the Application Form furnished in ***Attachment 4***. Please be advised that while we understood that the proposed development would cause tree felling due to various reasons including poor health conditions, no adverse impact caused by the tree felling is anticipated with the proposed mitigation measures in place as stated in the submitted SPS.
B.	**Comments received from the Commissioner for Transport received from Planning Department on 23.12.2025:** ***(Contact person: Mr. KWONG Siu Ming, Kelvin, Tel no.: 2399 2402)***	
1.	No objection to the captioned application.	No objection is noted.
C.	**Comments received from Chief Engineer/ Mainland South, Drainage Services Department received from Planning Department on 23.12.2025:** ***(Contact person: Mr. WONG Kwun Wa, Tel no.: 3965 7320)***	
1.	No further comment on the subject application provided that adequate stormwater drainage and sewerage facilities are implemented, with a view to avoid causing any adverse drainage impact to the areas or nuisance to the adjoining areas.	No further comment is noted.
D.	**Comments received from Director of Environmental Protection received from Planning Department on 23.12.2025:** ***(Contact person: Mr. LI Chun Leung, Alan, Tel no.: 2835 1114)***	
(a)	Please include your separate responses provided to DEP's previous comments in the R-to-C table for formal record. *Please further clarify on the proposed arrangement for periodic emptying (apart from the disposal of backwash from filtration system) of the proposed landscape pond.* *It is noted that that in the supplementary planning statement that periodic empting of swimming pool will be discharge to the public storm storm, please clarify if the same arrangement would be adopted for the landscape pond. If otherwise, please specify.*	Please be clarified that the sewage from the Proposed Residential Redevelopment, including the backwash from swimming pool filter and proposed landscape water pond discharge will be discharged to the septic tank at the Application Site, which is designed in accordance with the requirements as laid down under ProPECCPN 1/23. The periodic emptying of the proposed landscape pond would also be discharged to the public storm system.
(b)	It is noted that the subject application is to apply for planning permission for minor relaxation of building height restriction from 9m	Noted.

Proposed Minor Relaxation of Building Height Restrictions for Proposed Residential Redevelopment at No. 8 Fung Sau Road, Sai Kung (TPB Ref. A/SK-TMT/85)
Responses to Comments Table

Comments/ Suggestions		Applicant/ Consultant's Responses
	to 11.5m to facilitate a proposed residential redevelopment and the subject Site would fall within an area zoned "Residential (Group C)3" on the approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4 and located outside water gathering ground. It is noted that the proposed redevelopment scheme would involve two new residential houses with associated pavilion, swimming pool and landscape water pond.	
(c)	As the subject site is located near Fung Sau Road with limited traffic flow, no adverse environmental impact from air quality and noise perspective is therefore anticipated.	Noted.
(d)	On sewerage and water quality, it is noted that the Applicant would adopt a septic tank system following the design and maintenance requirement of Practice Note for Professional Persons (ProPECC) PN 1/23 for collecting the domestic sewage and filtration backwash from the proposed swimming pool and landscape pond. Besides, it is also noted the outlet drains of swimming pool and landscape pond would be connected to public storm drain. No adverse water quality impact is therefore anticipated.	Noted.
(e)	On the above basis, please be advised we have no objection to the subject application. Nonetheless, the Applicant is reminded to observe the Water Pollution Control Ordinance for discharge arising from the proposed developments and follow the recommended pollution control measures to minimise potential impact to the surroundings during construction. Details of the measures can be referred to EPD website https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html.	No objection is noted. Relevant requirements and controls will be complied with.
E.	**Comments received from Chief Town Planner/Urban Design and Landscape, Planning Department received from Planning Department on 23.12.2025:** ***(Contact person: Ms. CHOW Hei Ching, Momo, Tel no.: 3565 3962)***	
(a)	The site is located in Tai Mong Tsai, Sai Kung, within a predominantly rural setting characterised by low-rise and low-density settlements. The proposal involves redevelopment of two existing 3-storey detached houses into two adjoining 3-storey houses with minor relaxation of the building height restriction from 9 m to 11.5 m (i.e. +2.5 m or about +27.78%). The applicant has submitted a SPS that includes	Noted.

Comments/ Suggestions		Applicant/ Consultant's Responses
	a visual impact evaluation of the proposed development in comparison with the existing condition and the OZP-compliant scheme, in accordance with TPB PG-No. 41. Having reviewed the evaluation and photomontages, and noting the relatively small scale of the proposed development and that the prevailing low-rise and low-density rural character would be largely maintained, significant adverse visual impact arising from the proposed development is not anticipated.	

It is noted that the following Government Departments have no objections to / no adverse comments to the Further Information (1) of the S16 Planning Application:

- Civil Engineering and Development Department (Geotechnical Engineering Office) (received on 24/12/2025)
- Lands Department (received on 29/12/2025)

Date: 7 January 2026
File Ref: FSRSK

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED RESIDENTIAL REDEVELOPMENT AT NO. 8 FUNG SAU ROAD, SAI KUNG

- Supplementary Planning Statement -

TOWNLAND CONSULTANTS LIMITED

SECTION 16 PLANNING APPLICATION

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CHAPTER 131) IN RESPECT OF THE APPROVED TAI MONG TSAI AND TSAM CHUK WAN OUTLINE ZONING PLAN NO. S/SK/TMT/4

SUPPLEMENTARY PLANNING STATEMENT

Applicant	Fung Sau Property Company Limited
Planning Consultant, Visual Impact and Submitting Agent	Townland Consultants Limited
Architect	Design Corporation Limited
Landscape Consultant	Adrian L. Norman Limited
Building Services Consultant	Dicky Lai Consultants Limited

File Reference: FSRSK

For and on behalf of Townland Consultants Ltd.

Approved by : _____

Position : Associate

Date : 11 September 2025

11 September 2025

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EXECUTIVE SUMMARY

This Section 16 Planning Application (the "**S16 Application**") is submitted on behalf of Fung Sau Property Company Limited (the "**Applicant**") to seek permission for a Minor Relaxation of the Building Height Restriction on Lot 285 S.A. RP ("**Plot A**") and Lots 285 S.A. ss.1 and Lots 285 RP in D.D. 252 ("**Plot B**") at No. 8 Fung Sau Road, Sai Kung (the "**Application Site**"/ the "**Site**") to allow for the redevelopment of the existing residential buildings ("**Proposed Residential Redevelopment**").

According to the Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4 ("**Approved OZP**") gazetted on 20 March 2008, the Application Site falls within a "Residential (Group C)3" ("**R(C)3**") zone. The R(C) zone is intended primarily for low-rise, low-density residential developments and is subject to a maximum Building Height Restriction ("**BHR**") of 9m and Three (3) storeys including One (1) storey of carport. In addition, the Site is also restricted to a maximum Plot Ratio ("**PR**") of 0.3 and Site Coverage ("**SC**") of 40%.

The Applicant intends to amalgamate the two lots, Plot A and Plot B into One (1) plot of land with the Proposed Residential Redevelopment comprising a more organic and integrated design of two (2) houses adjoining each other to the southeast. As part of the redevelopment plan, Minor Relaxation of BHR is sought from 9m to 12.5m (at mean roof level) (+38.89%) at House A only to create three (3)-storey block of domestic units including one (1)-storey of carport, which connects with House B of two(2)-storey of domestic units that complies to the statutory BHR of 9m (at mean roof level) on the Approved OZP. There is also **no relaxation of the SC and PR restrictions** sought from the Approved OZP.

The architectural design intent is to create a bespoke resort in-house design that evokes relaxation, luxury and connection with nature. Opportunity is thereby taken to set the residential blocks further back from Fung Sau Road for improved visual impact as well as improving the space for recreational and landscaped features. The Minor Relaxation of BHR will (1) provide architectural flexibility for redevelopment of the existing houses with more innovative building design to fit in with the prestigious setting and local character; (2) provide for better integration of architectural, recreational and landscape components; and (3) enable an architectural layout that better suits the specific user requirements and enhance the quality of life of the residents / the Applicant. The BH of Proposed Residential Redevelopment will be compatible with the surrounding residential developments with a higher site levels.

This Supplementary Planning Statement ("**SPS**") demonstrates that the Minor Relaxation of Building Height Restriction is acceptable on the following grounds:

- The Proposed Minor Relaxation will **NOT** result in any increase in PR and SC as permitted under the OZP. The Proposed Minor Relaxation of BHR will allow a more innovative and integrated design to accommodate the site constraint of the hilly topography and to better fit in the prestigious setting and local character as compared with the OZP Compliant Scheme and the Approved GBPs;
- **There is NO increase in BH in House B as compared to the OZP Restriction and the Approved GBPs**;
- The Proposed Floor-to-Floor Height will fulfil modern habitable living standard and operational requirements;
- The Proposed Minor Relaxation is in accordance with the Statutory Planning Intention of the "R(C)3" zone;
- The Proposed Minor Relaxation is compatible with the surrounding developments;
- The Proposed Minor Relaxation of BHR is not unprecedented and there are several Planning Approvals for Minor Relaxation of BH Restrictions for other R(C)3 zones in the Sai Kung area;
- Indeed, the Proposed Residential Redevelopment will **NOT** result in any adverse visual impact and will not be incompatible with the low-rise, low density character of the Tai Mong Tsai area. Compared to the Approved GBPs and the OZP Compliant Scheme, the Proposed Scheme allows for a much more innovative design that can better integrate the existing environment;
- There will be no adverse impact on the natural environment and landscape features. In fact, the Proposed Residential Redevelopment will enhance the landscape and green amenity value of the neighbourhood; and
- The Proposed Minor Relaxation of BHR will have **NO** adverse impact on the road network or other infrastructural provision.

Based on the above justifications and as detailed in this Supplementary Planning Statement ("**SPS**"), Members of the BOARD are therefore sincerely requested to give their favourable consideration to the Application.

行政撮要

（內文如有差異，應以英文版本為準）

根據《城市規劃條例》第16條，我司代表Fung Sau Property Company Limited（下稱「申請人」）呈交是次規劃申請，就重建坐落於香港西貢鳳秀路 8 號（下稱「申請地點」/ 「地盤」）的丈量約份第252約地段第 285 號 A 分段餘段（下稱「甲地段」）及第 285 號 A分段第1小分段及第 285 號餘段（下稱「乙地段」）略為放寬建築物高度限制，以重建現有住宅（下稱「擬議住宅重建」）。

根據 2008 年 3 月 20 日刊憲的大網仔及斬竹灣分區計劃大綱圖編號 S/SK-TMT/4（以下簡稱「核准圖」），申請地點屬「住宅（丙類）3」地帶。住宅（丙類）地帶的規劃意向主要作低層、低密度的住宅發展，當中該申請地點的建築物高度規限為 9 米及 3 層（包括一層開敞式停車間）。此外，該地盤最高地積比率為 0.3 倍和最大上蓋面積為 40%。

申請人有意把甲地段及乙地段合併為一個地段，以在擬議住宅重建中引入更有機及整合的建築設計，讓兩幢房屋在東南面互相毗鄰。作為重建計劃的一部份，是次擬議略為建築物高度限制只限於甲房屋，由 9 米放寬至 12.5 米（平均屋頂水平）(+38.89%)，以興建三層高的住宅單位（包括一層停車間），並與符合核准圖上 9 米建築物高度限制的乙房屋的兩層高住宅單位連接。是次規劃申請亦**沒有要求放寬該地盤在核准圖上的上蓋面積及地積比率限制**。

擬議住宅重建的設計理念以締造一間度身訂造的度假屋為核心，以靜謐及奢華的設計營造輕鬆的氛圍和增強與大自然的聯繫。申請人同時藉此機會將樓宇向鳳秀路後移，以改善視覺效果和美化康樂及園景設施空間。是次擬議略為放寬建築物高度限制將 (1)增加樓宇設計靈活性，以更具創意的建築設計結合當地特色及配合周邊尊尚社區；(2)有助與周邊的建築、康樂和自然景觀融合；及 (3)使建築佈局更切合特定用戶的需要，並提高居民或申請人的生活素質。再者，擬議住宅重建仍然與周邊處於較高地盤水平的住宅發展相容。

此補充規劃文件詳述略為放寬建築物高度限制具備以下充分理據的支持：

- 擬議略為放寬放寬建築物高度限制**不會**增加核准圖所容許的上蓋面積及地積比率限制，並採用具創意及整合的建築設計，與符合分區計劃大綱圖規定及已核准的建築圖則方案相比下更能切合地盤的山坡地形限制，並結合地方特色及配合周邊尊尚社區；
- **是次規劃申請不會增加乙房屋在符合分區計劃大綱圖規定及已核准的建築圖則方案的建築物高度；**
- 是次規劃申請的樓底高度將符合現代可居住的生活標準和運作要求；
- 是次規劃申請符合法定規劃意向；
- 擬議發展項目與周邊發展相容；
- 擬議略為放寬建築物高度限制並非沒有規劃許可先例，西貢區內其他「住宅（丙類）」地帶亦有多個略為放寬建築物高度限制的規劃許可先例；
- 事實上，擬議住宅重建發展不但**不會**產生任何不良的視覺影響，亦不會與大網仔地區的低矮、低密度特色不兼容。相比於分區計劃大綱圖規定及已核准的建築圖則的方案，此申請方案能容納更多具創意及完全融入於現有環境的設計；
- 擬議住宅重建將不會對自然環境和景觀特色帶來負面影響。事實上，該擬議住宅重建發展將提升當區園景及綠化景觀價值；及
- 擬議住宅重建將**不會**造成負面交通和其他基礎設施影響。

基於在這份補充規劃文件中內詳述的理由，我司懇請城規會對是次規劃申請予以支持。

Reference FSRSK/JANICE/01
Date 11 September 2025

TO THE TOWN PLANNING BOARD:

SECTION 16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)

MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
FOR PROPOSED RESIDENTIAL REDEVELOPMENT
AT NO. 8 FUNG SAU ROAD, SAI KUNG

- SUPPLEMENTARY PLANNING STATEMENT -

1 INTRODUCTION

1.1 We are instructed by Fung Sau Property Company Limited (the "**Applicant**"), to submit this Section 16 Planning Application (the "**S16 Application**") for a Minor Relaxation of the Building Height ("**BH**") Restriction on Lot No. 285 S.A. RP ("**Plot A**") and Lot Nos. 285 S.A. ss.1 and 285 RP in D.D. 252 ("**Plot B**") at No. 8 Fung Sau Road, Sai Kung (the "**Application Site**"/ the "**Site**") to allow for the redevelopment of the existing residential buildings ("**Proposed Residential Redevelopment**").

1.2 The Application Site falls within a "Residential (Group C)3" ("**R(C)3**") zone on the Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4 ("**Approved OZP**") gazetted on 20 March 2008 (***Figures 1.1* and *1.2*** refer). The "R(C)3" zone is subject to a maximum Building Height Restriction ("**BHR**") of 9m and Three (3) storeys including One (1) storey of carport, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater. The Site is also subject to a maximum Plot Ratio ("**PR**") of 0.3 and Site Coverage ("**SC**") of 40%, or the PR and SC of the existing building, whichever is the greater.

1.3 The Applicant intends to amalgamate the two lots, Plot A and Plot B into One (1) plot of land with the Proposed Residential Redevelopment comprising a more organic and integrated design of two houses adjoining each other to the southeast. As part of the redevelopment plan, Minor Relaxation of BHR is sought at House A only from 9m to 12.5m (at mean roof level) (i.e. approx. +38.89%). Opportunity is also taken to set the residential blocks further back from Fung Sau Road for improved visual impact as well as creating usable spaces for recreational use and landscaped features. The Minor Relaxation of BHR will (1) provide architectural flexibility for redevelopment of the existing houses with more innovative building design to fit in with the prestigious setting and local character; (2) provide for better integration of architectural, recreational and landscape components; and (3) enable an architectural layout that better suits the specific user requirements and enhance the quality of life of the residents / the Applicant. Please refer to Architectural Plans of the Proposed Residential Redevelopment attached at ***Appendix 1***.

1.4 The Applicant is NOT seeking any increase in PR and SC beyond that permitted in the Approved OZP and the proposed BH of House B is consistent with the building height of the existing residential development in the Approved GBPs. The Proposed Residential Redevelopment remains for residential use only and is in compliance with the statutory planning intention.

1.5 The purpose of this Supplementary Planning Statement ("**SPS**") is to furnish Town Planning Board ("**TPB**"/ "**BOARD**") Members and relevant Government Departments with the information necessary to facilitate consideration of this S16 Application. For ease of reference, extracts of the OZP, relevant Statutory Notes, Site Location Plans and Site Photos are attached to this SPS.

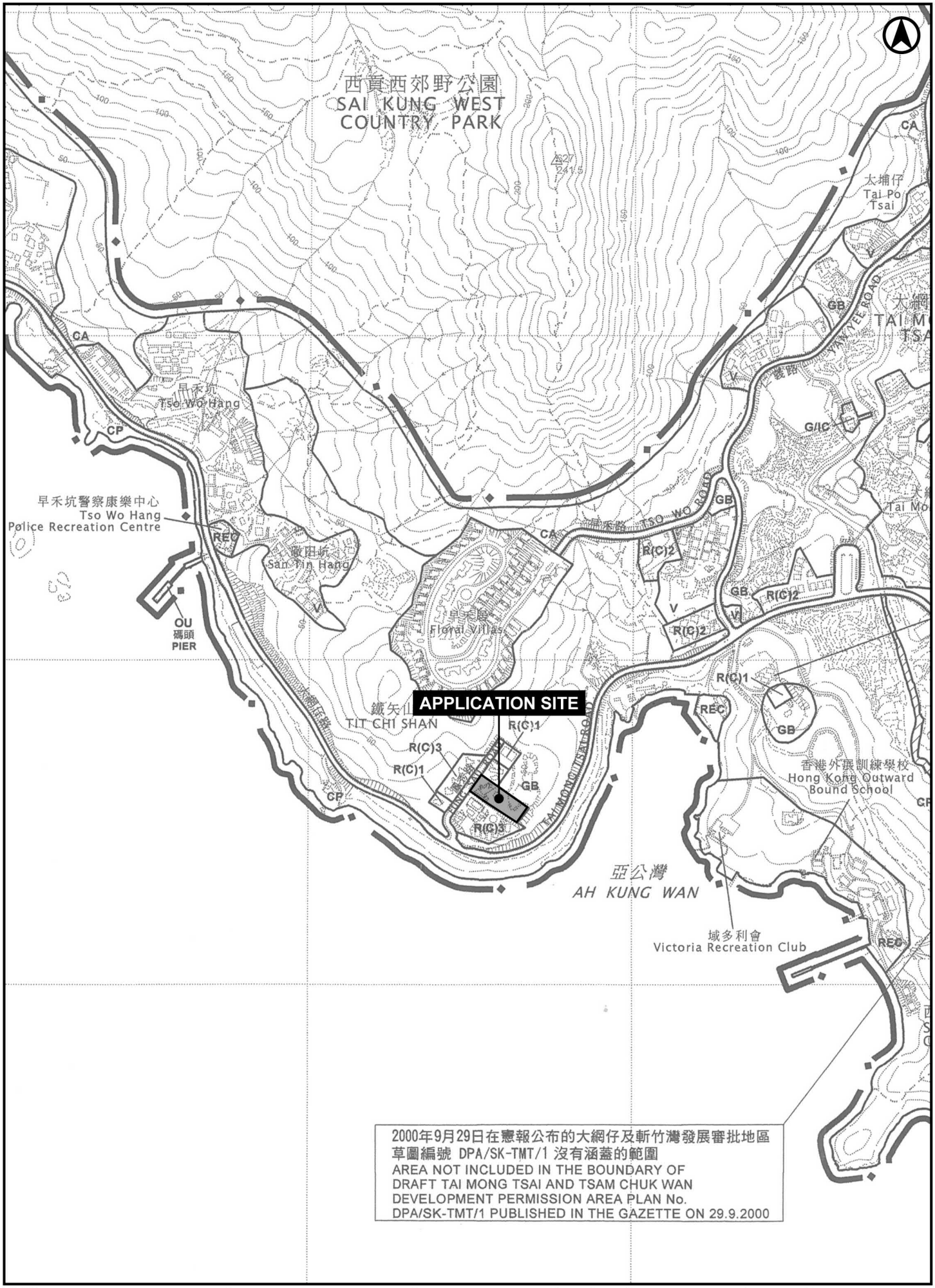

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FIGURE 1.1 APPROVED TAI MONG TSAI AND TSAM CHUK WAN OUTLINE ZONING PLAN NO. S/SK-TMT/4 (EXTRACT)

SCALE 1 : 7,500

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

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

Remarks

(Please see next page)

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FIGURE 1.2 STATUTORY NOTES ATTACHED TO THE APPROVED TAI MONG TSAI AND TSAM CHUK WAN OUTLINE ZONING PLAN NO. S/SK-TMT/4 (EXTRACT)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

(a) On land designated "Residential (Group C)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 plot ratio of 0.5, a maximum site coverage of 40%, and a maximum building height of 9m and 3 storeys including 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(b) On land designated "Residential (Group C)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 plot ratio of 0.4, a maximum site coverage of 40%, and a maximum building height of 9m and 3 storeys including 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(c) On land designated "Residential (Group C)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 plot ratio of 0.3, a maximum site coverage of 40%, and a maximum building height of 9m and 3 storeys including 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(d) In determining the relevant maximum plot ratio/site coverage for the purposes of paragraphs (a) to (c) 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 use and benefit of all the owners and 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.

(e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

FIGURE 1.2 (CONT'D) STATUTORY NOTES ATTACHED TO THE APPROVED TAI MONG TSAI AND TSAM CHUK WAN OUTLINE ZONING PLAN NO. S/SK-TMT/4 (EXTRACT)

2 SITE CONTEXT

2.1 Site Location

2.1.1 The Application Site is located at No. 8 Fung Sau Road, Sai Kung. It is part of a low-rise, low density residential community situated on the southeastern side of Fung Sau Road. Fung Sau Road is a local road which branches off from Tai Mong Tsai Road, a winding road set along the long coastline adjacent to the Sai Kung West Country Park areas overlooking the Inner Port Shelter, with high landscape and scenic value. Sai Kung is well known for its recreational facilities and is an important visitor and tourist destination in Hong Kong (***Figures 2.1*** and ***2.2*** *refer*).

2.2 Land Status

2.2.1 Lot 285 S.A. RP ("**Plot A**") is registered ownership of Ace Match Limited. The Ace Match limited has been notified of this Application. Lots 285 S.A. ss.1 and 285 RP in D.D. 252 ("**Plot B**") are owned by the Applicant. Both Plot A and Plot B are governed by the same land lease i.e. New Grant No. 6035 ("**NG 6035**") which is of 99 years from 4 December 1976 and is renewable for 99 years. Plot A and Plot B together have a total registered area of approx. 2,588.30m^2 (or approx. 27,860 sq. ft).

2.2.2 Under Special Condition No. 9 of the NG 6035, the built over area shall not exceed 15% of the area of the Lot for Plot A, and in addition, Plot B under Special Condition Nos. 8 and 9 it shall not exceed 2 storeys and the height shall not exceed 25 feet above mean formation level.

2.2.3 A 2-storey house over one storey carport of a height approx. 3.96m at Plot A was built in 1975 with a total BH of approx. 12.8m (at top roof level). It is noted that in 2006 and 2008, the Lot was subdivided into Plot A and Plot B with a site area of approx. 1,123.4m^2 and 1,464.9m^2, respectively.

2.2.4 An application for Lease Modification will be submitted to the District Lands Office for consideration upon approval of this Planning Application.

2.3 Existing Use and Surrounding Land Uses

2.3.1 The Application Site is currently occupied by Two x three (3) storey detached houses including one (1) storey of carport in Plot A at the northeastern portion of the Site ("**Existing House A**") and Plot B at the southeastern portion of the Site ("**Existing House B**"). The two existing houses are segregated by the outdoor swimming pool and some natural vegetation in between nonetheless, they are connected via a narrow footpath. Another outdoor swimming pool is also located on the terrace of Existing House B. There is a significant level difference of approx. 13.8m between the lowest end at the northwestern side (approx. 33.65mPD) and the highest level at the southeastern side (+47.45mPD) of the Site. Photos of the Application Site viewed from Fung Sau Road are shown in ***Photos 1.1, 1.2, 1.3 and 1.4.***

2.3.2 The land use pattern around the Site is generally characterised by a mix of low-rise residential developments, green belt and country park areas (***Figures 2.1 and 2.2*** refer).

- The immediate area to the north, west and south of the Site along Fung Sau Road is predominantly of low-rise, low density residential developments of one to three storeys which fall within the sub-groups of the "Residential (Group C)" ("**R(C)**") zone (i.e. "R(C)1" and "R(C)3" zones). These residential developments include Fung Shu Villa, MORAIS, Fung Sau Terrace, Asiaciti Gardens and Bayview Pavilion. Floral Villas, the large-scale low-rise residential development zoned "R(C)3" are located to the further north of the Site across the Tit Chi Shan. Clusters of low-rise residential developments including Forest Hill Villa, Green Villas and The Capri zoned "R(C)2" are located to the further northeast of the Site.

- To the immediate east and further north of the Site are extensive vegetated hillslopes zoned "Green Belt" ("**GB**") which is part of the Tit Chi Shan and Sai Kung West Country Park area. The Victoria Recreation Club and Outward Bound Hong Kong – Ah Kung Wan Training Centre which falls within the "Recreation" ("**REC**") zone are situated across the Emerald Bay which is to the further east of the Site.

- To the further south of the Site on the seaward side across Tai Mong Tsai Road is an area zoned Country Park ("**CP**") which is characterised by a long natural coastline comprising of mangroves and ecological habitats overlooking the Inner Port Shelter (Sai Kung Hoi).

- To the further northwest of the Site are clusters of villages zoned "Village Type Development" ("**V**"), including Tso Wo Villa, Tso Wo Hang and Country Villa.

2.4 Accessibility

2.4.1 The Application Site is accessible by vehicles via Fung Sau Road. It is conveniently served by public transport with franchised buses and green minibuses along Tai Mong Tsai Road, where Fung Sau Road is connected to. The closest bus and minibus stops are located along Tai Mong Tsai Road (approx. 75m from the Site). There are also existing footpaths along the two sides of Fung Sau Road.

2.5 Utilities

2.5.1 The Tai Mong Tsai area is provided with an adequate supply of utility facilities, including water supply, sewerage, electricity and telephone services.

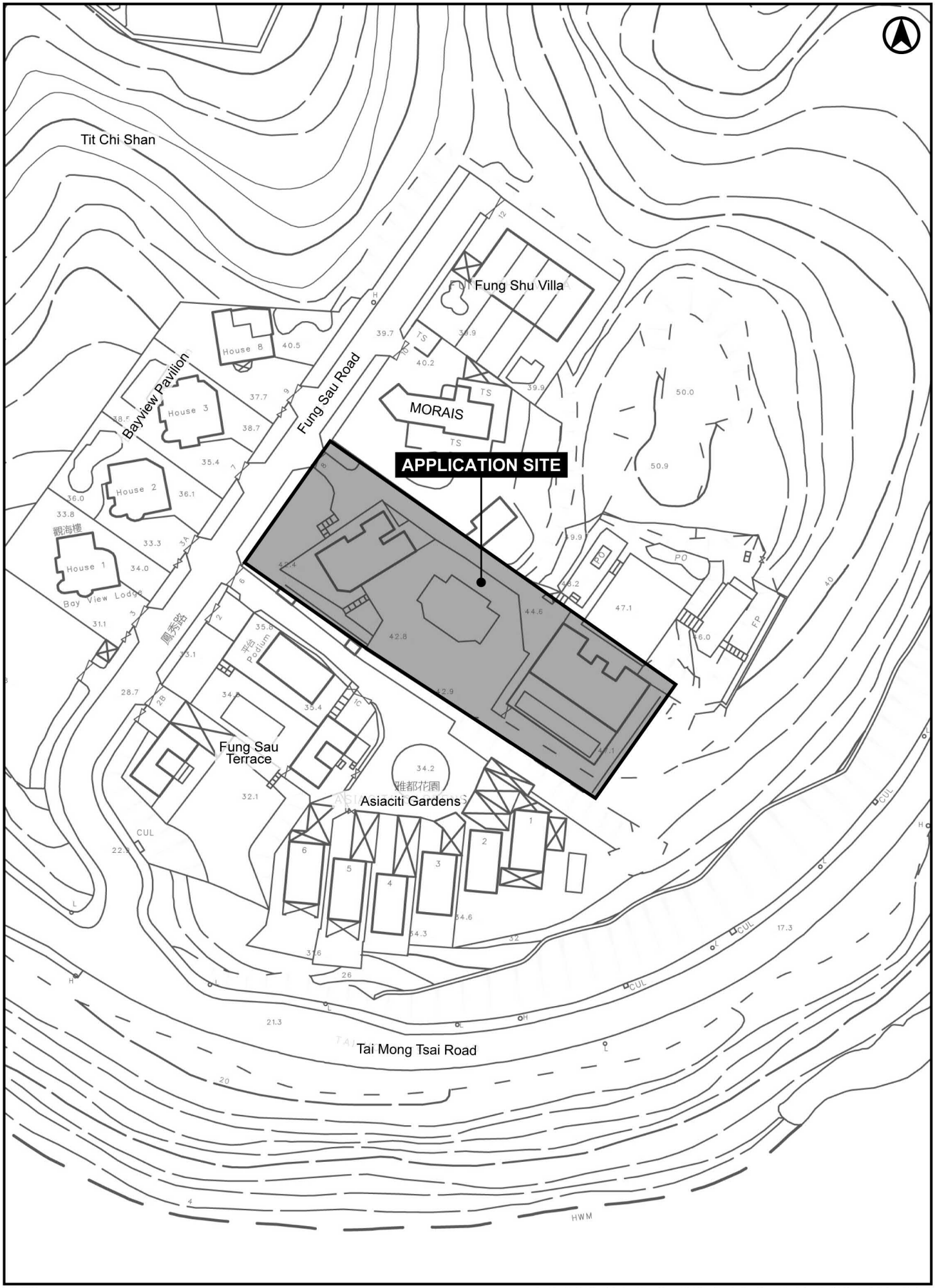

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FIGURE 2.1 SITE LOCATION PLAN

SCALE 1 : 1,000

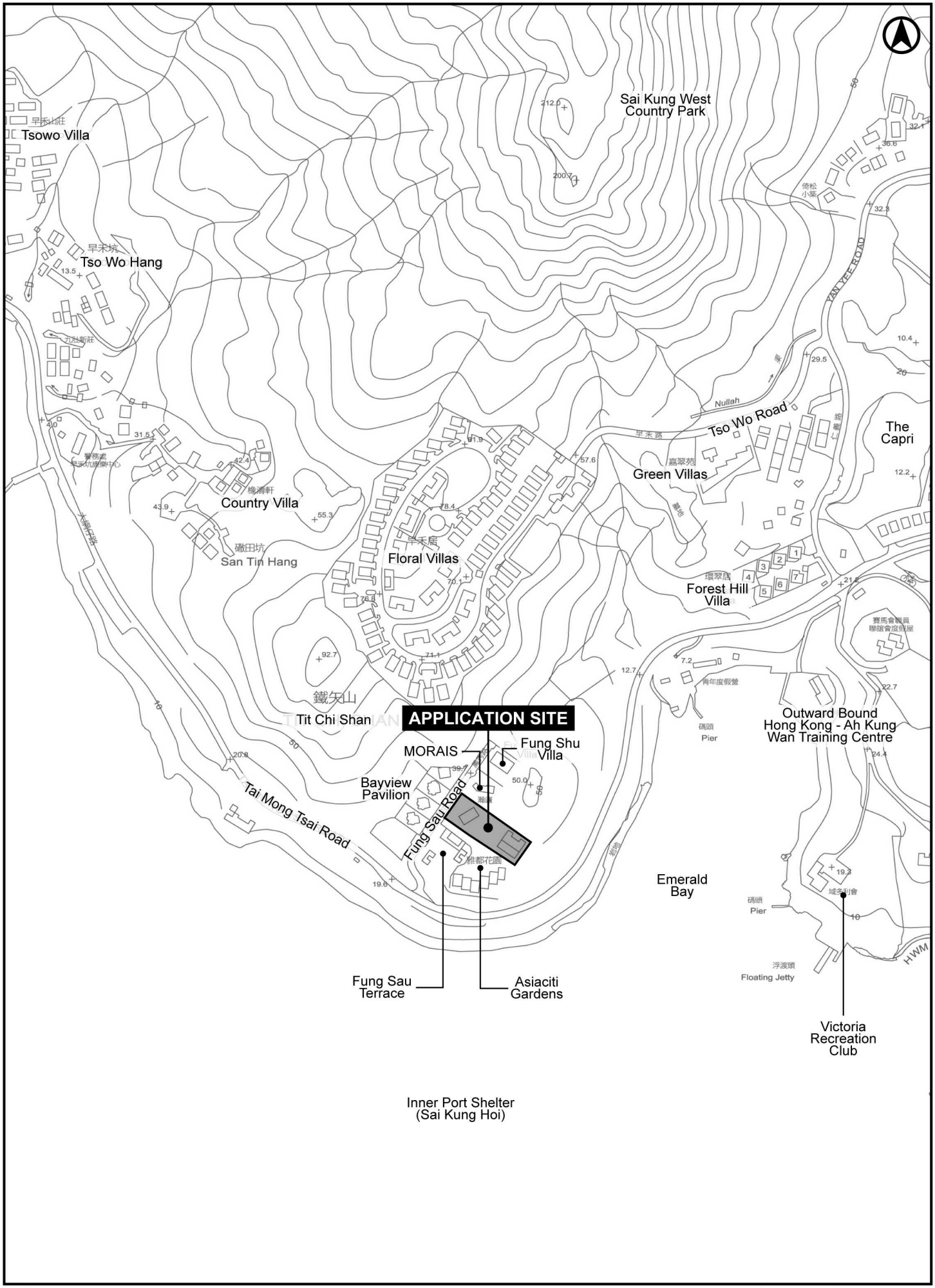

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FIGURE 2.2 SITE LOCATION PLAN

SCALE 1 : 5,000





Photos 1.1 (above) and 1.2 (below) **Views of Existing Development from Fung Sau Road**



Photo 1.3 **View of Existing House A Development**



Photo 1.4 **View of Existing House B Development**

3. PLANNING CONTEXT

3.1 Statutory Planning Intention

Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4

3.1.1 The Application Site is zoned "R(C)3" on the Approved OZP gazetted on 20 March 2008 *(**Figures 1.1*** and ***1.2*** refer).

Statutory Planning Intention in Respect of the "R(C)" zone

3.1.2 In accordance with the Statutory Notes attached to the Approved OZP, the "Residential (Group C)" ("**R(C)**") zone is *"intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board".* "Flat" and "House" are "Column 1" uses which are always permitted (***Figure 1.2*** refers).

3.1.3 Development within the "R(C)3" zone is subject to a maximum BHR of 9m and Three (3) storeys including One (1) storey of carport, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater. The "R(C)3" zone also stipulates maximum PR of 0.3 and SC of 40%, or the PR and SC of the existing building, whichever is greater. Nonetheless, the OZP also allows for minor relaxation of the said restriction application to the TPB under section 16 of the Town Planning Ordinance ("**TPO**") (***Figure 1.2*** refers).

3.1.4 As stated in the non-statutory Explanatory Statement ("**ES**") which accompanies the OZP, the imposition of PR, SC and BHR in the "R(C)" zone are "*to reflect the parameters of the existing and committed developments, to preserve the existing intensity and character of the developments so as to blend in with the surrounding natural environment and to avoid overtaxing the limited infrastructure*". The ES also outlines that in order to provide innovative architectural designs and planning merits that would enhance the amenity of the locality with considerations to the site constraints, minor relaxation of BHR, PR or SC may be considered by the BOARD based on individual merits based on the planning permission system.

3.2 Non-Statutory Planning Context

Residential Layout at Tai Mong Tsai – Sai Kung (Adopted Departmental Plan No. L/SK-TMT1/1A)

3.2.1 The Application Site falls with an Adopted Departmental Plan in Sai Kung titled "Residential Layout at Tai Mong Tsai – Sai Kung Plan No. L/SK-TMT1/1A" ("**Adopted Departmental Plan**") adopted on 28 March 1980. The Adopted Departmental Plan is an administrative plan without statutory authority. The Site is shown as "Residential Zone 4" ("**R4**") with a maximum PR restriction of 0.3 and maximum SC of 15%. The Plan shows that the requirements of non-building area ("**NBA**") of 3.05m in width along its northwestern and southeastern boundaries and 4.57m in width along its northeastern and southwestern boundaries of the Site. The Approved General Building Plans ("**GBPs**") currently comply with the said NBA requirements.

3.3 Planning History

3.3.1 The Application Site is subject to one (1) previous Section 16 Planning Approval (TPB Ref. A/SK-TMT/21) for the minor relaxation of BHR from 9m to 10m in Plot B ("**Approved S16 Scheme**"). The minor relaxation was mainly to meet the minimum height requirement of 2.4m clear headroom for basement carparking stipulated by the Transport Department ("**TD**") and to provide a reasonably comfortable headroom with a marginally higher ceiling. The proposed relaxation of BH restriction was considered minor and acceptable to the Rural and New Territories Planning Committee ("**RNTPC**") and the Application was approved with conditions by the Committee on 10 October 2008.

4. THE REDEVELOPMENT PROPOSAL

4.1 Proposed Minor Relaxation of BH Restriction for Permitted Residential Redevelopment

4.1.1 The Applicant has recently acquired Plot A of the Application Site and intends to amalgamate with Plot B to carry out a comprehensive redevelopment proposal to integrate the two (2) existing houses, which appear to have vastly different architectural styles and are segregated from one another.

4.1.2 Based on the statutory restrictions under the "R(C)3" zoning of the Application Site (i.e. maximum BH of 9m and 3 storeys including 1 storey of carport, 0.3 PR and 40% SC) ("**OZP Compliant Scheme**"), development could easily result in a lower floor-to-floor height ("**FTFH**") (i.e. maximum FTFH of 3m per floor). It will restrict meeting the minimum FTFH of habitation room under Buildings Department ("**BD**")'s Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ("**PNAP**") APP-5[1] with limited opportunities to introduce a bespoke building design that could accommodate the level differences within the Site. Furthermore, this could only marginally comply with the operational requirement for the at-grade private car park with a clear headroom of 2.4m (excluding ventilation duct and other associated installations). Please refer to ***Appendix 2*** for the OZP Compliant Scheme.

4.1.3 In this regard, a minor relaxation of the statutory BHR is sought from 9m to 12.5m (at mean roof level) (i.e. approx. +38.89%) at House A only to enable sufficient design flexibility for an innovative design with incorporation of more well-designed recreational amenities and landscape features. Minor relaxation of BHR is also sought with a view to better suit the requirements and future needs of the Applicants / residents for a healthier and quality living environment with more reasonable FTFH that meets the modern living standards, as well as to fit in with the prestigious setting and local character of the Tai Mong Tsai area.

4.1.4 Meanwhile, please note that there will be **no** relaxation of maximum BHR sought in House B, and **no** relaxation of the maximum PR Restriction of 0.3 or maximum SC Restriction of 40% as stipulated in the Approved OZP in the Application Site. All building structures are confined within the Application Site.

4.2 The Approved General Building Plans

House A

4.2.1 In 1975, a set of GBPs were approved by Building Authority ("**BA**") for Existing House A comprising three (3) domestic storeys including one (1) storey of carport with a roof-top plant room ("**Approved GBPs A**"). The overall BH of Existing House A is approx. 10.25m at mean roof level (approx. +48.96mPD) and approx. 12.80m at top roof level (approx. +51.51mPD) including the roof top tank room structure. As the Existing House A is oriented to the northwest and southeast towards the front of the Site, it is setback of approx. 11.5m to 17.2m from the lot boundary of Fung Sau Road (***Figure 4.1*** refers). A pitched roof design is also adopted with a distinctive building form. House A was completed in the same year.

House B

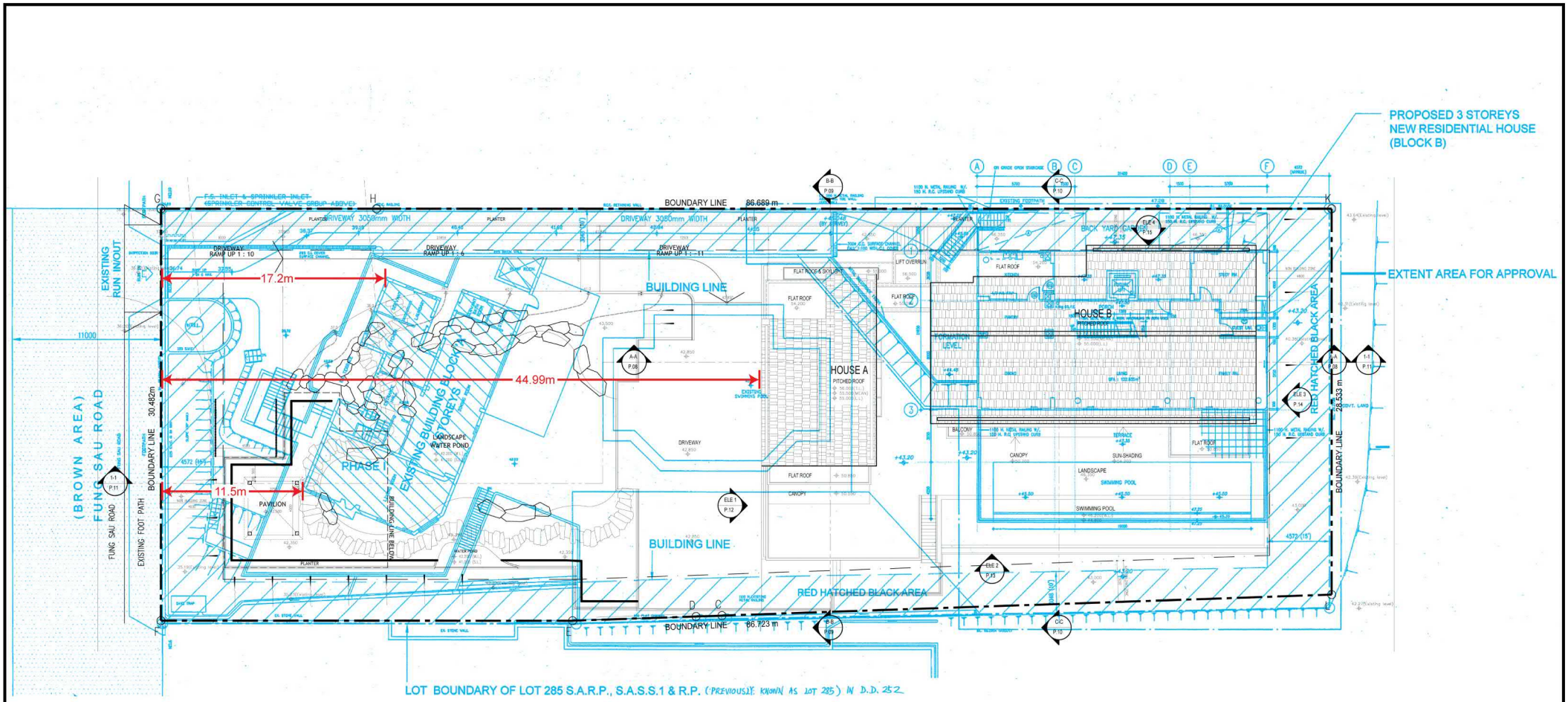
4.2.2 In 2008, a S16 for minor relaxation of BHR (TPB Ref: A/SK-TMT/21) from 9m to 10m for Existing House B was approved by TPB ("**Approved S16 Scheme**"). In accordance with the Approved S16 Scheme, a set of GBPs were approved on 11 February 2010 for three (3) domestic storeys including one (1) storey of carport, which forms the Existing House B ("**Approved GBPs B**"). Existing House B is designed with a flat roof and of a more regularly shaped / box-like development (***Photo 1.4*** refers). The overall BH is approx. 10m at main roof level (approx.

[1] According to PNAP APP-5 by the Buildings Department revised in May 2019, the minimum height of rooms for habitation or office for health reason is 2.5m measured from floor to ceiling, which applies generally to both flats and houses. A maximum storey height for house of 4.5m may be accepted by BD for the purposes of regulation 23(3)(a) of the B(P)R.

+54.6mPD) and approx. 12.8m at top roof level (+57.4mPD) including roof top structure.

4.2.3 The two houses are situated on either end of the Site and segregated by a stand-a-lone outdoor swimming pool of Existing House A in the centre. Due to the NBA restriction, both Existing House A and Existing House B are setback of approx. 3.05m at northwestern and southeastern boundary and approx. 4.57m at northeastern and southwestern boundary (***Figure 4.1*** and ***Appendix 1*** refers).

4.2.4 It is important to note that the BHs of both Existing Houses A and B exceeded the BHR stipulated on the Approved OZP of 9m. Overlay Plans of (i) Approved GPBs and Current Master Layout Plans (MLPs), (ii) House A Section Plan of Approved GBPs and Proposed Residential Redevelopment; and (iii) House B Section Plan of Approved GBPs and Proposed Residential Redevelopment in ***Figures 4.1 to 4.3***.

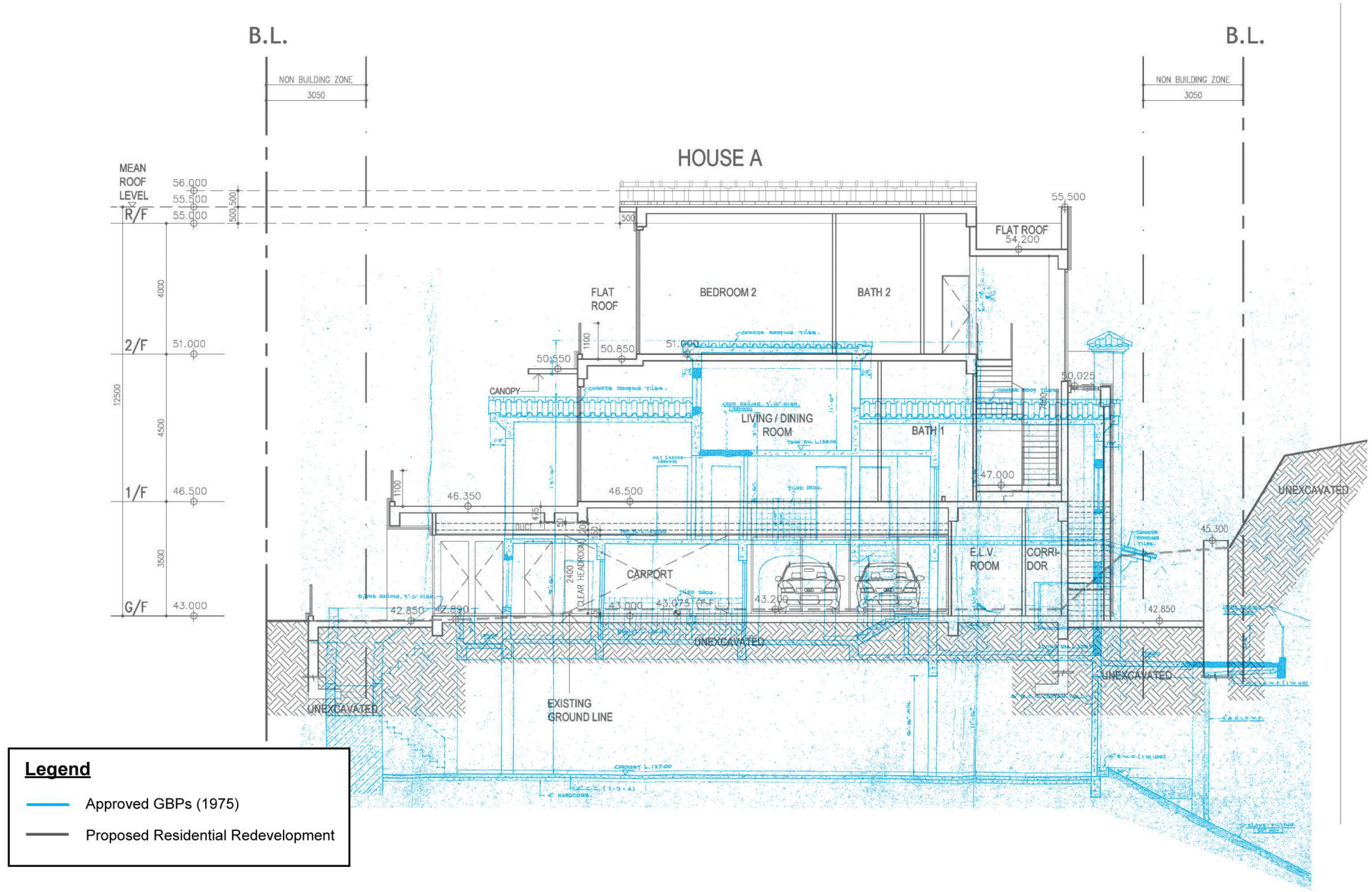


Legend

- Approved GBPs (2010)
- Proposed Residential Redevelopment

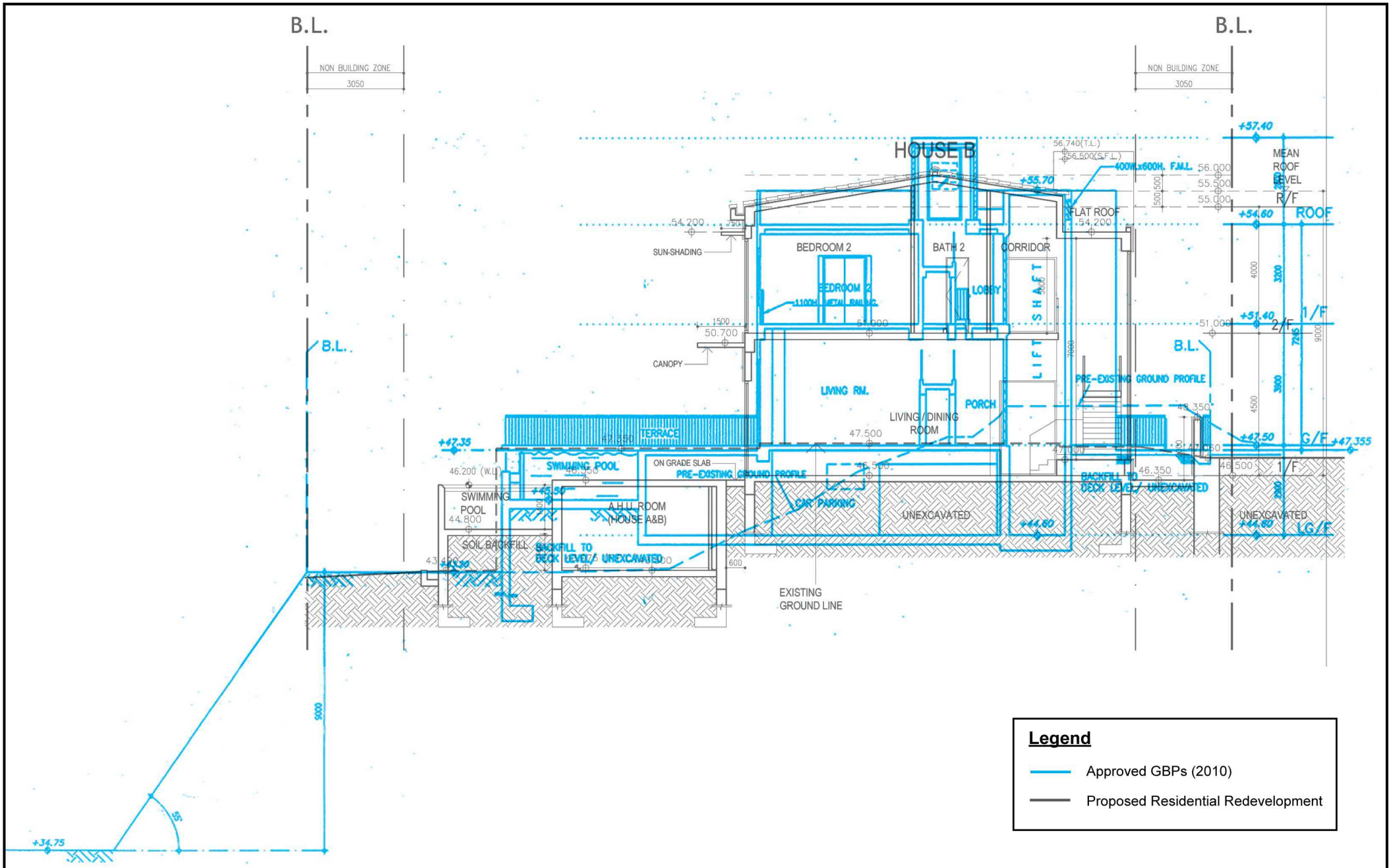
FSRSK

FIGURE 4.1 OVERLAY OF APPROVED GBPS AND CURRENT MASTER LAYOUT PLAN



FSRSK

FIGURE 4.2 OVERLAY OF HOUSE A SECTION PLAN OF APPROVED GBPS AND PROPOSED RESIDENTIAL REDEVELOPMENT



FSRSK

FIGURE 4.3 OVERLAY OF HOUSE B SECTION PLAN OF APPROVED GBPS AND PROPOSED RESIDENTIAL REDEVELOPMENT

4.3 Proposed Residential Redevelopment

4.3.1 The Proposed Residential Redevelopment comprises two (2) houses, namely House A and House B at the southeastern portion of the Site. The domestic portion of the Site is setback further from the lot boundary of Fung Sau Road by approx. 45m (at House A) to accommodate extensive landscaping, a water pond and a landscaped pavilion in the front garden.

4.3.2 House A is a three (3) storey residential development including one (1) storey of carport with a BH of approx. 12.5m (at mean roof level). House B is a two (2)-storey residential development with a BH of approx. 9m (at mean roof level) that complies with the statutory BHR on the Approved OZP. The two houses connect at 1/F platform sharing a common landscaped terrace with an outdoor infinity swimming pool. A common / disabled lift is accessible at all levels serving both Houses A and B. The lift shaft on R/F is approx. 56.74mPD at top level, which is in accordance with the BHR requirements in the Joint Practice Notes No. 5 ("**JPN 5**").

4.3.3 Similar to the existing developments, the G/F of House A is occupied by carport, Electrical and Mechanical ("**E&M**") / plant rooms, flushing water tank and pump room (NB: area below House B is unexcavated at G/F). The 1/F, where the main entrances for residents are located, contains living / dining rooms and kitchen for both houses as well as family room for House B. A recreation facility (clubhouse) with disabled lavatory is also located on the same floor which is shared between the two houses. The 2/F accommodates the bedroom areas for both houses with balcony / flat roof and canopies above to provide shelter and sun-shading effect on the residential entrances.

4.3.4 The proposed vehicular ingress/egress is maintained at Fung Sau Road on the northern end of the Site. The G/F will accommodate a total of Four (4) ancillary car parking spaces including One (1) disabled parking space.

4.3.5 Architectural drawings for the Proposed Residential Redevelopment are furnished in ***Appendix 1.*** A comparison table of Development Parameters between the OZP Compliant Scheme, the Approved GBPs and the Proposed Scheme is provided in ***Table 4.1***. An overlay of the Master Layout Plan ("**MLP**") and Sections of the Approved GBPs and the Proposed Residential Redevelopment are also attached in ***Figures 4.1 to 4.3*** to demonstrate the minor differences of BH and FTFH among the two schemes.

Table 4.1: Comparison of the Development Parameters

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

Remarks

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

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

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

4.4 Architectural Design Intent

4.4.1 The design concept of the Proposed Residential Redevelopment is to create a bespoke resort in house design with a comfortable living space that evokes relaxation, luxury and connection with nature but confining of a private residence. The design also takes inspiration from the intentions of Joint Practice Note No. 1 for "Green and Innovative Buildings" to provide "green" architecture that integrates fully with the low-rise building profile of the surrounding development and the surrounding natural topography. The building's mass and orientation are strategically designed to maximise façade exposure toward the view, while thoughtfully integrating the adjacent garden area into the overall spatial composition.

4.4.2 With the vision in mind, the domestic blocks of the Proposed Residential Redevelopment have significantly setback from Fung Sau Road (approx. 45m from lot boundary) to incorporate an extensive landscaped garden with a water pond at the northwestern-end entrance of the Site. The landscaped water pond is to create a tranquil, resort-like welcoming atmosphere and a sense of comfort for the residents. Notwithstanding, a design improvement to minimise the visual impact of the building bulk of the domestic blocks when viewed from Fung Sau Road.

4.4.3 Compared to the existing developments where two detached houses are segregated from one another afar, the Proposed Residential Redevelopment seeks to incorporate a more integrated and organic design with two houses adjoining one another over a shared communal podium on 1/F where the main entrances, living / dining and recreational areas for the residents are located. An outdoor infinity swimming pool of approx. 23.9m (w) x 3.4m (l) x 1.4m (h) is featured at the southeastern end of the communal podium to cater for residents' recreation and leisure needs. The strategic positioning and design of the infinity pool to align the pool edge with the boundless sea horizon overlooking the Inner Port Shelter (Sai Kung Hoi), creating a seamless transition with the natural landscape. The infinity pool offers a sense of relaxation for residents that further strengthens the vacation-like setting and getaway ambience of the Proposed Residential Redevelopment seeks to resemble. The featuring of water elements in the form of an extensive landscaped pond together with a landscaped pavilion, adds to the aesthetic appeal of the overall development and echoes the theme of tranquillity and connection with nature.

4.4.4 Apart from the natural integration, the Applicant takes the opportunity in this minor relaxation of BHR to achieve a more quality living environment with a higher FTFH of approx. 4.5m at 1/F and 2/F living / dining and bedroom areas to meet the current modern standard for habitable living for houses which complies with the maximum allowable height under BD's PNAP APP-5 and echoes with the theme of resort-living. Tall windows will be adopted to maximize natural lighting and air ventilation entering the interior living environment. Overhead skylights are also provided, allowing daylighting for the enclosed stair hall, offering energy-efficient illumination and visual interest to the vertical circulation space.

4.4.5 The external finishes of the Proposed Residential Redevelopment will be of natural stone which aligns with the aesthetic and prestigious characteristics of the neighbourhood, with the adoption of pitched roof design complementary to the existing urban character that dominates Fung Sau Road, such as Fung Sau Terrace and Asiaciti Gardens. The pitched roof form reflects coastal vernacular style, creating a warm, residential character that harmonises with the seaside and mountain context. The choice and colour of the external finishes together will be confirmed at the detailed design stage to allow the Proposed Residential Redevelopment to integrate with the surrounding low-rise development and natural setting.

4.4.6 Moreover, the Proposed Residential Redevelopment has incorporated NBA zones of 3.05m in width on the northwestern and southeastern boundary and 4.69m in width on the northeastern and southwestern boundaries of the Site as referenced on the Adopted Departmental Plan to maintain building separation with the adjacent developments.

4.5 Proposed Landscape Design

4.5.1 A Landscape Proposal and Tree Preservation and Removal Proposal is prepared for the Proposed Residential Redevelopment as furnished in ***Appendix 4*** of the SPS. The Landscape Master Plan ("**LMP**") demonstrates that the redevelopment will help improve and enhance the existing landscape value and amenities of the Application Site.

4.5.2 The landscape design aims to integrate the Proposed Residential Redevelopment with the existing and planned landscape context, while maximizing greening opportunities on the Site and respecting the natural environment currently occupied by a large vegetation cluster with parts previously used as a garden. The landscaping is divided into two (2) main areas; 1) the Front Water Garden; and 2) the Outdoor Communal Landscape and Swimming Pool Area. Beautiful garden settings are created for the bespoke resort house, responding to both the design character of the architecture, together with the surrounding environment, taking inspiration from natural landscape character and topography.

Front Water Garden

4.5.3 A row of trees is lined along the entrance driveway and a feature tree is proposed at the entrance to enhance the arrival experience and create a lush and tropical character for the residence. A large front garden with water pond at the entrance located to the southwestern side to the Site. This provides a secluded natural setting and act as a buffer for the villa with a series of rock garden terraces creating a screen from the entrance. Views of the landscape are gradually revealed along the sloped driveway extending from Fung Sau Road at approx. 37mPD to approx. 42.85mPD to expose a tranquil water garden at the general level of around 42.35mPD. The water garden serves a strong frontage to the villa while embracing the connection with the surrounding natural landscape. A mix of native and ornamental plants are proposed to develop a strong biophilic design mimicking the existing street character of Fung Sau Road. An informal stone pathway meanders along the southern edge of the water garden connecting the entrance driveway to the arrival courtyard allowing for views of the garden and the extensive ocean views to the south. A Landscape Pavilion is located near the front boundary to allow users to be engaged in the tranquil lush water garden setting. Users can enjoy tea sessions at various time of the day while appreciating the water garden and views of the houses in the background.

Outdoor Communal Landscape and Swimming Pool Area

4.5.4 A linear pool deck embraces the immediate external landscape of the villa with an infinity edge swimming pool visually connecting to the ocean views while reinforcing the geometric character of the villa. The extensive deck allows room for external seating area. To the south of the infinity pool existing palm trees are retained to reinforce the resort character of the villa and create some privacy while allowing ocean views from the deck through the canopies. Steps from the pool deck are provided connecting the arrival courtyard and beyond to the Front Water Garden. The landscape treatment will help bring the nature into the development as well as helping to soften the appearance of the building and provide a tranquil environment for the future residents.

Treatment to Peripheral Area

4.5.5 Lush planting is featured along the periphery of the Site to provide a smooth transition with the surrounding environment. A row of canopy trees along the driveway from the vehicular entrance at Fung Sau Road to the arrival courtyard of the Proposed Residential Redevelopment and overflowing of climbers from the natural stone wall at the northwestern periphery of the Site creates a strong sense of arrival at a luxury / resort-like destination. Existing trees, shrubs and palms are retained at the southeastern and southwestern peripheries acting as a green buffer to soften the development edges and enhance visual integration with the swimming pool. Various ornamental and native trees and shrubs are featured at the western periphery adjacent to Fung Sau Road for screening purposes to preserve the privacy of the Proposed Residential Redevelopment and reinforce the resort-like, nature-integrated design to connect to the front water garden and improving the visual amenity of the Site.

Tree Survey

4.5.6 Maximum care has been taken in the landscape design to minimise disturbance to the existing vegetation within the Application Site. A total of 47 trees were surveyed at the Site as demonstrated in the Tree Survey Plan (***Appendix 4*** refers), in which 17 trees will be retained, 2 trees proposed to be transplanted and 28 trees proposed for felling due to poor health condition, low amenity value or on inaccessible slope etc. The 28 compensatory trees (i.e. with a minimum 1:1 ratio in terms of quantity) are native trees which predominately located within the northwestern periphery of the Site to reinforce the privacy of the Proposed Residential Redevelopment.

4.6 Proposed Fire Fighting Installation Works

4.6.1 All necessary fire serves provisions have been accommodated on Site to comply with Fire Service requirements, including a 78,000-Litre rainwater harvesting tank and a -18,000-Litre F.S. water tank and their associated pump rooms and water meter room are located at LG/F underneath the front garden separated from the two houses. A separate flushing and portable water tank and pump room (House A and B) is located at G/F adjacent to the water pond (***Appendix 1*** refers).

4.6.2 According to the Practice Noise for Authorised persons ("**PNAP**") APP-151 and ADM-2, the provision of flushing and potable waters and pump rooms located on LG/F are considered as "disregarded GFA" under Building (Planning) Regulations ("**B(P)R**") 23(3)(b). The only GFA accountable on LG/F is the storeroom and lavatory. A GFA diagram indicating the areas that are accountable and non-accountable is provided in ***Appendix 1*** for easy reference. Details of the GFA to be exempted from the calculation will be provided at the GBP's Submission Stage for the approval of the Building Authority.

4.6.3 Please note in accordance with Regulation 30 of the B(P)R, natural lighting and ventilation will be provided to the kitchens of all flats. Details will be provided at the GBPs submission stage.

4.6.4 As the Applicant is proposing redevelopment at the Site, the electricity provision has been reassessed accordingly. Thus, new installations will be provided to meet the current standards and requirements of the CLP Power Hong Kong Limited ("**CLP**").

4.7 Proposed Site Formation Works

4.7.1 There is no slope features identified within the Site. Nonetheless, the partially sunken design of the Proposed Residential Redevelopment would require excavation and filling works within the Application Site to help level the site formation levels of Houses A and B. It will alter the existing landform and the landscape character within the Site due to conflict with the development. All site formation works are confirmed within the building lots within the R(C)3 zone. An Excavation and Lateral Support ("**ELS**") plan will be submitted to Buildings Department ("**BD**") separately for any approval for excavation works deeper than 2.5m, and greater than 5m in length. Detailed design of the ELS works will be provided under separate submission, if required, at the detailed design stage.

4.7.2 Precautionary measures will be taken into account against heavy rainfall and typhoons during the proposed excavation works. Any necessary supporting measures will be addressed in the detailed design stage.

5. PLANNING JUSTIFICATIONS FOR PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION

5.1 Innovative and Integrated Design to Accommodate Site Constraints

5.1.1 As opposed to existing developments, which are two stand-alone detached houses with different architectural styles appearing visually and physically segregated from each other, the Proposed Residential Redevelopment reflects the Applicant's intention to amalgamate the individual lots within the Site in order to promulgate a more desirable spatial environment with better urban design.

5.1.2 The minor relaxation of BHR in House A from 9m to approx. 12.5m (at mean roof level) to allow for a 3-storey development is consistent with the Existing House A, merely to retain the degree of design flexibility allowed. Additionally, the relaxation will facilitate a thoughtful organic yet integrated design to better respond to the hilly topographical features of the Site and seamlessly fit in with the prestigious setting and local character of the low-rise residential neighbourhood in Tai Mong Tsai area. No relaxation of BHR is sought for Proposed House B but rather reducing from 3-storeys to 2-storeys.

5.1.3 The Proposed Residential Redevelopment is carefully designed to be significantly setback from the street by approx. 45m towards the rear of the site, placing an extensive landscaped water garden near the vehicular entrance fronting Fung Sau Road, with a view to marry in with the existing topography. The setback of the domestic portion also provides more on-site landscaping opportunities and maintains sufficient open areas within the Site for healthy living. However, as a result of the setback, there is a slight increase in the BH of House A due to the level difference within the Site. Existing House A (at Carport Level) and Proposed House A (at G/F Carport) is situated at a site formation level of approx. +38.7mPD and approx. +43mPD, respectively (i.e. site level difference of approx. 4.3m). While the site formation level of Existing House B and Proposed House B at G/F are similar at approx. +47.5mPD and approx. +46.5mPD, respectively (i.e. site level difference of approx. 1m). Please refer to ***Figures 4.2*** and ***4.3*** for the Overlay Plans of Section Plans of Existing House A and Proposed House A and Existing House B and Proposed House B.

5.1.4 The Applicant has cleverly adopted a stepped building design to overcome the level difference within the domestic portion, through proposing three (3) storeys in House A and two (2) storeys in House B. With reference to Section 1-1 of the Architectural Drawings furnished in ***Appendix 1***, the difference in the existing G/F levels between the two houses is approx. 4.94m (i.e. Existing House A at approx. +42.56mPD and Existing House B at approx. +47.5mPD). Additionally, raising the site formation levels of Proposed House A to approx. 43mPD and lowering the site level of Proposed House B to approx. +46.5mPD provide for better alignment (i.e. level difference of 3.5m). It is only through the minor relaxation of BHR for House A that greater design flexibility could be allowed to align the levels of the two houses together, through a common lift provision, staircases and communal terrace on the same level at 1/F (+46.5mPD) which houses the major amenities (i.e. infinity pool and recreational activities area) for resident's recreational and leisure uses. The common lift also allows for barrier-free access to cater for mobility needs of future residents.

5.1.5 Furthermore, it is otherwise difficult to overcome the significant ground level difference without further raising, excavation works, or reduction of storeys may lead to underutilising the development potential of the Site or potential disturbance to the natural environment. As illustrated in the OZP Compliant Scheme in ***Appendix 2***, additional ramp and staircase are required at 1/F to connect the two houses, creating accessibility constraints for residents with mobility limitations and would be less efficient.

5.1.6 In this regard, the innovative design approach not only minimises the visual impact of the building bulk from street level but also reinstates its architectural design intent to provide a bespoke resort house and blend in with the green environment.

5.2 Higher Floor-to-Floor Height to Fulfil Modern Habitable Need

5.2.1 The minor relaxation of BHR at House A enables a higher FTFH as outlined in ***Section 4.4***, with an approx. 4.5m and 4m FTFH on 1/F and 2/F for domestic use and approx. 3.5m FTFH on G/F carport. The proposed maximum 4.5m FTFH at 1/F fully complies with the maximum allowable for habitation for health reasons under PNAP APP-5 and is comparable to the modern living standard for resort-like, luxury living environment that the Applicant envisions in the Proposed Residential Redevelopment. The higher FTFH could improve the health and well-being of inhabitants by allowing better indoor air ventilation and natural lighting, which will promote the quality of life of the residents and the sustainability of the living environment.

5.2.2 The proposed FTFH of 3.5m at G/F carport is also considered reasonable to fulfil the operational requirements for car parking and associated ancillary facilities. The FTFH includes a minimum clear headroom for car park of 2.4m which is in accordance with PNAP APP 111 with additional heights for a 150mm false celling, 200mm ductwork, 625mm beam, 75mm floor finish and a 50mm allowance for duct support which could not be accommodated under the OZP Compliant Scheme of a FTFH of 2.8m (with a bare minimum of 2.4m clear headroom). Compared to the OZP Compliant Scheme, the increase in FTFH allows for the additional height to better meet the operational requirements and ancillary facilities while ensuring proper ventilation and smoke control etc to enhance the safety of the development.

5.3 In Line With Statutory Planning Intention

5.3.1 The Proposed Residential Redevelopment is in line with the statutory planning intention in respect of the "R(C)3" zone of the Approved OZP, which is intended primarily for low-rise, low-density residential developments. The Proposed Residential Redevelopment has a maximum PR of 0.3, SC of not more than 40%, and maximum BH of 9m and 3-storeys including 1 carport as permitted under "R(C)3" zone.

5.3.2 The proposed minor relaxation of BHR from 9m to 12.5m (at mean roof level) does not jeopardise the rationales for imposition of the development restrictions, which is to reflect the existing and committed developments and to preserve the existing intensity and character of the developments blending in with the surrounding natural environment while avoiding overtaxing the limited infrastructure in the neighbourhood.

5.3.3 To maintain the established character and amenity of the Tai Mong Tsai area, the Applicant has carefully considered the natural topography, surrounding building profile and respectful landscape design in the Proposed Residential Redevelopment. The proposed architecture, disposition, building setback and incorporation of better building design and landscape provisions collectively enable the Proposed Residential Redevelopment to blend in with the existing character and surrounding natural environment. The proposed minimum setback of approx. 45m (at House A) from the lot boundary of Fung Sau Road represents an increase setback of over approx. 27.8m to 33.5m from the existing House A, creating a sense of openness that enhances the visual appeal of the streetscape and visually makes the Proposed Residential Redevelopment appear insignificant from the streetscape. The incorporation of an extensive landscaped area with water pond and landscaped pavilion in the front setback area and the infinity pool as outlined in ***Section 4.4*** also resembles the Applicant's endeavour to integrate the Proposed Residential Redevelopment with nature, let alone the respect of topography from the stepped building design. The proposed pitched roof design is also in line with the adjoining developments on the southeastern side of Fung Sau Road, as shown in ***Photos 5.1 and 5.2***.

5.3.4 The external façade materials, dominated by timber and stone cladding, are also chosen to offer natural textures that will be harmonious with the surrounding hilly landscape and vegetation clusters of the Site, subject to detailed design. The Proposed Residential Redevelopment will be highly compatible with both the prestigious residential area and the natural setting.

5.3.5 With no increase in the development intensity compared to the existing developments except BHR, no additional development impact on road capacities or utility services is anticipated.

5.4 Reduction in Building Height of House B

5.4.1 The Subject Application for minor relaxation of BHR is for House A only, i.e. from 9m to approx. 12.5m (at mean roof level), to allow for sufficient design flexibility in the Proposed Residential Redevelopment. The proposed BH in House B fully complies with the statutory BHR of 9m (at mean roof level). In fact, BH of the Proposed House B is slightly lower than the existing House B due to: (1) reduction in site formation levels (i.e. lowering G/F by approx. 1m from existing +47.5mPD to +46.5mPD); (2) reduction in the overall BH of Existing House B by 1m (under Approved S16 Scheme BH of House B is 10m) (***Figure 4.3*** refers); and (3) reduction in the overall BH in terms of no. of storeys from 3 storeys to 2 storeys. Thus, the overall BH in Proposed House B is reduced compared to the Approved GBPs and OZP (in terms of no. of storeys) (***Figure 4.3*** refers).

5.4.2 Additionally, in order to better align and integrate the two houses for accessibility and efficiency purposes, the Applicant has lowered the site formation level of House A to approx. 43mPD (i.e. a reduction of approx. 200mm) so that the floor levels of both houses are at the same level without the need for additional staircase / ramp at 1/F.

5.5 Compatible with Surrounding Developments

5.5.1 Despite the subject S16 Application is for the proposed minor relaxation of BHR of House A from approx. 9m to approx. 12.5m (at mean roof level), there is a reduction in the BH in House B as per the Approved GBPs as outlined in ***Section 5.4***. The top roof level (including lift shaft) of the Proposed Residential Redevelopment (approx. +56.74mPD) is slightly lower than that of the Existing House B (at approx. +57.4mPD) by approx. 660mm. In addition, as no minor relaxation of PR and SC will be sought in this S16, the Proposed Residential Redevelopment is considered not incompatible with the surrounding developments in terms of scale, massing and development intensity.

5.5.2 The Proposed Residential Redevelopment has been carefully designed to integrate with the surrounding low-rise building height profile, landscape and rural character. The Architect has taken special consideration to ensure that the design and orientation of the Proposed Residential Redevelopment will minimise the impacts on the surrounding natural environment and is also in line with the adjacent residential developments. As outlined in ***Section 4.4***, the pitched roof design is adopted in the Proposed Residential Redevelopment to offer a classic and timeless look which blends in with the surrounding low-rise developments with pitched roof design on Fung Sau Road (***Photos 5.1 and 5.2*** refer)

5.5.3 In this regard, the proposed BH relaxation is compatible with the adjacent residential developments, which are predominantly 3-storey residential developments with BH of mostly above 9m excluding rooftop structure.



Photo 5.1 **Fung Sau Terrace, No. 2 Fung Sau Road, Sai Kung**



Photo 5.2 MORAIS, No. 10 Fung Sau Road, Sai Kung

Photos 5.1 and 5.2 **Surrounding Developments with Pitched Roof design on Fung Sau Road**

5.6 Established Planning Precedent

5.6.1 Apart from the approved S16 Planning Application by TPB on 10 October 2008 for minor relaxation of BHR 9m to 10m (TPB Ref. A/SK-TMT/21) in Plot B within the Application Site, there are several TPB Approvals for similar Applications for Minor Relaxation of BHR for house developments in the "R(C)" zones and its sub-areas within the Sai Kung District and in other Districts (***Tables 5.1*** and ***5.2*** refer).

5.6.2 A total of three (3) S16 Planning Applications approved by TPB for Minor Relaxation of BHR since 2010 are summarised below within the Sai Kung District. A total of seven (7) S16 Planning Applications approved by TPB for Minor Relaxation of BHR since 2010 in other Districts is also summarised below for reference. Thus, this Application for Minor Relaxation of the BHR Restriction is not unprecedented.

Table 5.1. Approved S16 Planning Applications for Minor Relaxation of BHR in Sai Kung District Planning Area in R(C) zones since 2010

TPB Ref No.	Application for	Address	Approval Date
A/SK-HC/364	Minor Relaxation of BHR for Permitted House Development from 9m to 11.3m	Lot 214 in D.D. 219 and the Extension thereto and Adjoining Government Land, Tin Shek Road, Sai Kung, New Territories	Approved/Agreed on 6 June 2025
A/SK-CWBN/41	Minor Relaxation of BHR for Permitted House Development from 9 to 11.2m	Lot 540 in D.D. 238, 30 Hang Hau Wing Lung Road, Sai Kung, New Territories	Approved with condition(s) on 14 September 2016
A/SK-HH/50	Minor Relaxation of BHR from 2 storeys over 1 storey of carport to 3 storeys and PR from 0.4 to 0.55 for Permitted House Development	Chuk Kok, Sai Kung	Approved with condition(s) on 15 October 2010

Table 5.2. Approved S16 Planning Applications for Minor Relaxation of BHR in other Districts in R(C) zones since 2010

TPB Ref No.	Application for	Address	Approval Date
A/K18/342	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Permitted House Use	14 Kent Road, Kowloon Tong, Kowloon	Approved with condition(s) on 4 March 2022
A/K18/326	Minor Relaxation of PR Restriction from 0.6 to 0.6862 and BHR from 3 to 4 storeys for Permitted House Development	147 Waterloo Road, Kowloon Tong, Kowloon	Approved with condition(s) on 3 August 2018
A/K7/113	Minor Relaxation of BHR from 2 to 3 storeys for Permitted House Development	No. 36A Braga Circuit, Ho Man Tin, Kowloon (Kowloon Inland Lot 2657 S.A ss.11 S.A ss.1)	Approved with condition(s) on 9 June 2017
A/K18/306	Minor Relaxation of BHR to Allow for One Storey of Basement for Proposed House Development	1 Somerset Road, Kowloon Tong	Approved with condition(s) on 8 November 2013
A/H17/129	Minor Relaxation of BHR to Allow for One Additional Storey for Permitted House Development	35 South Bay Road, Hong Kong	Approved with condition(s) on 11 October 2013
A/K18/296	Minor Relaxation of BHR to	1 Somerset Road, Kowloon	Approved with

	Allow for One Storey of Basement for Proposed House Development	Tong	condition(s) on 8 February 2013
A/NE-LYT/450	Minor Relaxation of BHR from 2 storeys (6m) over 1 storey carport to 2 storeys (6.5m) over 1 storey carport for Permitted House Development	Lots 897 RP and 916 S.B RP in D.D. 83 and Adjoining Government Land, Kwan Tei South, Fanling, N.T.	Approved with condition(s) on 20 January 2012

5.7 No Adverse Visual Impact

5.7.1 The Application Site is located within Tai Mong Tsai, which is a well-established low-rise residential area and can only be accessed via Fung Sau Road. Given the proposed BH of 12.5m (at mean roof level) is similar to other residential developments within the Tai Mong Tsai area that are also situated at a higher site level. The Proposed Residential Redevelopment is therefore not visually prominent from public viewpoints and will not result in any adverse visual impact on the surrounding area given that the Site is surrounded by developments of similar scale in the vicinity and proposed landscaping.

5.7.2 This section evaluates the visual impact of the Proposed Residential Redevelopment by comparing it with the existing condition and the OZP Compliant Scheme. Five (5) local Viewpoints ("**VPs**") which are commonly patronised by the public have been selected to best represent the key visual receivers looking towards the Proposed Residential Redevelopment (***Figure 1 of Appendix 3*** refers). These include the following:

- Viewpoint 1 (VP1): View from Sha Ha Beach
- Viewpoint 2 (VP2): View from Tai Mong Tsai Road Bus Stop
- Viewpoint 3 (VP3): View from Hiking Trail in Sai Kung West Country Park
- Viewpoint 4 (VP4): View from Emerald Bay outside Victoria Recreation Club
- Viewpoint 5 (VP5): View from Fung Sau Road

5.7.3 Photomontages at ***Figures 2 to 6 of Appendix 3*** illustrate the existing condition and OZP Compliant Scheme against the Proposed Residential Redevelopment ("**Proposed Scheme**").

Viewpoint 1 (VP1): View from Sha Ha Beach (*Figure 2* of *Appendix 3 refers*)

5.7.4 This is a long-range static VP with a distance of approx. 1.77km and is further west of the Application Site. Sha Ha Beach is located next to the Sha Ha Village in Sai Kung, facing Sai Kung West Country Park. This VP is a popular recreational spot for water sports activities such as kayaking and canoeing, and is frequented by local residents and visitors / tourists for walking, resting, leisure or sightseeing purposes.

5.7.5 As shown in the Photomontage in ***Figure 2 of Appendix 3***, this VP is dominated by the kayaks and paddles on the beach and the sea horizon against a hilly backdrop and an open sky. As the VP is far away from the Site and is partially screened by the natural landscape features on the mountain, the Application Site is barely visible to public viewers.

5.7.6 Similar to the Existing Condition and the OZP Compliant Scheme, the Proposed Scheme will integrate with the surrounding low-rise residential developments and the mountain backdrop with no obstruction to the ridgeline or open sky backdrop. In this regard, the visual effect from this VP is considered ***negligible***.

Viewpoint 2 (VP2): View from Tai Mong Tsai Road Bus Stop (*Figure 3* of *Appendix 3* refers)

5.7.7 This short-range static VP is located approx. 90m southwest of the Application Site, which is adjacent to the bus stop along Tai Mong Tsai Road. The VP represents nearby local residents and pedestrian passers-by in the Fung Sau Road residential area.

5.7.8 The level at which the Tai Mong Tsai Road Bus Stop is located is approx. +19.6mPD while Fung Shau Road is situated uphill between approx. +22.9mPD to +39.7mPD (***Figures 2.1*** and ***2.2*** refer). According to ***Figure 3 of Appendix 3***, the Application Site in all scenarios are fully screened due to the steep slope and dense vegetation cluster / mature trees in the foreground. In light of the above, ***no visual impacts*** due to the Proposed Residential Redevelopment are anticipated from this VP.

Viewpoint 3 (VP3): View from Hiking Trail in Sai Kung West Country Park (*Figure 4* of *Appendix 3* refers)

5.7.9 This is a long-range kinetic VP with a distance of approx. 800m southwest of the Application Site from the hiking trail in Sai Kung West Country Park. The VP is a bird-eye view from the hiking trail, which overlooks the natural coastline and Inner Port Shelter (Sai Kung Hoi), where several yachts are moored and the outlying islands against the open sky. This VP represents the users of the trail for exercising, leisure and recreational purposes and for users who wish to enjoy the view of the Sai Kung Peninsula and Inner Port Shelter (Sai Kung Hoi). Blocks of white low-rise residential developments of Floral Villas and the dense vegetation growth along the mountainside dominates the foreground of this VP.

5.7.10 As illustrated by ***Figure 4 of Appendix 3***, the Site is located at the top of the mountain to the southeast of Floral Villas, among the cluster of low-rise, low-density residential developments along Fung Sau Road. It is apparent that in the Existing Condition that Existing House A and Existing House B appear visually segregated by a dense vegetation cluster in the middle of the Site and are seen as two separate standalone houses due to their variation in architectural styles. Existing House B also appears distinctive and different from the design of its immediate residential developments, with a darker and modernist outlook.

5.7.11 The roof level of House B is consistent between the OZP Compliant Scheme and the Proposed Scheme, and there are no noticeable differences among the two schemes demonstrated in the photomontage with the slight increase of BH in Proposed House A from this VP compared to the Existing Condition. Despite the minor increase of BH at House A, the OZP Compliant Scheme and the Proposed Scheme demonstrate that the Proposed Residential Redevelopment will facilitate integration of the Site with the surroundings through adoption of pitched roof design and distinctive façade treatment of natural elements (i.e. stone / timber cladding).

5.7.12 Nevertheless, the Proposed Scheme will not result in any significant obstruction of views towards the mountain backdrop, the natural coastline and open sky backdrop. As such, the Proposed Scheme is considered not incompatible with the surrounding development context and the resultant visual impact is regarded as ***negligible***.

Viewpoint 4 (VP4): View from Emerald Bay outside Victoria Recreation Club (*Figure 5* of *Appendix 3* refers)

5.7.13 This is a medium-range static VP with a distance of approx. 280m to the east of the Application Site at the pier outside Victoria Recreation Club overlooking Emerald Bay where several yachts are moored and the mountain where some low-rise residential developments are situated in, including the Application Site. The VP represents local residents, visitors / tourists and members of the Victoria Recreation Club for sitting-out, leisure, recreational or sightseeing purposes.

5.7.14 The VP is dominated by the dense vegetation cluster over the hilly terrain. As illustrated in ***Figure 5 of Appendix 3***, only the Existing House B is visible from this angle, and it has been largely screened by the dense vegetation in middle ground with only the upper part of the development is visible.

5.7.15 Given there is no minor relaxation of BHR in House B, there is no difference in BH among the OZP Compliant Scheme and Proposed Scheme shown in this VP. Nonetheless, the top roof level of Existing House B is approx. 57.4mPD (including roof top structure) which is slightly higher that of House B in the OZP Compliant Scheme and Proposed Scheme with the top roof level at 56.74mPD (including roof top structure). The difference between the Existing House B and the Proposed House B approx. 660mm. This minor reduction, together with the pitched roof design, is not significant in the photomontage. As demonstrated in ***Figure 5 of Appendix 3***, the Proposed Residential Redevelopment is also largely screened by the dense vegetation in all scenarios and therefore, the visual effect from this VP is regarded as ***negligible***.

Viewpoint 5 (VP5): View from Fung Sau Road (*Figure 6* of *Appendix 3* refers)

5.7.16 This is a short-range kinetic VP with approx. 15m to the southwest of the Application Site at the footpath along Fung Sau Road in front of Bayview Pavilion. This VP represents the nearby residents, visitors and pedestrian passers-by of the surrounding developments in the Fung Sau Road residential area.

5.7.17 The existing view of this VP is dominated by the white boundary fence wall, Existing House A, street planting including trees and shrubs along Fung Sau Road footpath and an open sky backdrop. Given the proximity of this VP, both the OZP Compliant Scheme and Proposed Scheme will bring about positive visual change through the introduction of a significant setback of the main buildings (i.e. Houses A and B) towards the rear of the Site, away from Fung Sau Road and improving the visual openness of the Site. The view after redevelopment is dominated by an elevated traditional-style stone-made pavilion in the front garden above the LG/F Plantroom which enriches the visual layers of the Site and facilitates integration between the surrounding natural landscapes and the houses. The strategic positioning of the pavilion also helps enhance the tranquil, relaxing atmosphere that the Proposed Residential Redevelopment seeks to create. Nevertheless, extensive street greenery and varied landscape treatments of diverse species, including shrubs and climbers on the wall introduced at the Site, significantly help soften the building bulk of the LG/F Plantroom at the front garden and enhance the streetscape and visual amenity of the area. In particular, a row of canopy trees is incorporated within the Application Site's driveway area to complement the landscape character of the residential area. Glass balustrades are also introduced atop LG/F to allow more visibility of the landscaping from street level to create visual interest.

5.7.18 Nevertheless, due to the introduction of the setback area, ***Figure 6 of Appendix 3*** demonstrates that there is no noticeable difference among the OZP Compliant Scheme and the Proposed Scheme as their building blocks are both largely screened by the boundary fence wall of the adjacent residential building. The resultant visual impact of the Proposed Residential Redevelopment is therefore considered ***enhanced*** from the existing condition and ***negligible*** from the OZP Compliant Scheme.

5.7.19 In conclusion, the photomontages demonstrate that there will not be any adverse visual impact due to the Proposed Residential Redevelopment.

5.8 Enhancement of Landscape Value and Amenities of the Application Site and the Surrounding Area

5.8.1 The Proposed Residential Redevelopment will not have any adverse impact on the landscape value and amenities of the Application Site and the surrounding environment. According to the Landscape Proposal (***Appendix 4*** refers).

5.8.2 The importance of the existing landscape context to the existing character of the neighbourhood has also been taken into account in the design of the Proposed Residential Redevelopment. The Landscape Proposal in ***Appendix 4*** seeks to fully utilise the available space for greening opportunities, including the periphery of the Application Site and the driveways, entrances, planters along the western periphery of the building block, 1/F landscaped terraced and balconies etc, to enhance the existing landscape framework, while responding to the design intent and future ambience of the Redevelopment.

5.8.3 There will be no adverse impacts on the surrounding area. The building bulk of the Proposed Residential Redevelopment will be further softened by the landscape treatments and 1:1 tree compensatory ratio of the Proposed Residential Redevelopment. The existing natural character will be maintained, and the visual quality will be improved. No disturbance from the Proposed Residential Redevelopment to the natural landscape is anticipated.

5.8.4 Furthermore, the Proposed Residential Redevelopment will incorporate balconies and skylight within the domestic blocks to allow better sunlight penetration and facilitate the integration of internal/external environments. Amenities such as the communal landscaped terrace, the infinity pool, recreational activities area and landscaped water pond are also featured to enhance residents' living experience and comfort. A Landscape Master Plan attached to the Landscape Proposal in ***Appendix 4*** demonstrates that the Proposed Residential Redevelopment will help improve and enhance the existing landscape value and amenities of the Application Site.

5.9 No Adverse Impact on Infrastructural Provision

5.9.1 It is reiterated that this Application is for the same development intensity in the Existing Development, and therefore there will be no adverse implications vis-à-vis the statutory Planning Intention and infrastructural provision in the Area. The Proposed Minor Relaxation of the BHR will have no adverse impact on the road network or other infrastructural provision. It is also explained in ***Sections 2.4 and 2.5*** above that the Tai Mong Tsai area which the Site is located, is reasonably accessible and is provided with an adequate supply of utility facilities and services.

5.9.2 The sewage from the Proposed Residential Redevelopment, including the backwash from swimming pool filter will be discharged to the septic tank at the Application Site, which is designed in accordance with the requirements as laid down under ProPECCPN 1/23. Annual emptying of swimming pool will only be discharged to the public storm drain during dry weather, which will not affect the drainage capacity in use during wet weather.

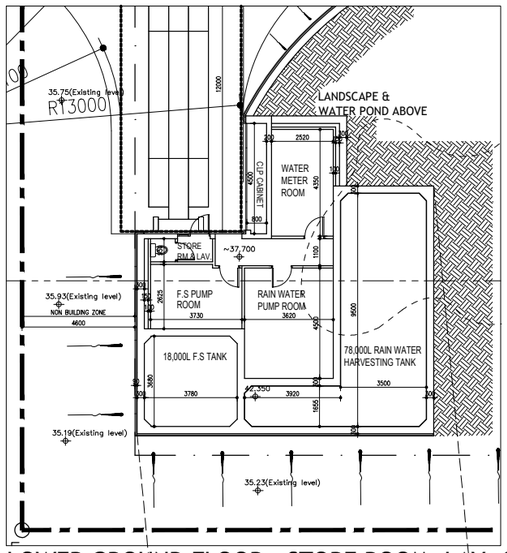
6. CONCLUSION

6.1 This S16 Application seeks planning permission from the BOARD for the Minor Relaxation of the Building Height Restriction for a Proposed Residential Redevelopment at No. 8 Fung Sau Road, Sai Kung. This SPS has demonstrated that the Proposal is justified for the following reasons:

- The Proposed Minor Relaxation will **NOT** result in any increase in PR and SC as permitted under the OZP. The Proposed Minor Relaxation of BHR will allow a more innovative and integrated design to accommodate the site constraint of the hilly topography and to better fit in the prestigious setting and local character as compared with the OZP Compliant Scheme and the Approved GBPs;
- **There is NO increase in BH in House B as compared to the OZP Restriction and the Approved GBPs**;
- The Proposed Floor-to-Floor Height will fulfil modern habitable living standard and operational requirements;
- The Proposed Minor Relaxation is in accordance with the Statutory Planning Intention of the "R(C)3" zone;
- The Proposed Minor Relaxation is compatible with the surrounding developments;
- The Proposed Minor Relaxation of BHR is not unprecedented and there are several Planning Approvals for Minor Relaxation of BH Restrictions for other R(C)3 zones in the Sai Kung area;
- Indeed, the Proposed Residential Redevelopment will **NOT** result in any adverse visual impact and will not be incompatible with the low-rise, low-density character of the Tai Mong Tsai area. Compared to the Approved GBPs and the OZP Compliant Scheme, the Proposed Scheme allows for a much more innovative design that can better integrate the existing environment;
- There will be no adverse impact on the natural environment and landscape features. In fact, the Proposed Residential Redevelopment will enhance the landscape and green amenity value of the neighbourhood; and
- The Proposed Residential Redevelopment will have **NO** adverse impact on the road network or other infrastructural provision.

6.2 In light of the planning and design merits and justifications put forward in this SPS, we trust that the BOARD will give favourable consideration to the Application.

Approved and Edited by:	Delius Wong
Prepared by:	Janice Wong
Date:	11 September 2025
File Ref:	FSRSK



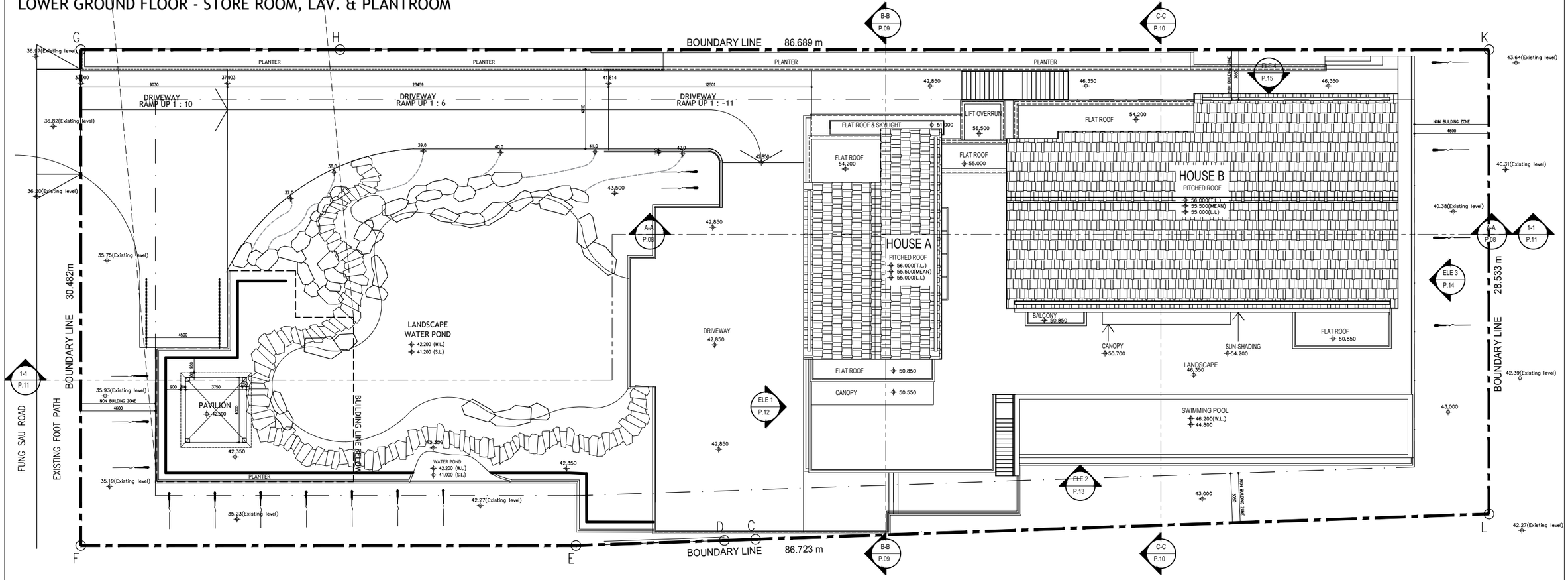
LOWER GROUND FLOOR - STORE ROOM, LAV. & PLANTROOM

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE

N



MASTER LAYOUT PLAN P.1

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-09-02

DCL architecture

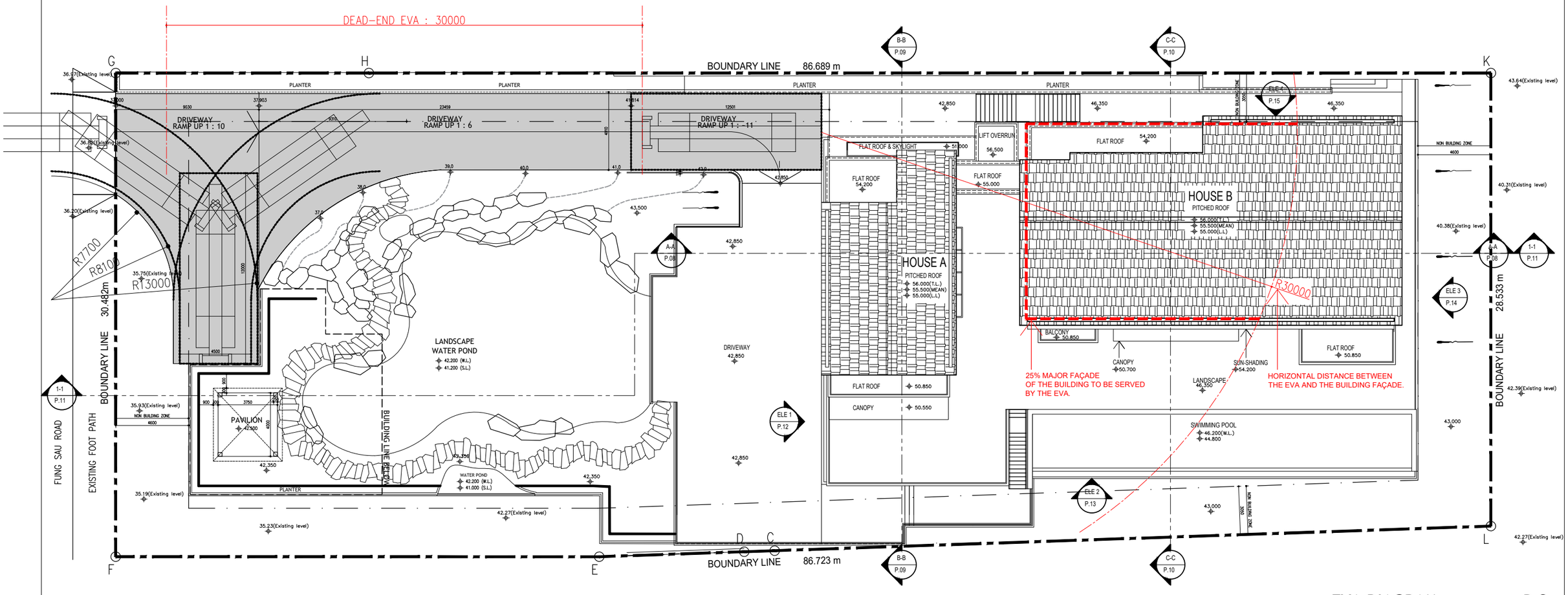
LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE

N

EVA PATH

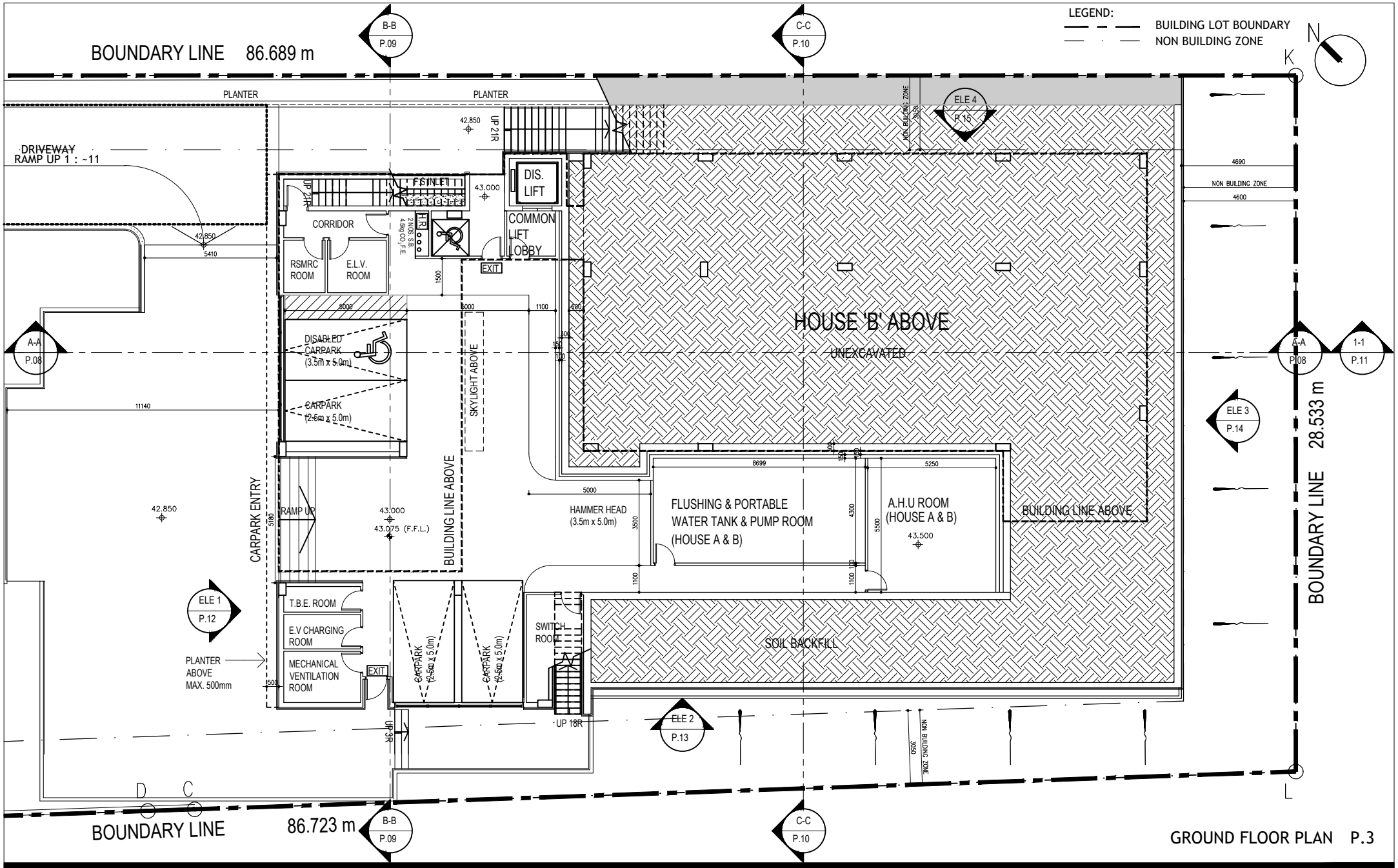


EVA DIAGRAM P.2

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-09-02

DCL architecture

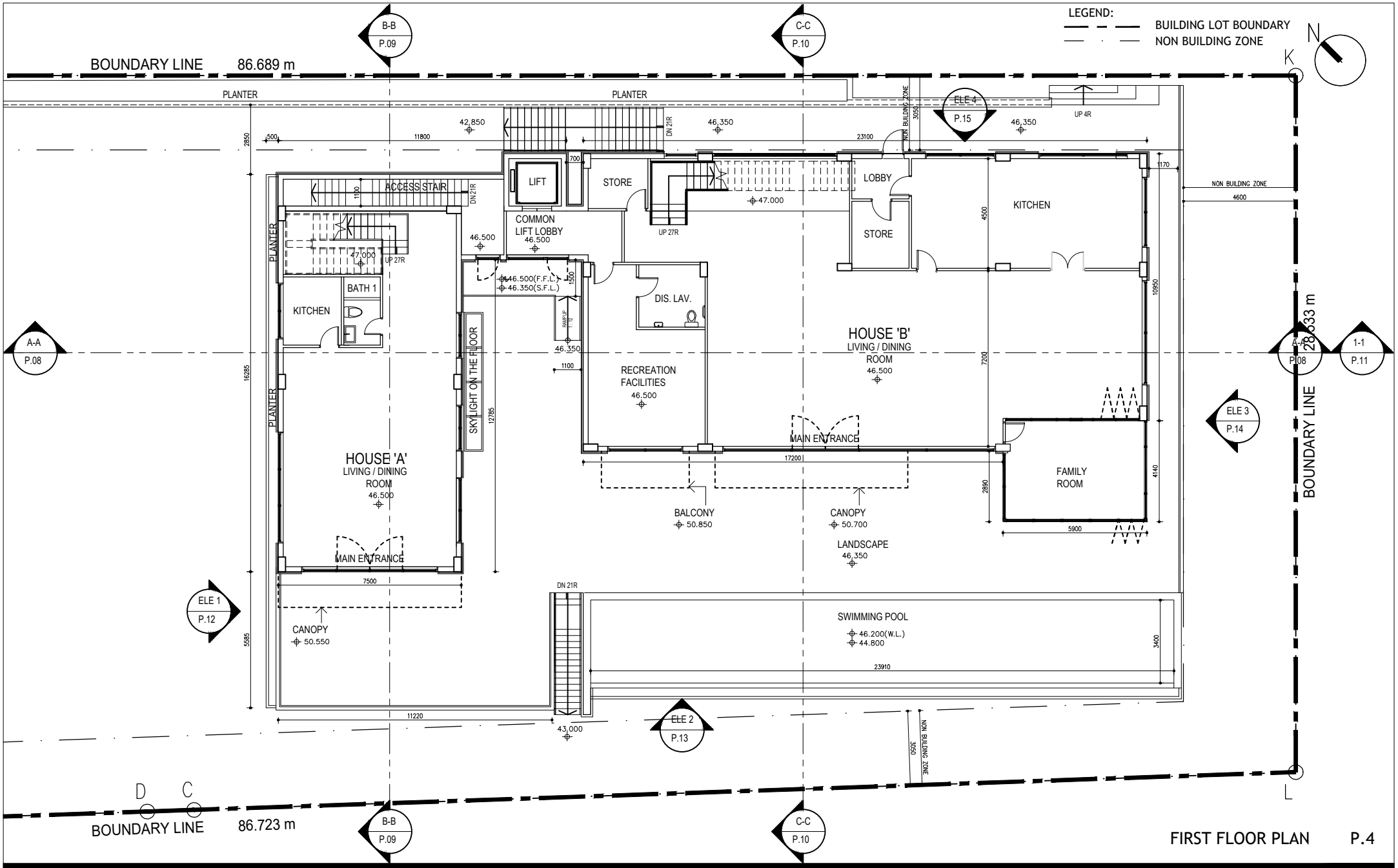


GROUND FLOOR PLAN P.3

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-09-02

DCL architecture

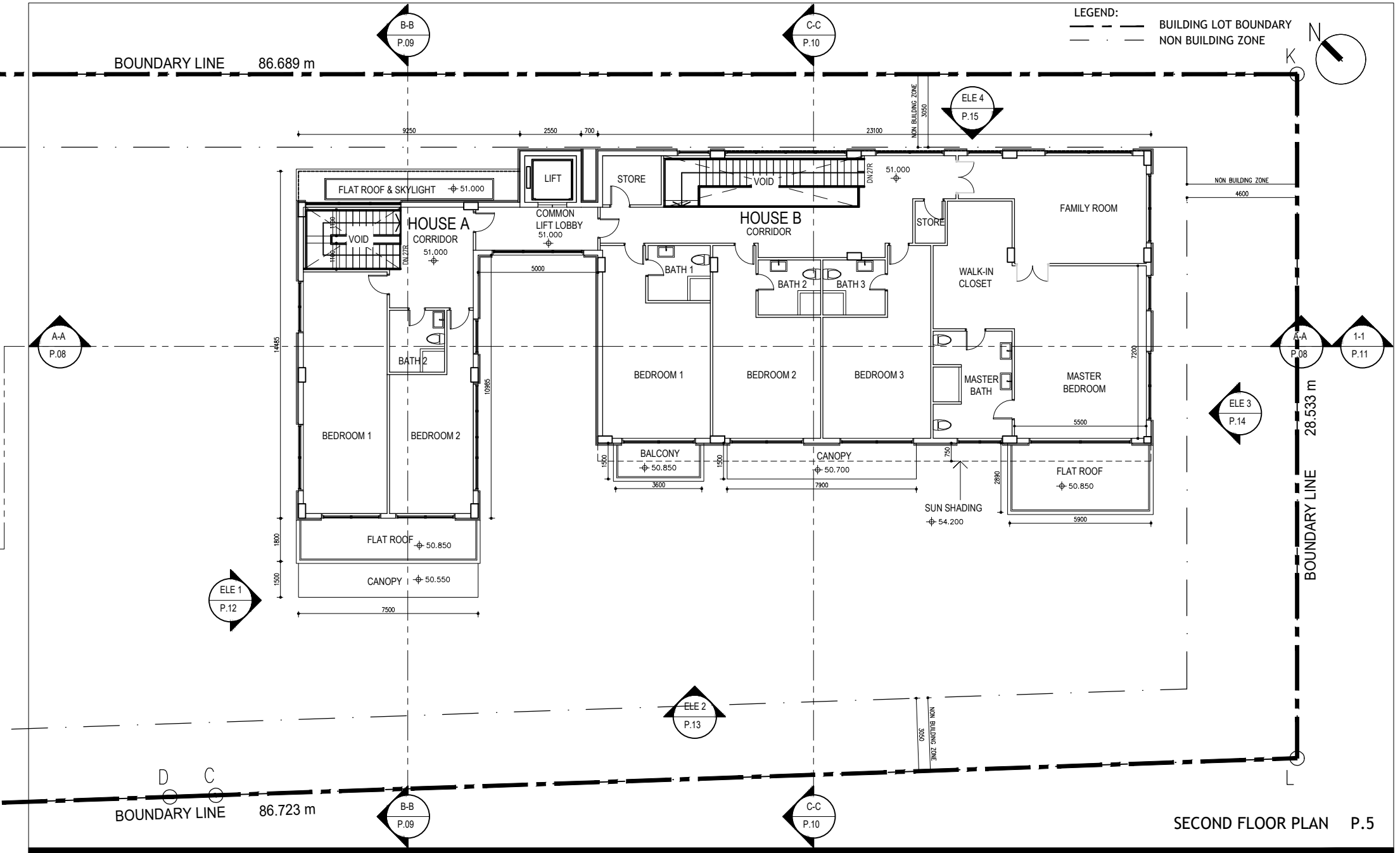


FIRST FLOOR PLAN P.4

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-09-02

DCL architecture

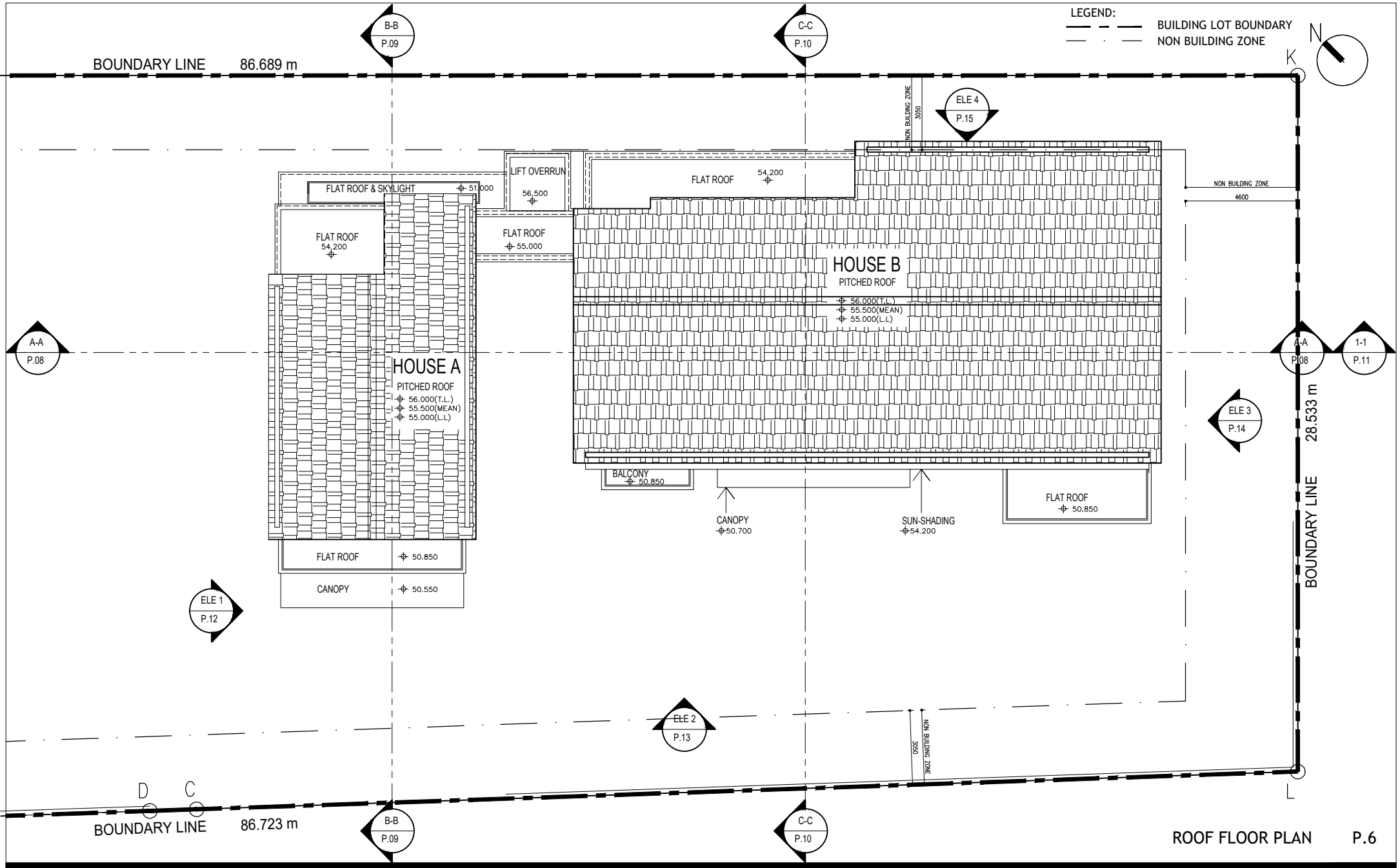


SECOND FLOOR PLAN P.5

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-09-02

DCL architecture

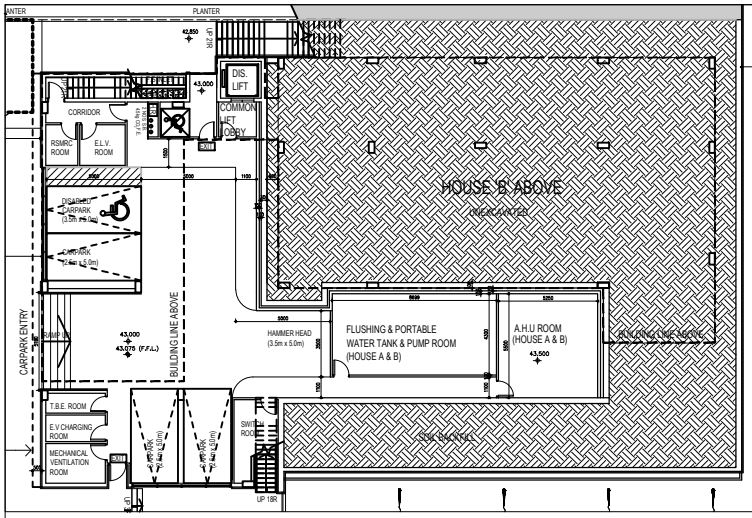


ROOF FLOOR PLAN P.6

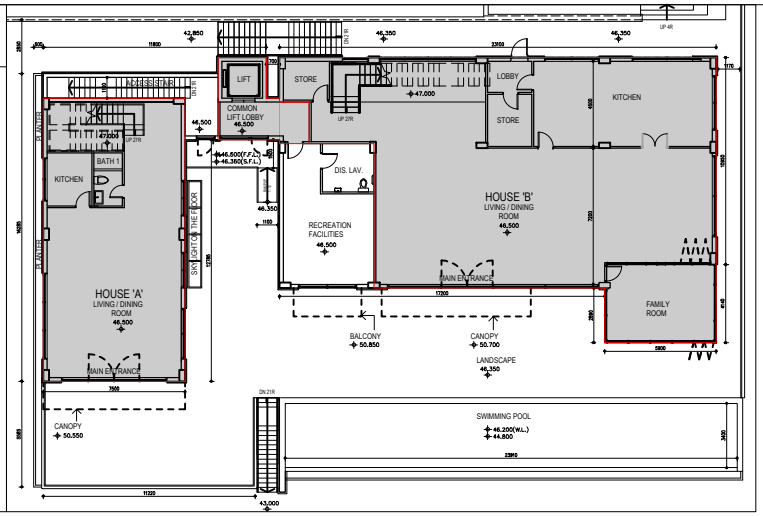
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-09-02

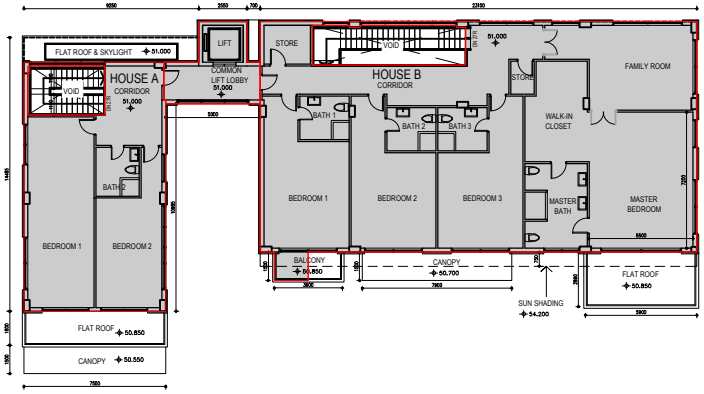
DCL architecture



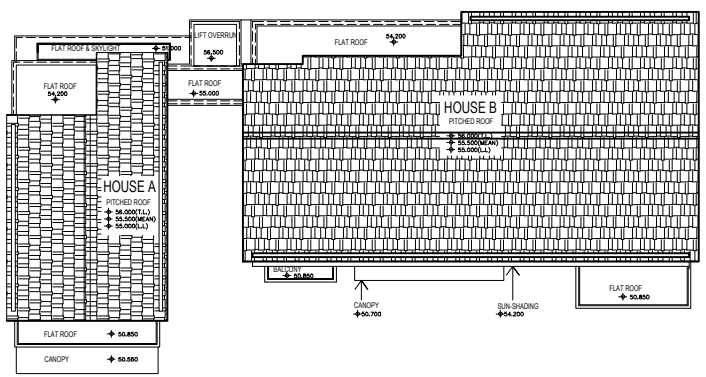
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

G.F.A CALCULATION

SITE AREA	=	2,588.300 sq.m
MAX. PLOT RATIO	=	0.3
SITE COVERAGE	=	40%
MAX. G.F.A.	=	776.490 sq.m

LOWER GROUND FLOOR PLAN

STORE RM & LAV.	=	3.412 sq.m
TOTAL	=	3.412 sq.m

LOWER GROUND FLOOR PLAN

PAVILION	=	15.000 sq.m
TOTAL	=	15.000 sq.m

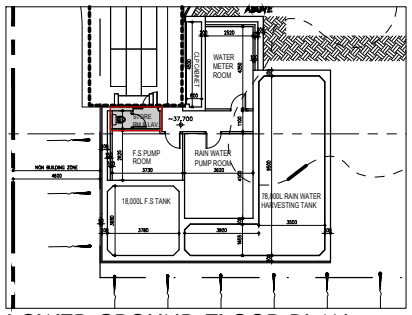
FIRST FLOOR

HOUSE A	=	112.388 sq.m
HOUSE B	=	257.210 sq.m
COMMON AREA (LIFT & LIFT LOBBY)	=	16.105 sq.m
TOTAL	=	385.703 sq.m

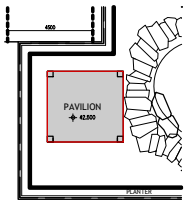
SECOND FLOOR

HOUSE A	=	88.118 sq.m
HOUSE B	=	267.575 sq.m
COMMON AREA (LIFT & LIFT LOBBY)	=	16.682 sq.m
TOTAL	=	372.375 sq.m

TOTAL G.F.A. = 3.412 + 15.000 + 385.703 + 372.375
= 776.490 sq.m < 776.490 sq.m
= 0.3 sq.m < 0.3



LOWER GROUND FLOOR PLAN



G/F LANDSCAPE

No. 8 Fung Sau Rd, Sai Kung

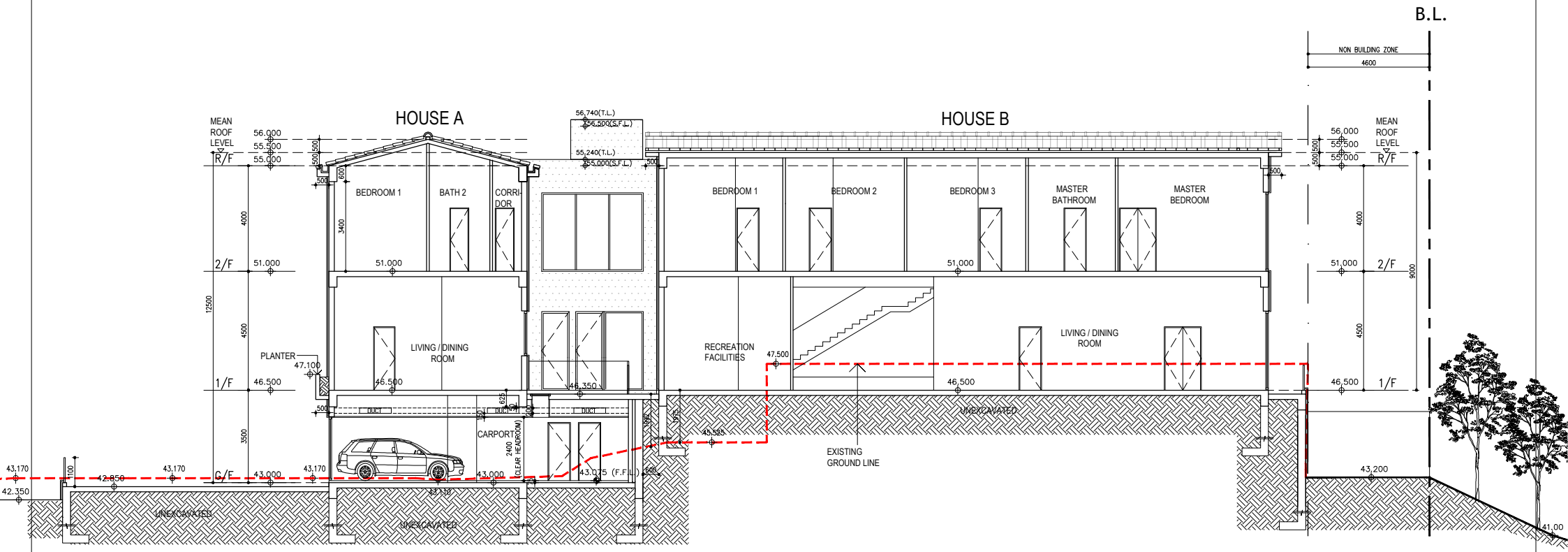
SECTION 16 DESIGN PROPOSAL Scale : N.T.S. 2025-09-02

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION A-A P.8

No. 8 Fung Sau Rd, Sai Kung

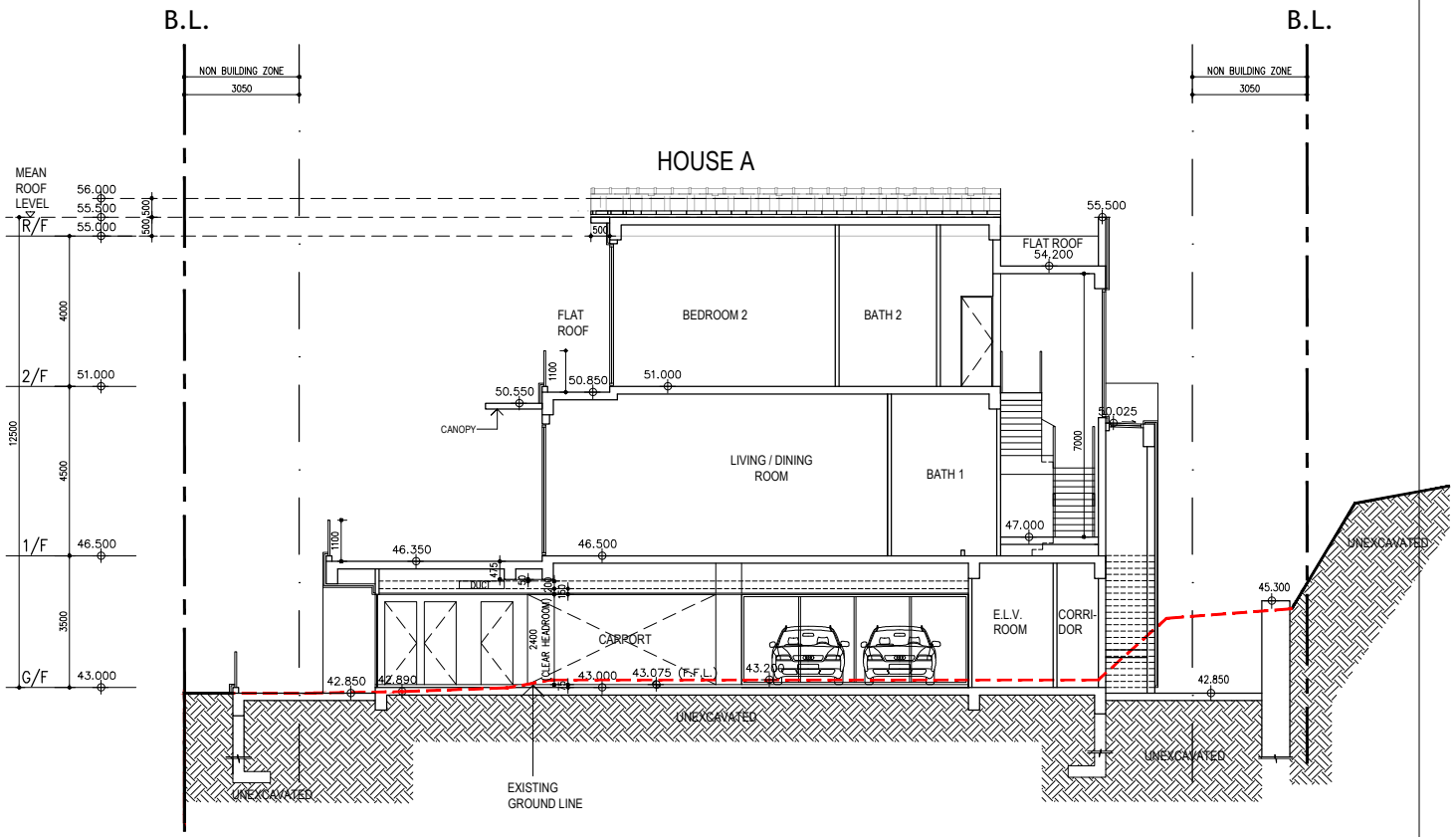
SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-09-02

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION B-B P.9

LEGEND:

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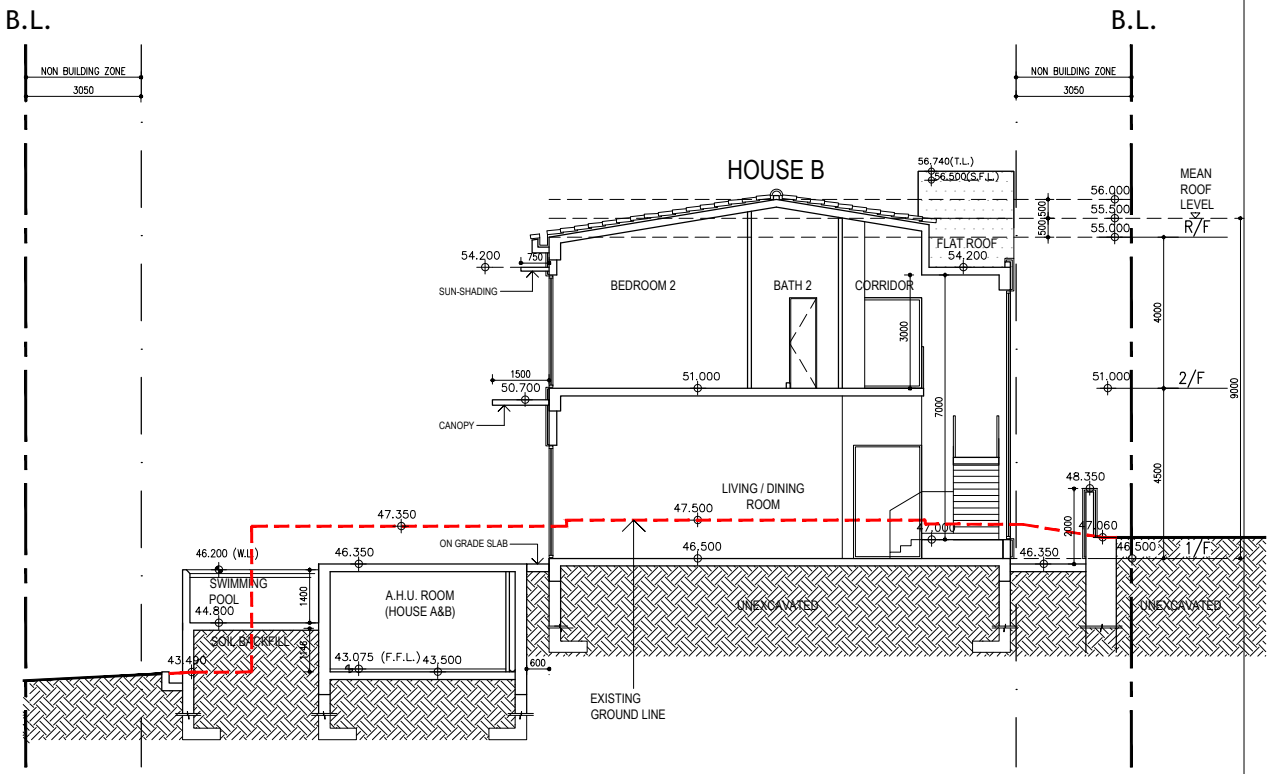
NON BUILDING ZONE



SECTION C-C P.10

No. 8 Fung Sau Rd, Sai Kung

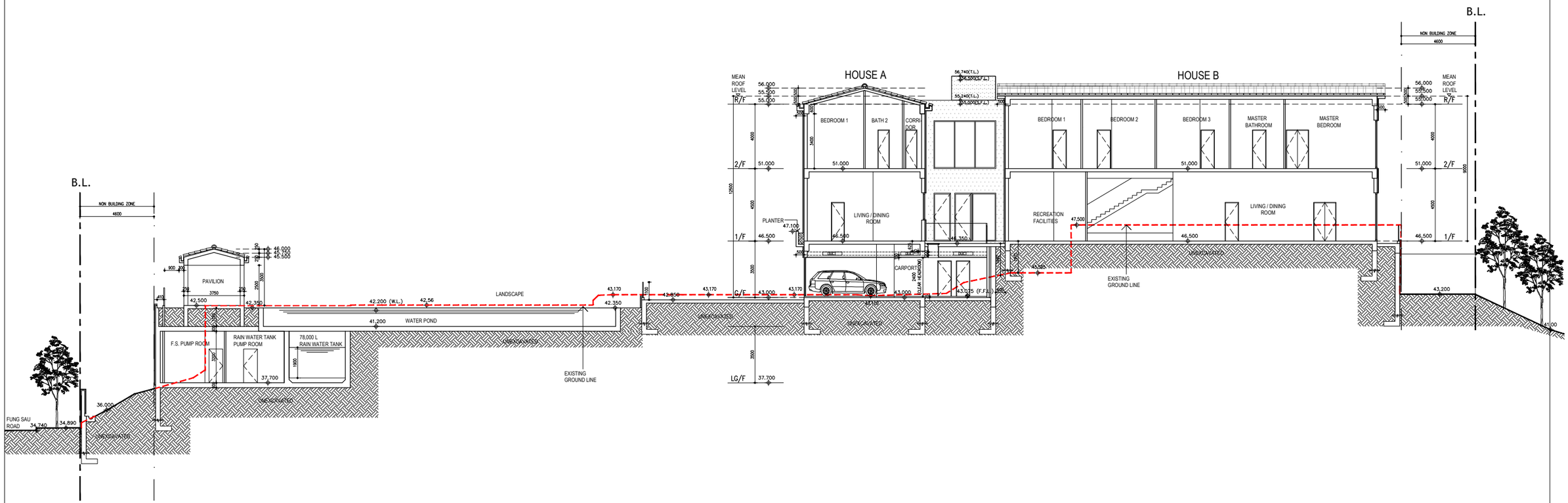
SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-09-02

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION 1-1 P.11

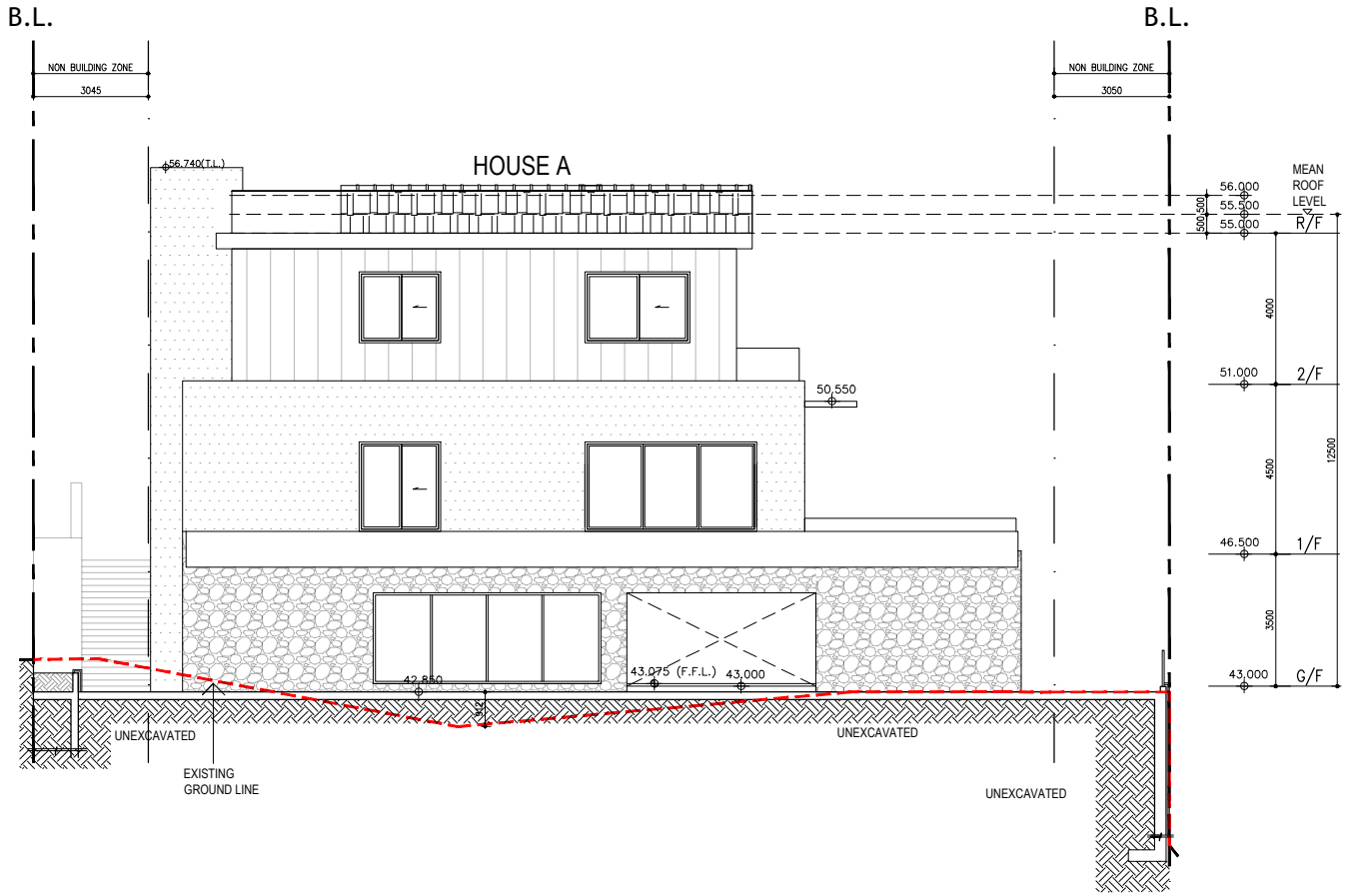
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-09-02

DCL architecture

LEGEND:

- BUILDING LOT BOUNDARY
- NON BUILDING ZONE
- WATER FEATURE (WALL)
- STONE CLADDING TYPE 1
- STONE CLADDING TYPE 2
- STONE CLADDING TYPE 3
- TIMBER CLADDING



ELEVATION 1 P.12

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-09-02

DCL architecture

LEGEND:

- BUILDING LOT BOUNDARY
- NON BUILDING ZONE
- WATER FEATURE (WALL)
- STONE CLADDING TYPE 1
- STONE CLADDING TYPE 2
- STONE CLADDING TYPE 3
- TIMBER CLADDING



ELEVATION 2 P.13

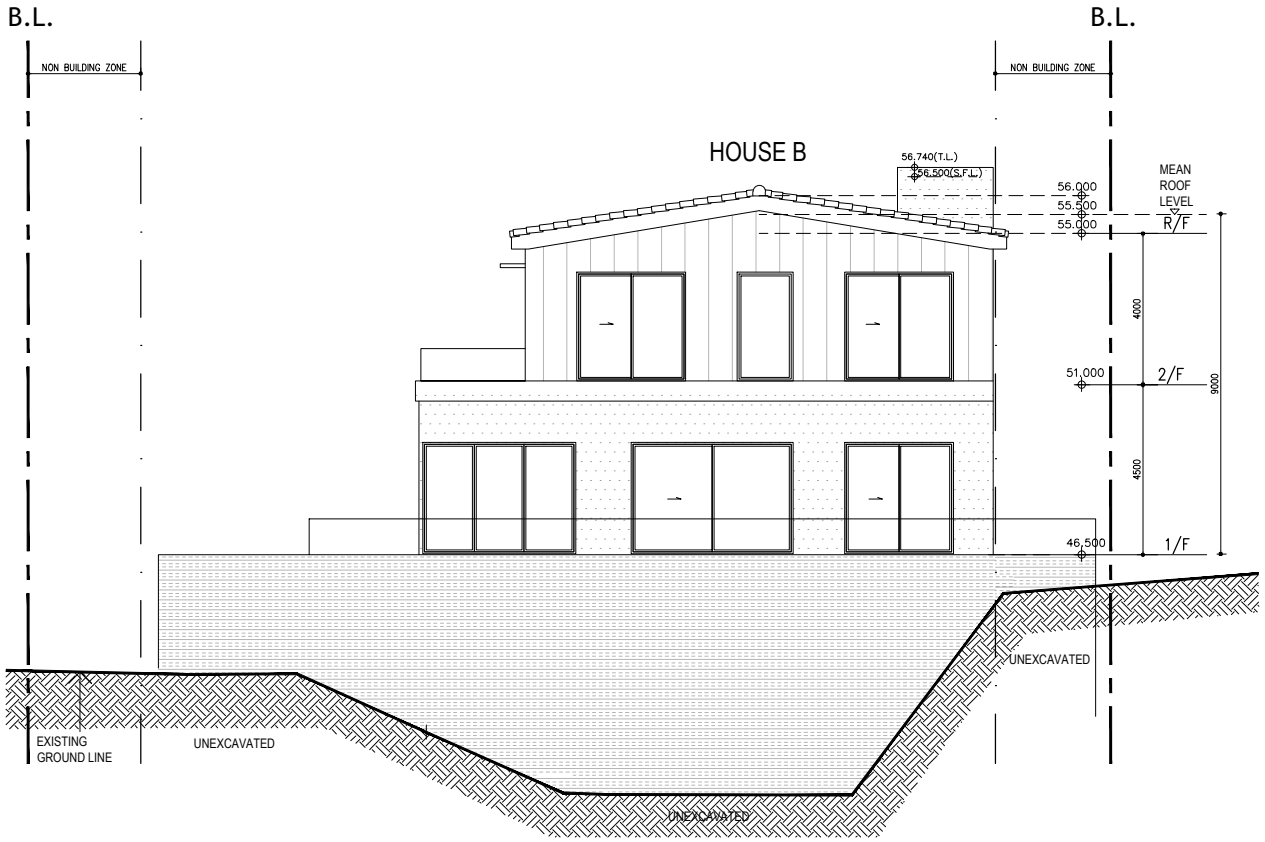
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-09-02

DCL architecture

LEGEND:

- BUILDING LOT BOUNDARY
- NON BUILDING ZONE
- WATER FEATURE (WALL)
- STONE CLADDING TYPE 1
- STONE CLADDING TYPE 2
- STONE CLADDING TYPE 3
- TIMBER CLADDING



ELEVATION 3 P.14

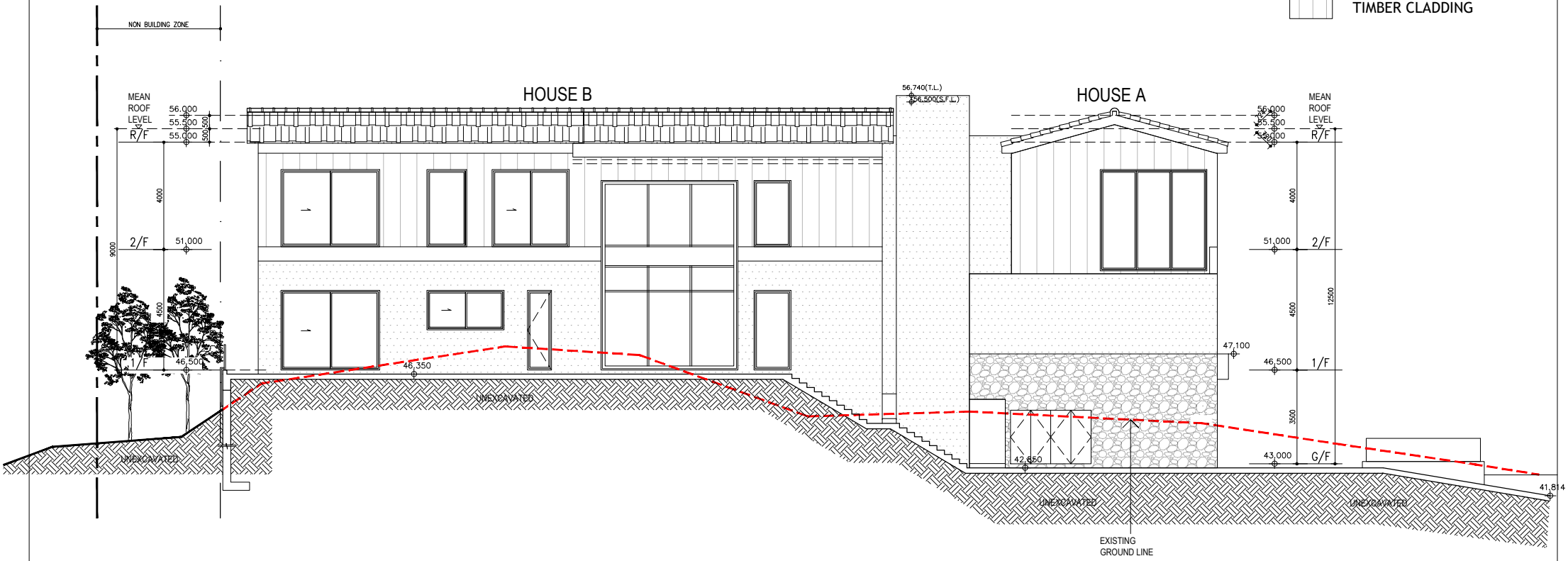
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-09-02

DCL architecture

LEGEND:

- BUILDING LOT BOUNDARY
- NON BUILDING ZONE
- WATER FEATURE (WALL)
- STONE CLADDING TYPE 1
- STONE CLADDING TYPE 2
- STONE CLADDING TYPE 3
- TIMBER CLADDING

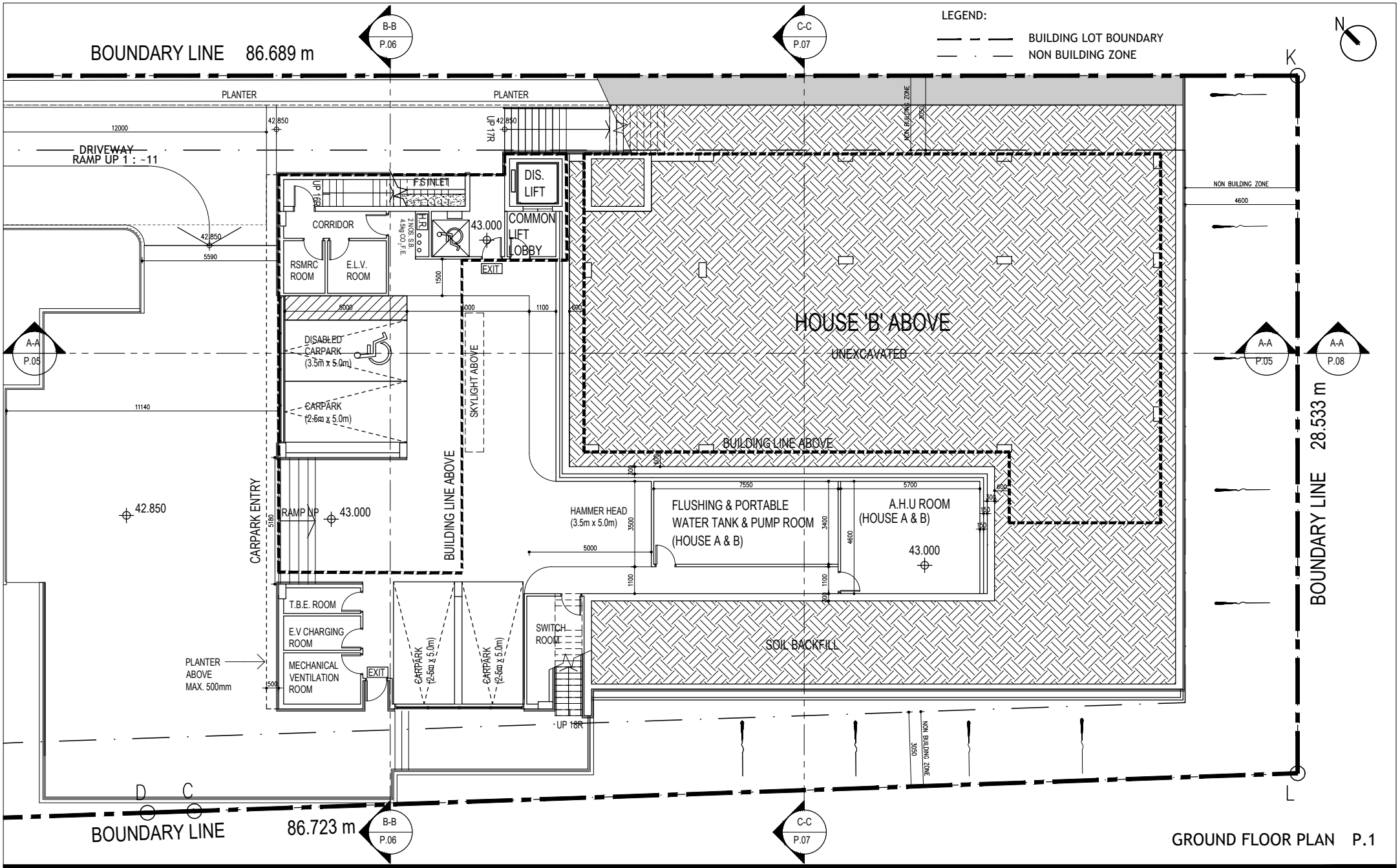


ELEVATION 4 P.15

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-09-02

DCL architecture

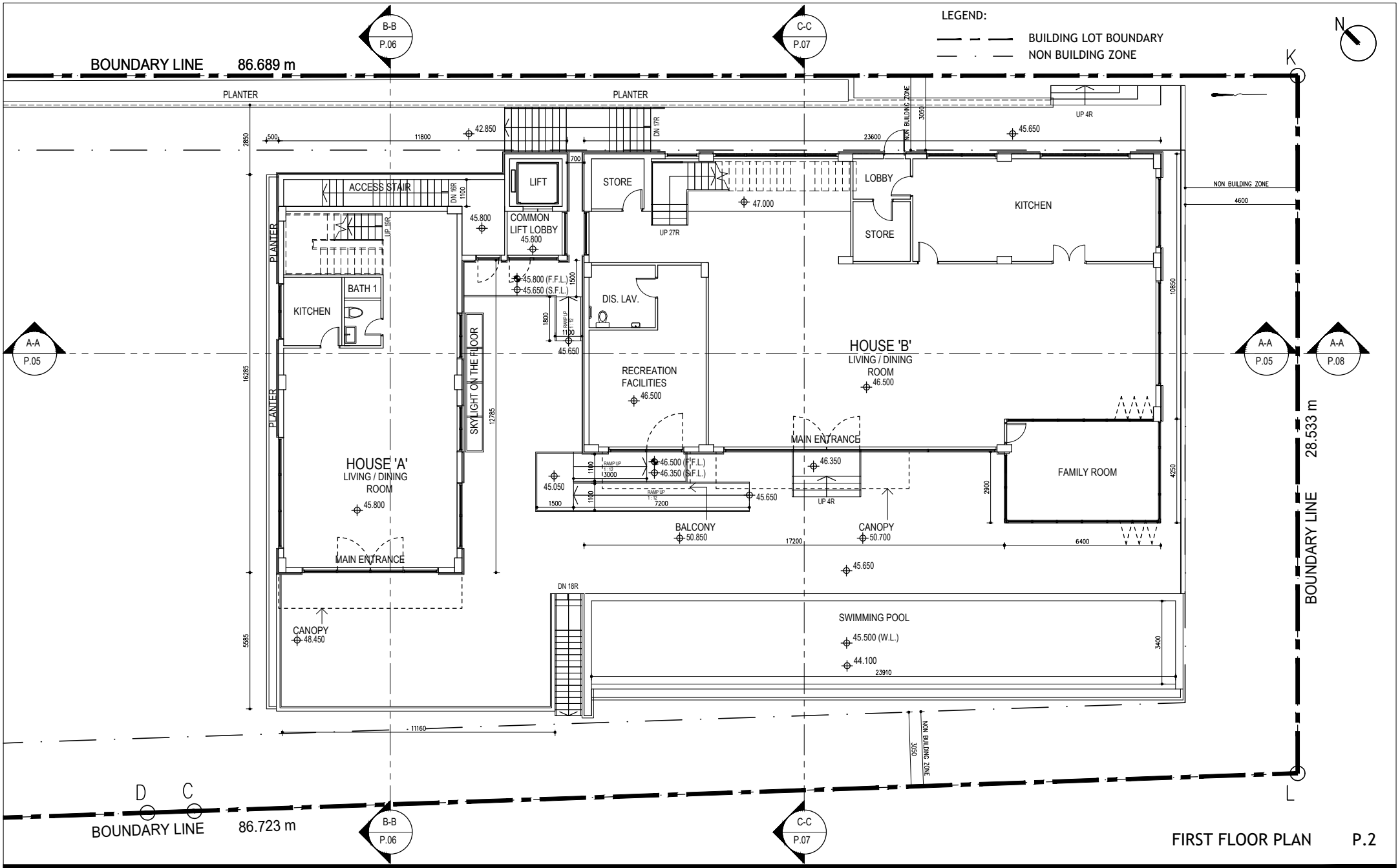


GROUND FLOOR PLAN P.1

No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME Scale : 1:200@A4 2025-09-02

DCL architecture

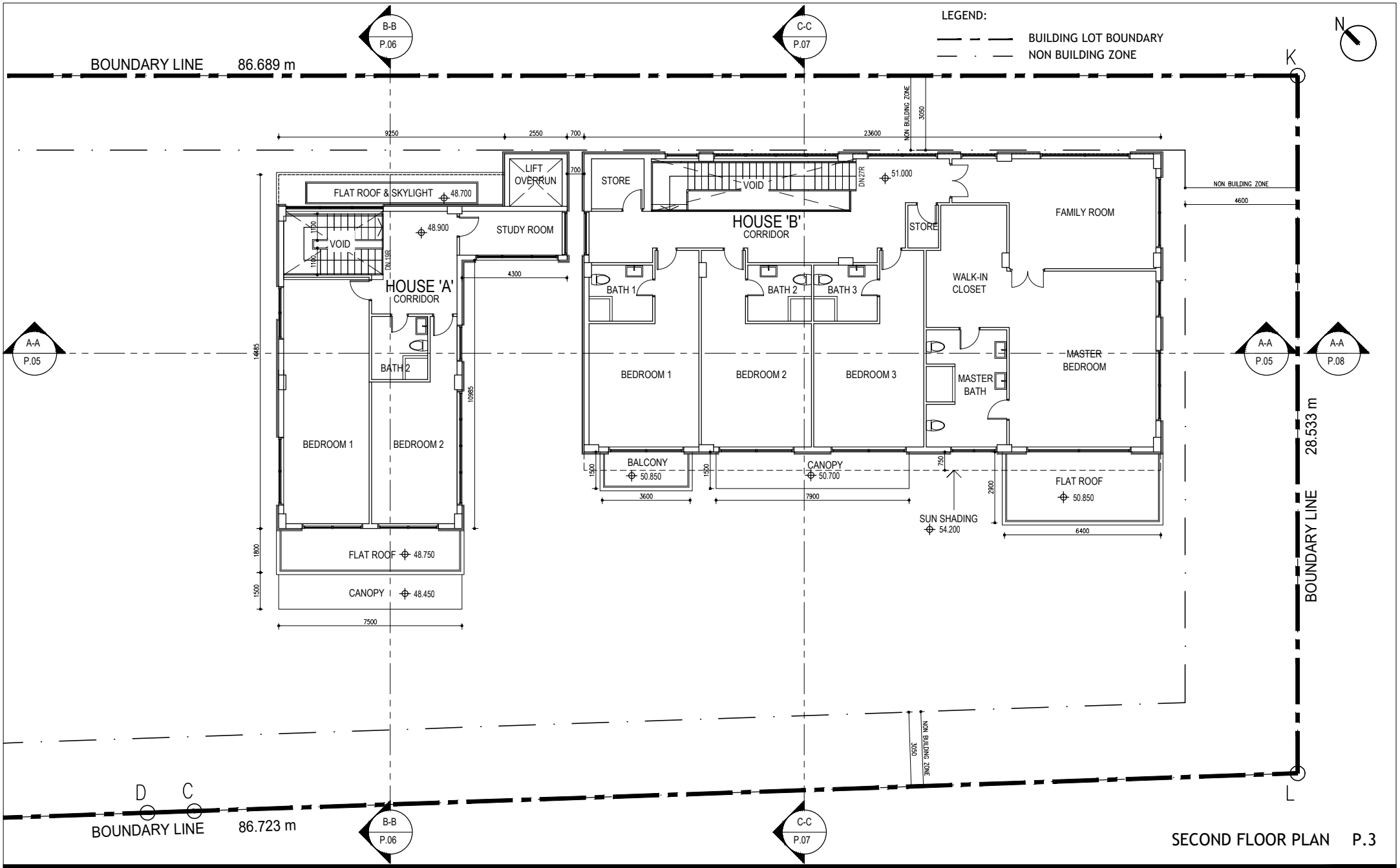


FIRST FLOOR PLAN P.2

No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME Scale : 1:200@A4 2025-09-02

DCL architecture



SECOND FLOOR PLAN P.3

No. 8 Fung Sau Rd, Sai Kung

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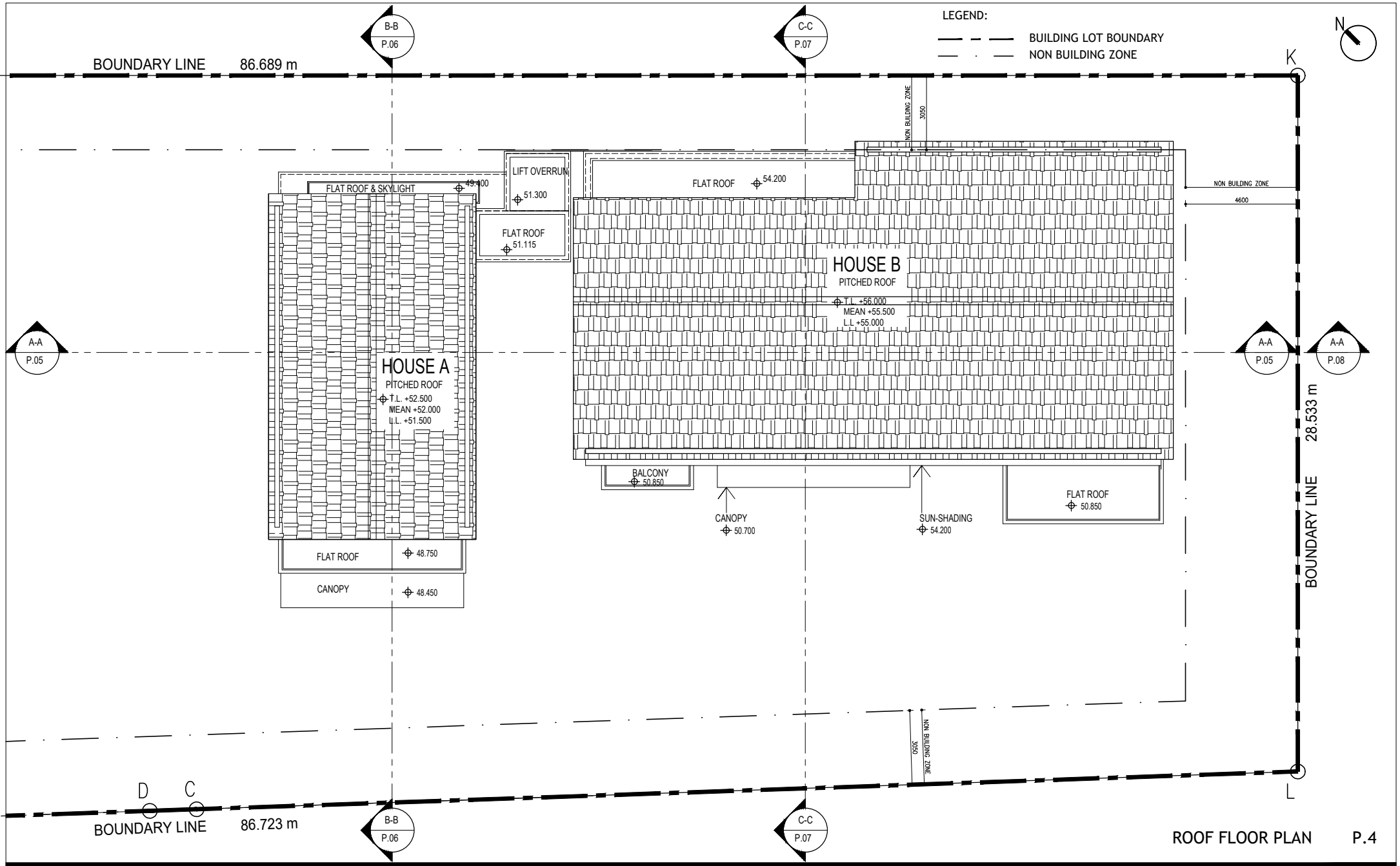
DCL architecture



ROOF FLOOR PLAN P.4

No. 8 Fung Sau Rd, Sai Kung

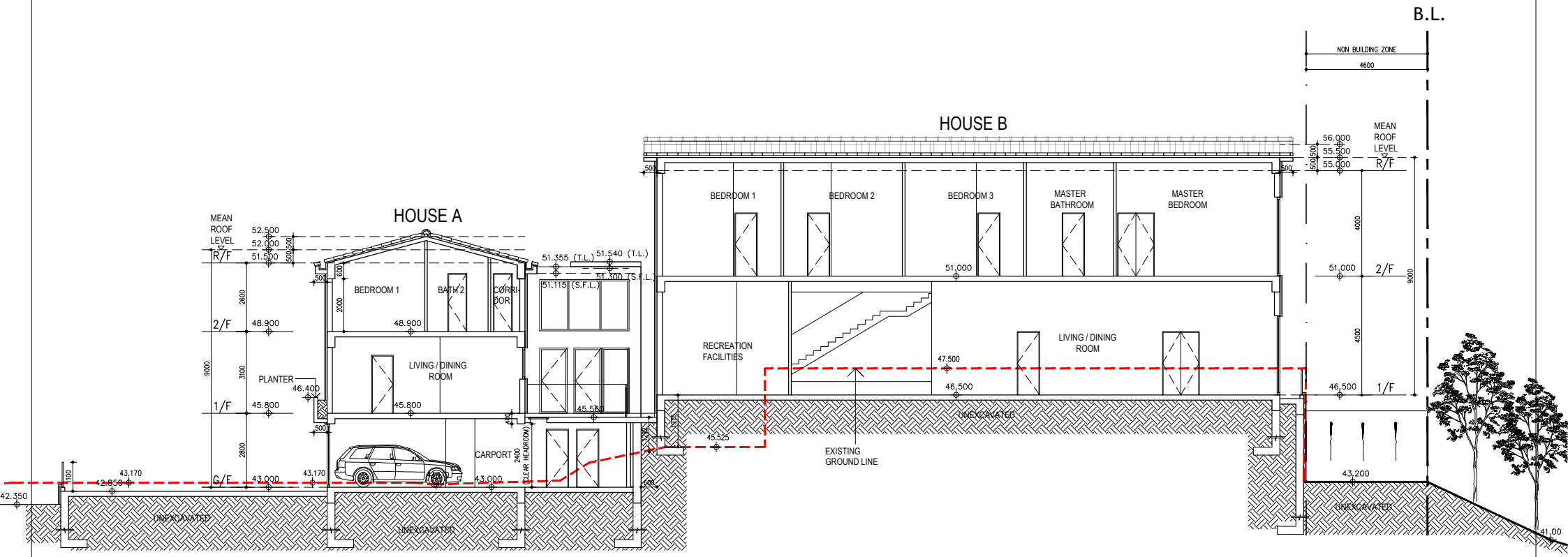
OZP COMPLIANT SCHEME Scale : 1:200@A4 2025-09-02

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION A-A P.5

No. 8 Fung Sau Rd, Sai Kung

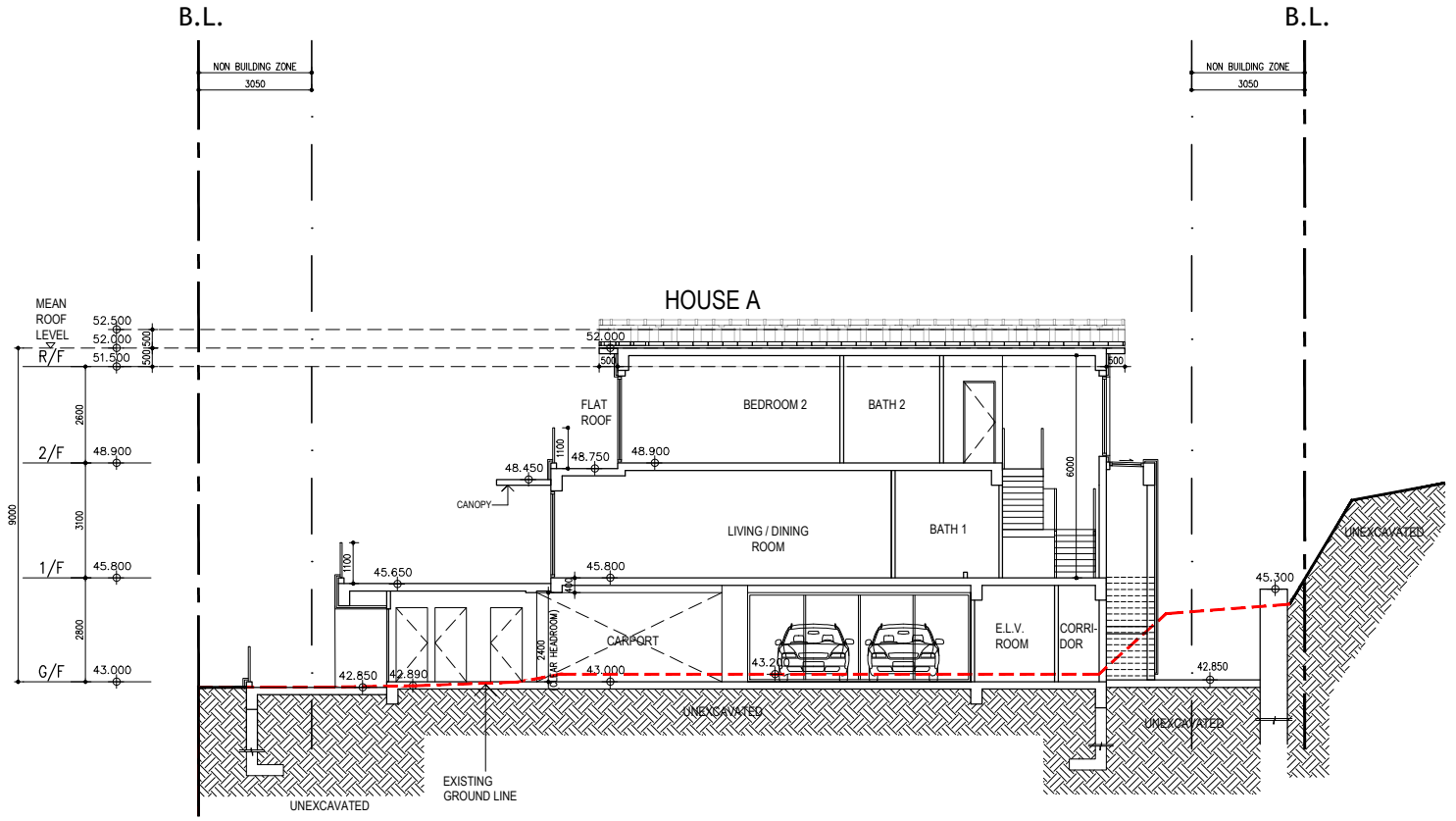
OZP COMPLIANT SCHEME Scale : 1:200@A4 2025-09-02

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION B-B P.6

No. 8 Fung Sau Rd, Sai Kung

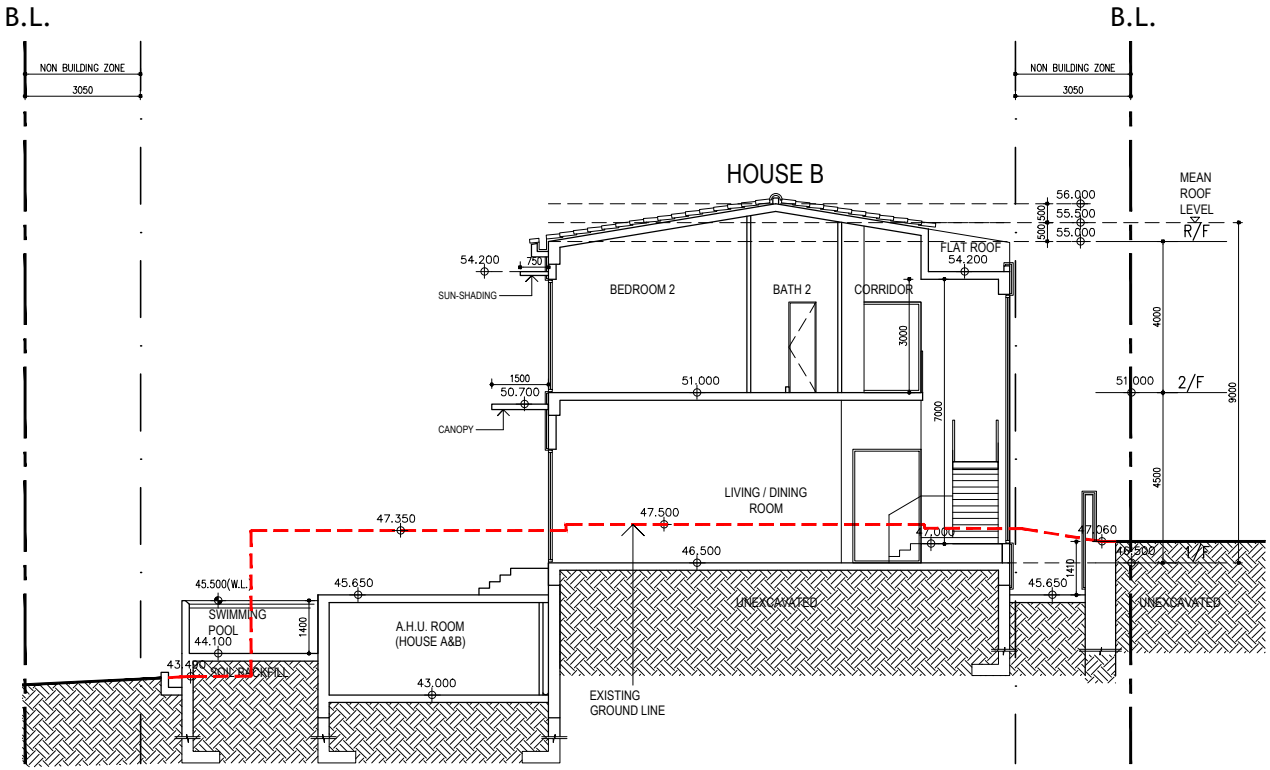
OZP COMPLIANT SCHEME Scale : 1:200@A4 2025-09-02

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION C-C P.7

No. 8 Fung Sau Rd, Sai Kung

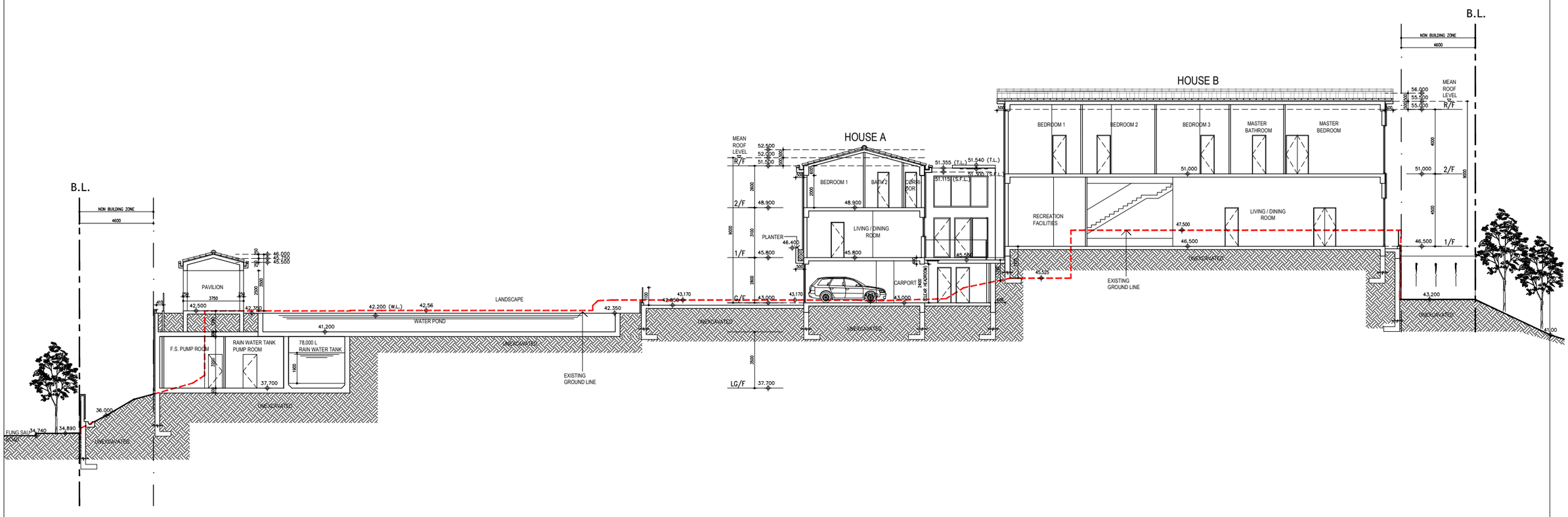
OZP COMPLIANT SCHEME Scale : 1:200@A4 2025-09-02

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION 1-1 P.8

No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME Scale : 1:250@A3 2025-09-02

DCL architecture

Legend

Application Site

VP1 - View from Sha Ha Beach

VP2 - View from Tai Mong Tsai Road Bus Stop

VP3 - View from Hiking Trail in Sai Kung West Country Park

VP4 - View from Emerald Bay outside Victoria Recreation Club

VP5 - View from Fung Sau Road

VP1

VP2

VP3

VP4

VP5

FSRSK

FIGURE 1 LOCATION OF VIEWPOINTS

SCALE 1 : 7,500

EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED SCHEME



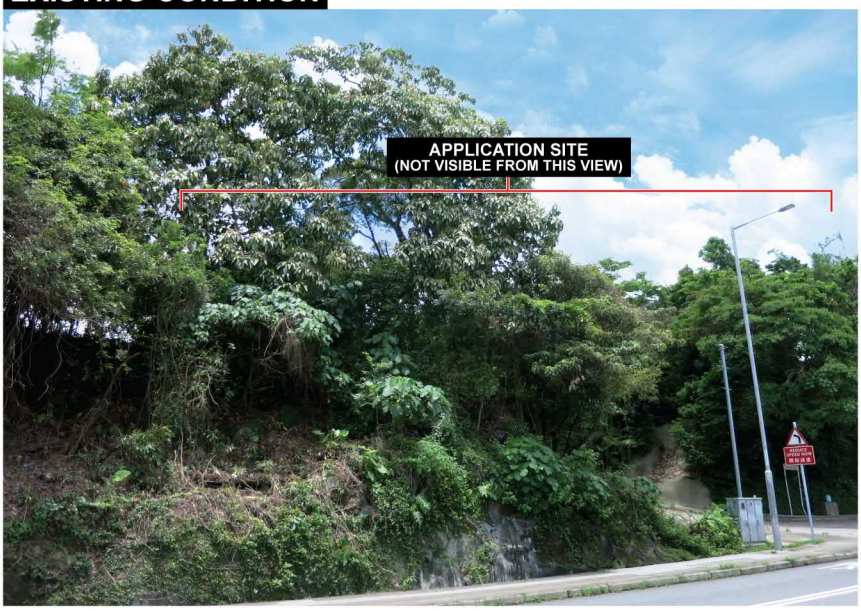
KEY PLAN



FSRSK

FIGURE 2 VIEWPOINT 1 : VIEW FROM SHA HA BEACH

EXISTING CONDITION



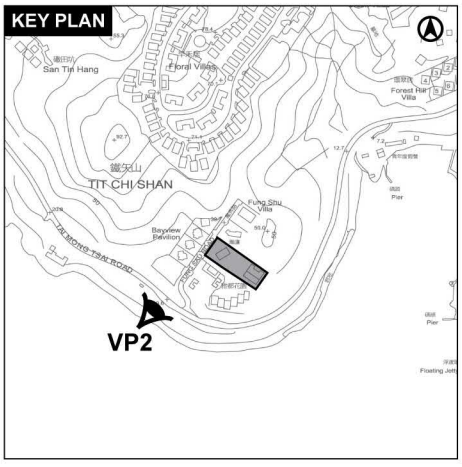
OZP COMPLIANT SCHEME



PROPOSED SCHEME



KEY PLAN



FSRSK

FIGURE 3 VIEWPOINT 2 : VIEW FROM TAI MONG TSAI ROAD BUS STOP

EXISTING CONDITION



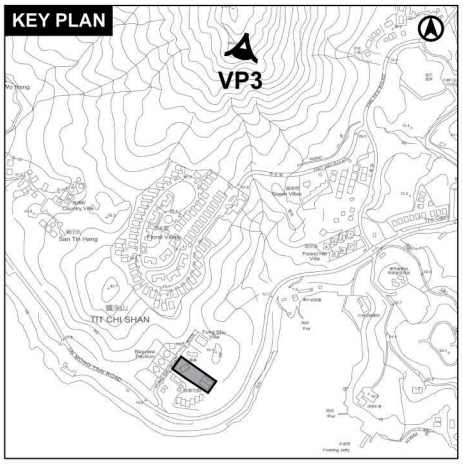
OZP COMPLIANT SCHEME



PROPOSED SCHEME



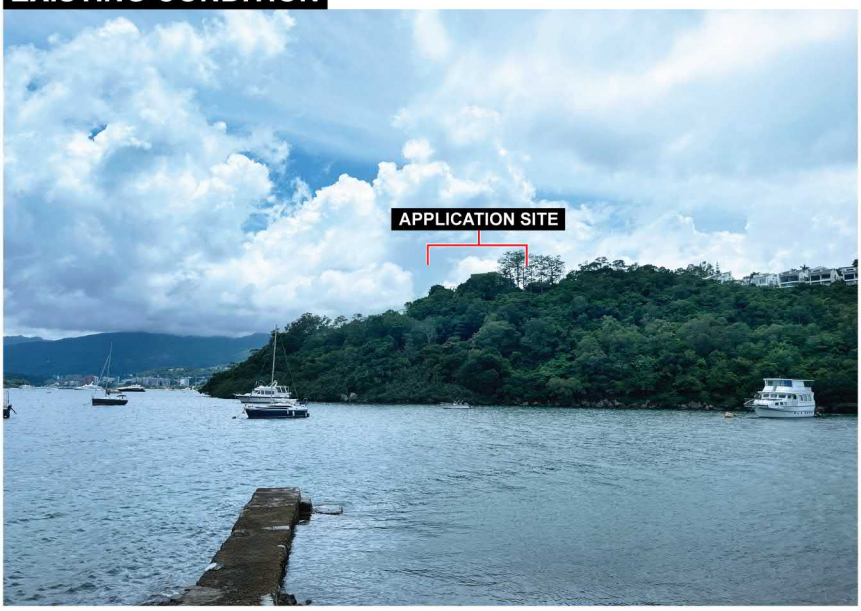
KEY PLAN



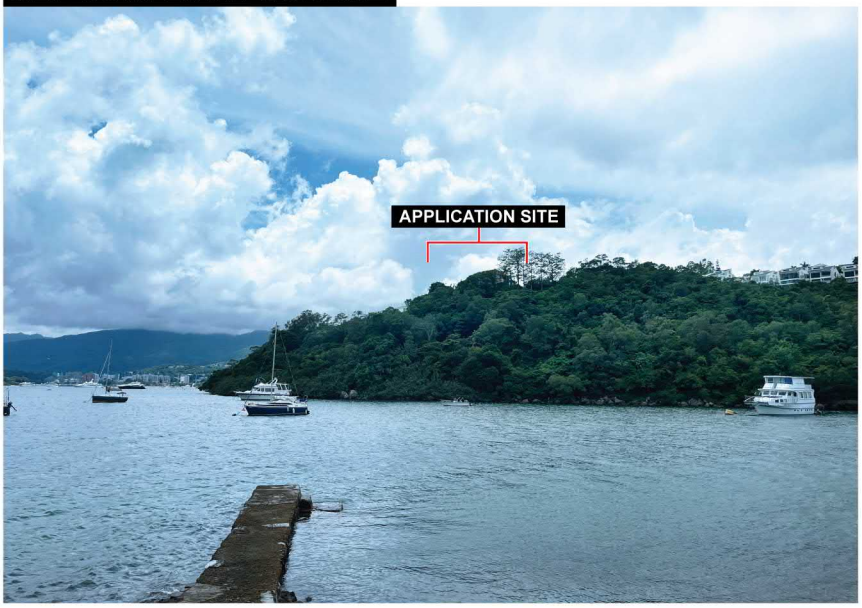
FSRSK

FIGURE 4 VIEWPOINT 3 : VIEW FROM HIKING TRAIL IN SAI KUNG WEST COUNTRY PARK

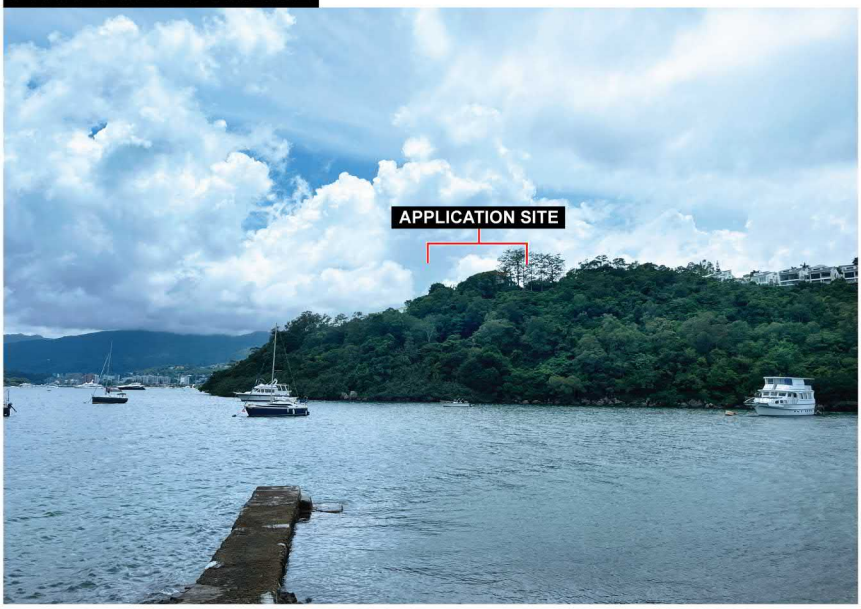
EXISTING CONDITION



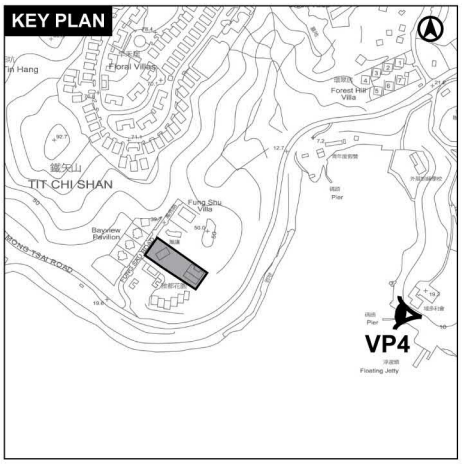
OZP COMPLIANT SCHEME



PROPOSED SCHEME



KEY PLAN



FSRSK

FIGURE 5 VIEWPOINT 4 : VIEW FROM EMERALD BAY OUTSIDE VICTORIA RECREATION CLUB

EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED SCHEME



KEY PLAN



FSRSK

FIGURE 6 VIEWPOINT 5 : VIEW FROM FUNG SAU ROAD

PROPOSED RESIDENTIAL DEVELOPMENT AT

NO. 8 FUNG SAU ROAD, SAI KUNG HONG KONG

LANDSCAPE PROPOSAL AND TREE PRESERVATION AND REMOVAL PROPOSAL

TO SUPPORT SECTION 16 PLANNING APPLICATION

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4 SEPTEMBER 2025

PREPARED BY

ADRIAN L.NORMAN LIMITED

4 September 2025

REVIEWED AND ENDORSED BY



MARK LUP FUNG NG (HKILA RLA – 013)

4 September 2025

DEVELOPER **FUNG SAU PROPERTY COMPANY LTD**
ARCHITECT **DESIGN CORPORATION LTD**
LANDSCAPE CONSULTANT **ADRIAN L. NORMAN LTD**

Contact Persons: ***Adrian L. Norman – Managing Director*** adrian@aln.com.hk

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Contents Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Remarks
1	-	1st submission	4 September 2025	

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Appendices

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	FIGURE A2: Landscape Section A-A
	FIGURE A3: Landscape Section B-B
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1.0 INTRODUCTION

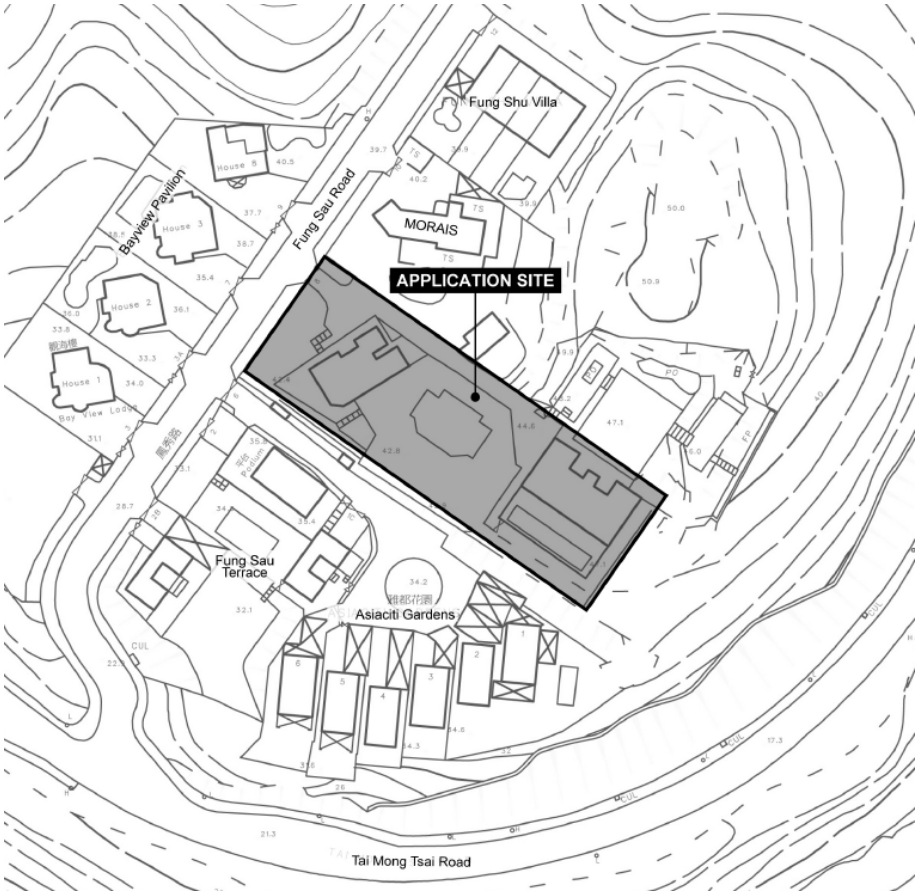
This Landscape Proposal and Tree Preservation and Removal Proposal Report has been prepared for Design Corporation Limited for Fung Sau Property Company Limited. The Report elaborates on the Landscape Proposals for the new development and identifies all existing trees within the Section 16 Application Site area affected by the proposed development and makes recommendations on the tree treatments and compensatory tree planting. To minimize the impact on existing trees, the design of the proposed works has been reviewed with the consultant team (Architects' and Engineers').

2.0 SITE BACKGROUND

The Section 16 Planning Application (S16 Application) seeks permission for a Minor Relaxation of the Building Height Restriction on Lot 285 S.A. RP ("Plot A") and Lots 285 S.A. ss.1 and Lots 285 RP in D.D. 252 ("Plot B") at No. 8 Fung Sau Road, Sai Kung (the "**Application Site**"/ the "**Site**") to allow for the redevelopment of the existing residential buildings ("**Proposed Residential Redevelopment**"). Refer to **Figure 1.0 Location Plan** below.

The Applicant intends to amalgamate the two lots, Plot A and Plot B into One (1) Plot with the Proposed Residential Redevelopment comprising of a more organic and integrated design of two (2) houses adjoining each other towards the southeast. Existing site level varies from above ground +33.65mPD to +47.45mPD.

Figure 1.0 Location Plan



3.0 TREE SURVEY FOR EXISTING TREES

The site is located in No. 8 Fung Sau Road, (north of Tai Mong Tsai Road) in Sai Kung. Tree identification and field survey was completed on 1 August 2025 after initial topographical survey completed in 18 July 2025. There are 47 No of trees within the site boundary. The majority of the surveyed tree form were found "Average" to "Poor". Health condition of majority of the existing trees were "Average". No Rare or Old and Valuable Tree are identified. *Michelia x alba* (T1) and *Lagerstroemia speciosa* (T6, T7 and T8) were identified and considered as purely "cultivated" although they are listed in Cap 96A.

4.0 ENVIRONMENTAL LEGISLATIONS, STANDARDS AND GUIDELINES

The following legislation, standards and guidelines are applicable to the tree survey, felling, and compensatory planting associated with the proposed works for the project.

- Forests and Countryside Ordinance (Cap 96) and its subsidiary legislations;
- DevB TC (W) No. 5/2020 - Registration of Old and Valuable Trees;
- Lands Administration Office Practice Note (LAO PN) No.6/2023 and Guidance Notes;
- PlanD Practice Note for Professional Persons No. 1/2019;
- AFCD Conservation Branch Nature Conservation Practice Note No. 02 (2006).

5.0 TREE SURVEY METHODOLOGY

- All existing individual trees with a trunk diameter larger than 95mm (300mm girth) when measured 1300mm above ground level (in accordance with AFCD Conservation Branch Nature Conservation Practice Note No. 02 (2006) and identified with the following information recorded (in accordance to Lands Administration Office Practice Note (LAO PN) No.6/2023 Guidance Notes:

  (a) Drawing No. : Drawing where individual trees are found (**APPENDIX B** - FIGURE B1.1: Tree Survey Plan – Existing Conditions).

  (b) Tree No. : Individual trees as numbered, labelled on site and denoted on plan.

  (c) Photo No. : The photograph reference number of the tree being identified. (**APPENDIX D** – Tree Photos)

  (d) Species: Botanical and Chinese names of the trees surveyed.

  (e) Jurisdiction: The authority for tree felling on private lot is under the jurisdiction of the District Lands Office

  (f) Tree size:

    (i) Overall Height: Height measured from ground level to the of the canopy.

    (ii) Trunk Diameter: Diameter of the main trunk measured at 1300mm high above ground level.

    (iii) Crown Spread: Average diameter of the foliage canopy.

  (g) Form:

    (i) Good - Well-balanced crown and straight strong trunk(s);

    (ii) Fair - Slightly unbalanced crown and non-straight trunk(s);

    (iii) Poor - Misshapen or awkwardly forked trunk and / or unbalanced crown.

  (h) Health:

    (i) Good - Sound and healthy trees

(ii) Fair - Trees which are with few or no visible defects or health problem.

(iii) Poor - Rot and / or cavities in the main trunk and / or crown die back, severely infected with disease.

(i) Amenity Value: A measure of the visual quality of a tree from their form, size, age, condition of the tree itself, and contribution to the local environment:

(i) High - Trees that are of high visual quality due to their size, character, and historical value;

(ii) Medium - Trees of moderate visual quality which individually or collectively make a useful but not vital contribution to the local environment; and that should be retained if practical

(iii) Low - Trees of little or no visual quality which generally in poor form and shape .

(j) Suitability for Transplanting:

(i) High - Trees which have high chances of survival and anticipated vigorous recovery after transplanting.

(ii) Medium - Trees which have medium chances of survival and fair recovery after transplanting

(iii) Low - Trees of over-mature, tap-rooted, species intolerant to root-pruning, poor health or restricted by site constraints e.g. inaccessibility, unfavourable substratum, closeness to walls footing or wall-tree etc. contribute to low chances survival and poor or unable recovery from transplanting.

(k) Recommendations: Proposed action for individual species which fall into three categories:

(i) Retain

(ii) Transplant

(iii) Fell

(l) Justification for Proposed Tree Removal

(m) Remarks: Supplementary notes on the assessment.

6.0 PROPOSED TREE TREATMENT

The envisaged landscape treatment is intended to create an environment that is compatible with the surroundings. The landscape approach is further described in Section 7.0 with existing and new tree planting as indicated. A minimum 1200mm soil depth is provided where tree planting is proposed.

In this Report, a total of 47 trees are surveyed, in which 17 trees are proposed to be retained, 2 trees proposed to be transplanted and 28 no of trees proposed for felling due to direct conflict with the new development. (**APPENDIX B**– FIGURE B1.2: Tree Treatment Plan – tree survey superimposed with the proposed development).

Retained Trees that would not be affected by proposed works shall be retained on site. During construction period, retained trees will be protected from construction activities and maintained by specialist contractor according to the proposed Maintenance Schedule. (**APPENDIX F** – Proposed Maintenance Schedule for Retain and Compensatory Trees). Retained trees may require crown pruning, to remove dieback and crossing branches, or crown lifting according to method of statement to be detailed to suit the site and to be kept minimum disturbance to the trees. The overall crown pruning shall not be more than 25%.

The affected trees not selected for retention or transplanting due to direct conflict with the development, poor health condition, low amenity value, and on the inaccessible slope, low survival rate after transplanting, or with structural defects are proposed to be felled and removed during site clearance and excavation.

A detailed Tree Assessment of the affected trees is summarized in **(APPENDIX C –** Tree Assessment Schedule and **Figure 2.0** below.

Figure 2.0 Summary of the proposed treatment to the existing trees

Existing Trees Surveyed	Within the Lot
To be retained	17
To be Transplanted	2
To be felled	28
Total existing tree surveyed	47

7.0 LANDSCAPE PROPOSAL

Landscape Design Intent

The design intent for the residential landscape is to create a beautiful garden design setting for the bespoke resort house which responds to both the design character of the architecture as well as the surrounding environment, taking inspiration from both the natural landscape character and topography. Refer to **APPENDIX A**, FIGURE A1: Landscape Master Plan, FIGURE A2: Landscape Section A-A, FIGURE A3: Landscape Section B-B and FIGURE A4: Landscape Section C-C.

Indicative Layout and Level of Hard and Soft Landscape Areas

A large front garden provides a secluded natural setting and buffer for the villa with a series of rock garden terraces creating a screen from the entrance. Views of the landscape are gradually revealed along the sloped driveway extending from Fung Sau Road at +37.00mPD to +43.00mPD to expose a tranquil water garden at a general level of +42.35mPD. The water garden serves a strong frontage to the villa while embracing the connection to the surrounding landscape. A mix of native and ornamental plants are proposed to develop a strong biophilic design and enhance the connection to the surrounding landscape. An informal stone pathway meanders along the water gardens southern edge connecting the entrance driveway to the arrival courtyard allowing for views of the garden and the extensive ocean views to the south. There is a Landscape Pavilion (midway along the meandering path) allowing for morning, afternoon and evening tea sessions, while enjoying the water gardens and looking back at the houses. The Pavilion is located further away from the house to be more engaged with the tranquil lush water garden setting.

A linear pool deck embraces the immediate external landscape of the villa with an infinity edge swimming pool visually connecting to the ocean views while reinforcing the geometric character of the villa. The extensive deck allows room for external lounges and dining. To the front of the infinity pool existing palm trees are retained to reinforce the resort character of the villa and create some privacy while allowing ocean views from the deck through the canopies. Steps from the pool deck connect to the arrival courtyard and beyond to the water garden.

Materiality

Careful use of material are considered to match both the aesthetics of the villa and the natural setting of the site. As such high quality random natural stone is proposed with colour to match the architecture for the driveway, walls and courtyard, while more geometric stone is proposed for the pool deck areas.

Treatment to Periphery Areas

The periphery of the development is fully embraced by lush planting and consists of existing and new trees. These trees help to enhance the transition between the site and the surrounding environment.

On the northern edge, an existing natural stone wall is reinforced with climbers while a row of native trees create a strong, green and lush arrival along the driveway from the Fung Sau Road entrance to the arrival courtyard.

To the east, a group of existing trees (*Syzygium rehderianum* and *Ficus benjamina*) are retained with shrub and ground cover planting creating a green buffer between the site and boundary.

The southern edge retains the existing palms (*Livistona chinensis*) in front of the linear pool while shrub and ground cover species are used to visually connect to the water garden.

To the west, a diverse range of ornamental and native trees and shrubs are used to reinforce the resort character surrounding the water garden and to create a screen and privacy for the villa from Fung Sau Road. The majority of the compensatory trees are located within the south and southwest corner to reinforce the privacy of the villa. Should the existing slope be greater than 1:3 (where tree planting is proposed), tree rings will be used and structural/ geotechnical engineering advice will be strictly followed.

8.0 COMPENSATORY / REINSTATEMENT PROPOSAL

a) Compensatory tree planting scheme for the proposed development aims to compensate for the loss of existing trees and to enhance the landscape design and character for the development and its neighbourhood. As assessed in Clause 6.0 above, 17 trees are proposed to be retained, 2 trees transplanted and 28 no of trees are proposed for felling within Lot. Compensatory tree planting is required.

b) In general principle, the compensatory planting plan shall be proposed to compensate tree loss at least 1:1 ratio, in terms of quantity. Feature tree planting is proposed at the entrance and a native tree-lined driveway to the Arrival Courtyard enhances the arrival experience and creates a lush and leafy character for the residence. Native trees as compensatory tree planting on the northwest corner provide screening. Adequate growing distance is allowed for healthy growth of the trees.

c) All compensatory trees, their sizes and numbers are indicated Figure 3.0 (below) and in **APPENDIX B** - FIGURE B1.3: Compensatory Planting Plan, Compensatory Tree Schedule. The ratio in quantity is retained at 1:1.

Figure 3.0 Compensatory Proposals

Proposed Compensatory Tree Species	Chinese Name	DBH (m)	Overall Height (m)	Spread (m)	Quantity (Nos)	Total DBH for Compensatory Trees (m)	Live Crown Ratio
**Cinnamomum burmannii (Cb1)*	陰香	0.120	4	2.5	4	0.480	40
**Cinnamomum burmannii (Cb2)*	陰香	0.180	7	4	2	0.360	40
** Ilex rotunda var. microcarpa (Ir)*	小果鐵冬青	0.080	3.5	2.5	1	0.080	40
Lagerstroemia indica (Li)	紫薇	0.080	3	2	3	0.240	40
** Podocarpus macrophyllus (Thunb.) Sweet (Pm)*	羅漢松	0.100	4.5	1.2	16	1.600	60
Plumeria rubra (Pr1)	雞蛋花	**#**Multistem (approx. 0.060)	2	2	1	0.060	50
Plumeria rubra (Pr2)	雞蛋花	**#**Multistem (approx. 0.075)	3	3	1	0.075	50
Total					**28**	**2.895**	

*Native tree species

approx. measurement of DBH (multistem) based on AFCD Conservation Branch Nature Conservation Practice Note No. 02

d) There are 28 nos trees proposed for felling with a total DBH of **7.33m** (See **APPENDIX C** - Tree Assessment Schedule Rev. B).

e) 28 nos of compensatory trees have been incorporated into the proposed landscape design of the development. (**Appendix B** – FIGURE B1.3: Compensatory Tree Plan). The total DBH of the compensatory trees is **2.895m.** The ratio between proposed felled trees and compensatory trees is **1:0.395** (DBH) and **1:1** (Quantity of trees).

Under the guidelines in Lands Administration Office Practice Note (LAO PN) No.6/2023. All compensatory trees will be planted in a minimum soil depth of 1.2m excluding drainage layer.

Where the existing slope is greater than 1:3 gradient, proposed trees will be planted within Tree Rings (following CEDD Dwg No's. C2104/1A and C2104/2A) or as recommended by the Structural/ Geotechnical Engineers.

Figure 4.0 Summary of DBH of Surveyed Tree and its Proposed Treatment

Proposed Treatment	Surveyed Trees	
	Nos.	Total DBH(m)
No. of trees to be retained	17	3.60
No. of trees to be transplanted	2	0.70
No. of trees proposed to be felled	28	7.33
Total no. of trees involved	**47**	**11.63**

DBH Ratio between Proposed Felled Tree (Figure 4.0) and Compensatory Tree (Figure 3.0) = **1:0.395**

Quantity Ratio between Proposed Felled Tree and Compensatory Tree = **1: 1**

DBH refers to Depth of Breast Height in accordance with AFCD nature Conservation Practice Note 02/2003 "Measurement of Diameter at Breast Height"

Figure 5.0 Summary of Surveyed Trees Species to be felled

Species	**Nos of Trees Proposed to be felled**	**Nos of Native Species**	**Percentage of Native Trees Proposed to be Felled among surveyed trees**
Acacia confusa	3	0	10.7%
Bougainvillea spectabilis	1	0	
Callistemon viminalis	3	0	
Dead Tree	1	0	
Erythrina speciosa	1	0	
Euphorbia antiquorum	1	0	
Ficus benjamina	1	0	
Ficus elastica variegata	1	0	
Lagerstroemia speciosa	3	0	
Livistona chinensis	8	0	
**Mallotus paniculatus*	1	1	
Michelia x alba	1	0	
**Podocarpus macrophyllus*	1	1	
Ravenea rivularis	1	0	
**Syzygium rehderianum*	1	1	
Total	28	3	

*Native species

Figure 6.0 Summary of Proposed Tree Species for Compensation

Proposed Compensatory Tree Species	Chinese Name	Quantity (Nos)	Nos of Native	Percentage of Native Trees Proposed for Compensation
* *Cinnamomum burmannii*	陰香	6	6	82.14%
* *Ilex rotunda var. microcarpa*	小果鐵冬青	1	1	
Lagerstroemia indica	紫薇	3	0	
* *Podocarpus macrophyllus (Thunb.) Sweet*	羅漢松	16	16	
Plumeria rubra	雞蛋花	2	0	
	Total	28	23	

*Native species

9.0 GUIDELINES OF NEW TREE PLANTING WORK

The Contractor is required to execute the tree preservation works strictly referring to all guidelines in the government technical circulars and the general specifications of government works as follows:

- ArchSD General Specification for Building 2022 Edition, HKSAR
- Lands Administration Office Practice Note (LAO PN) No.6/2023
- GLTMS DevB, Guidelines on Tree Preservation during Development
- GEO Publication No. 1/2011, GEO CEDD, HKSAR

10.0 PLANTING & MAINTENANCE

The Contractor shall prepare and dig the tree pits the day before tree planting on site. In the stage of trenching, dig around the marked rootball size in the above table at approved recipient site. The supply of trees shall be wrapped the balls with burlap and kept the surrounding soil in place for minimizing root exposure to desiccation and reducing the risk of root breakage. All burlap shall be removed after planting and before backfilling in the tree pit.

Avoid damage of tree trunk internal tissue due to overloading, and uplifting straps will also be attached to the rootball during uplifting for balancing the weight load, if the crane lorry is used for planting. Any minor abrasions or broken branches will be repaired and pruned after transplantation.

Watering and soaking the rootballs thoroughly after planting at recipient site. Regular watering practice shall be executed evenings and early morning. Bamboo stakes or guying will be provided to secure and ensure stability of the trees after planting. After planting and watering, spread, level and firming up, mulch 50 mm thick on areas where the gradient is less than 10° and within 72 hours after planting. It shall be placed in accordance with the proper mulching practices. For trees, mulching shall be extended 150 mm beyond the perimeter of the tree pit

and/or covered at least the entire root ball zone and shall always be kept out of contact with tree trunk or root collar.

After completion of work, the Contractor would take up 1 year establishment period for maintaining. The Establishment period will be commenced from the day after the completion work.

Maintenance Operation Works Programme & Manual is required to be submitted by the Contractor in prior to the completion of works. The programme includes a wide range of maintenance works applied for maintain the existing trees, such as carrying out including but not limiting to watering, replacement planting due to parasitic plants, firming up, securing stakes and ties, pruning works, thinning, fertilizing, aeration, mulching, regular control of pests, fungal, infestation and disease and establishment of protective fencing.

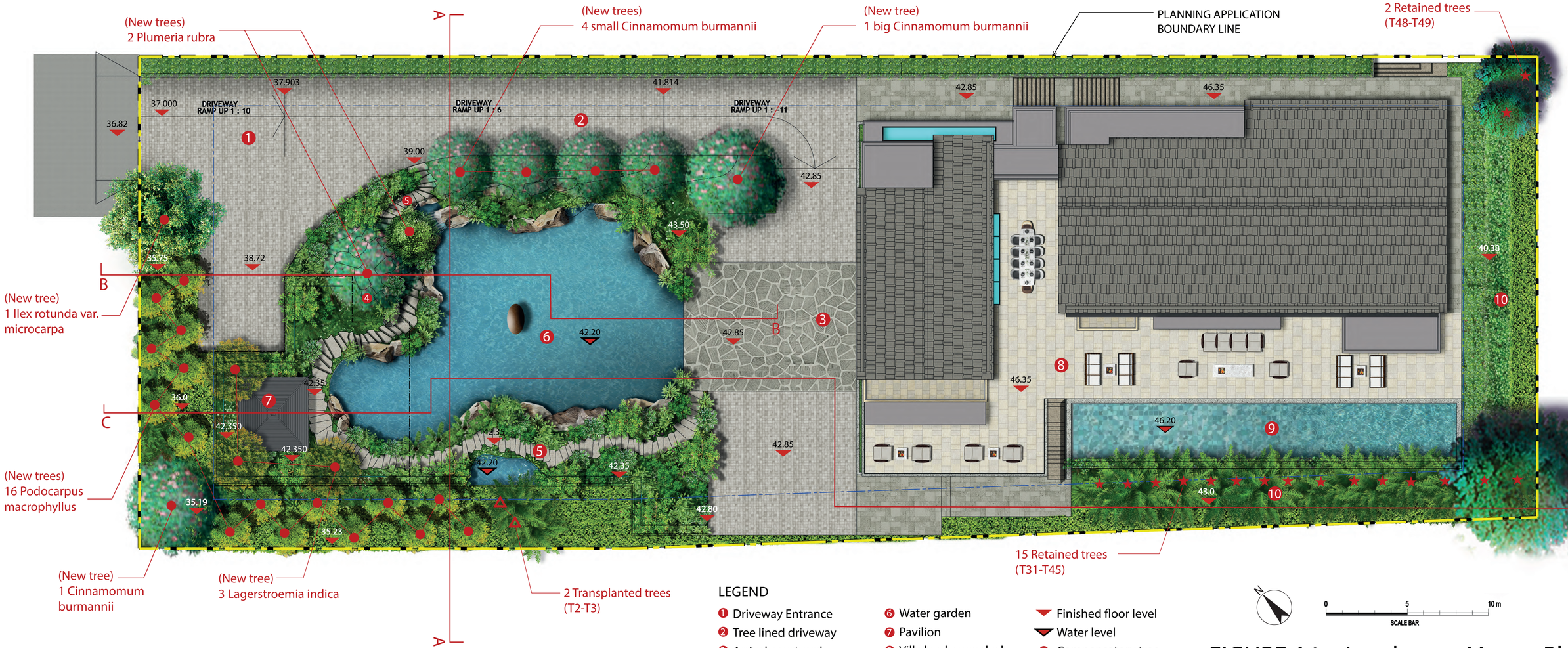
APPENDIX A

FIGURE A1: Landscape Master Plan – G/F

FIGURE A2: Landscape Section A-A

FIGURE A3: Landscape Section B-B

FIGURE A4: Landscape Section C-C



LEGEND

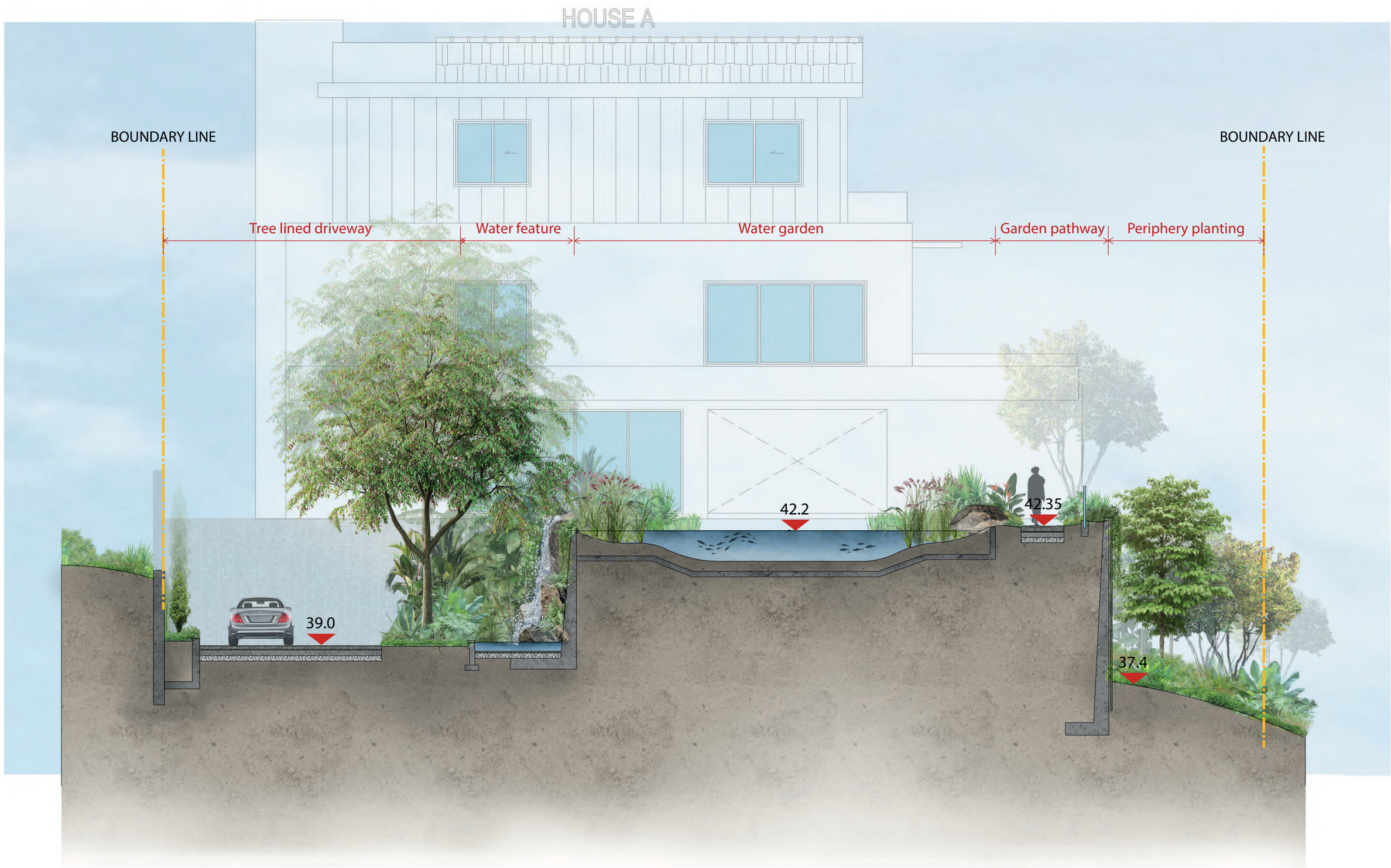
1. Driveway Entrance
2. Tree lined driveway
3. Arrival courtyard
4. Feature tree
5. Garden pathway
6. Water garden
7. Pavilion
8. Villa landscape deck
9. Infinity pool
10. Garden perimeter

- Finished floor level
- Water level
- Compensatory tree
- Transplanted tree
- Existing tree

Natural granite paving
Natural granite crazy cut
Porcelain tile
Shrub

0 5 10 m
SCALE BAR

FIGURE A1. - Landscape Master Plan - G/F
No.8 Fung Sau Road, Sai Kung



0 5 10 m

SCALE BAR

FIGURE A2. - Landscape Section A-A
No.8 Fung Sau Road, Sai Kung

BOUNDARY LINE

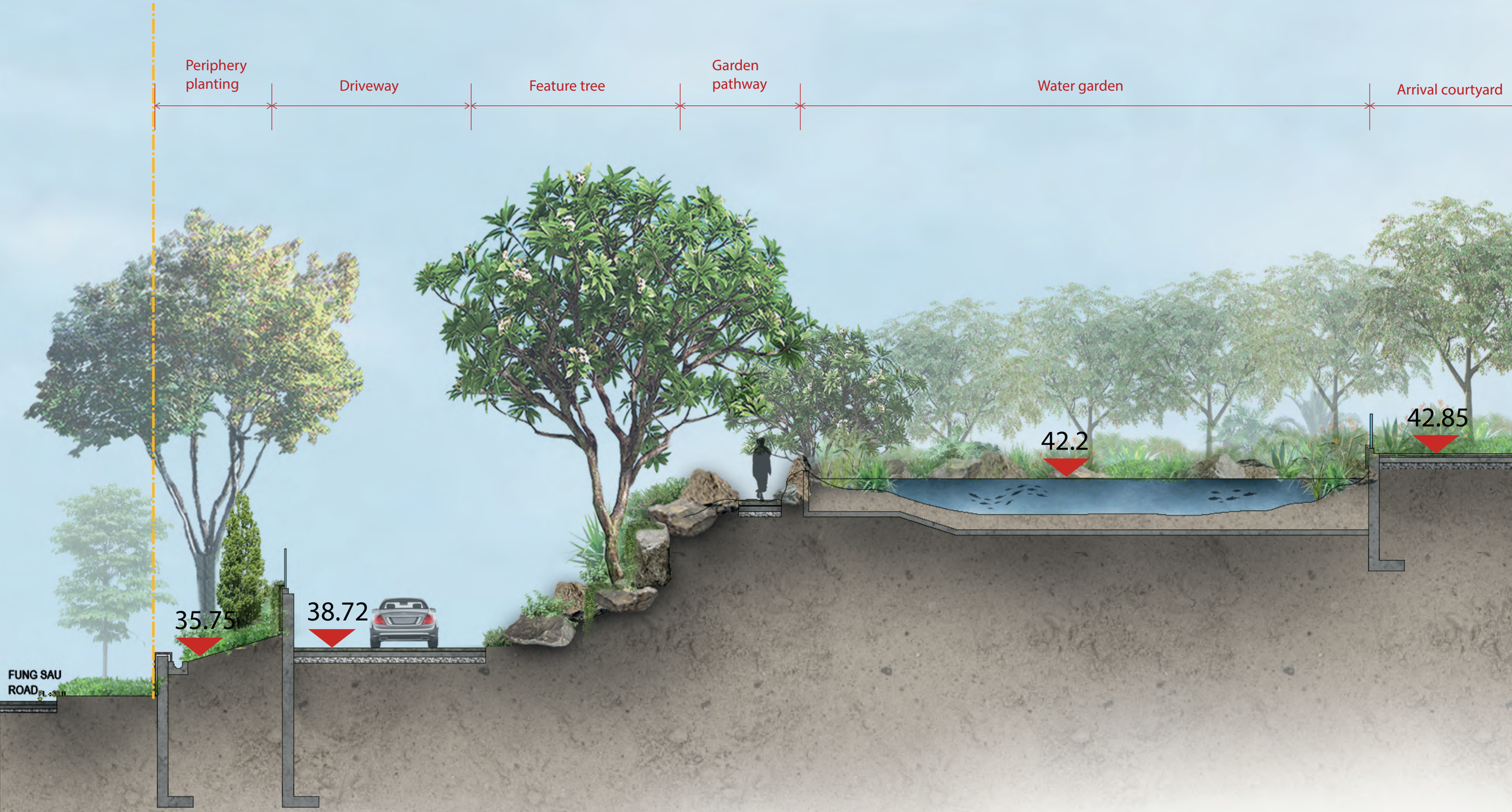


FIGURE A3. - Landscape Section B-B
No.8 Fung Sau Road, Sai Kung



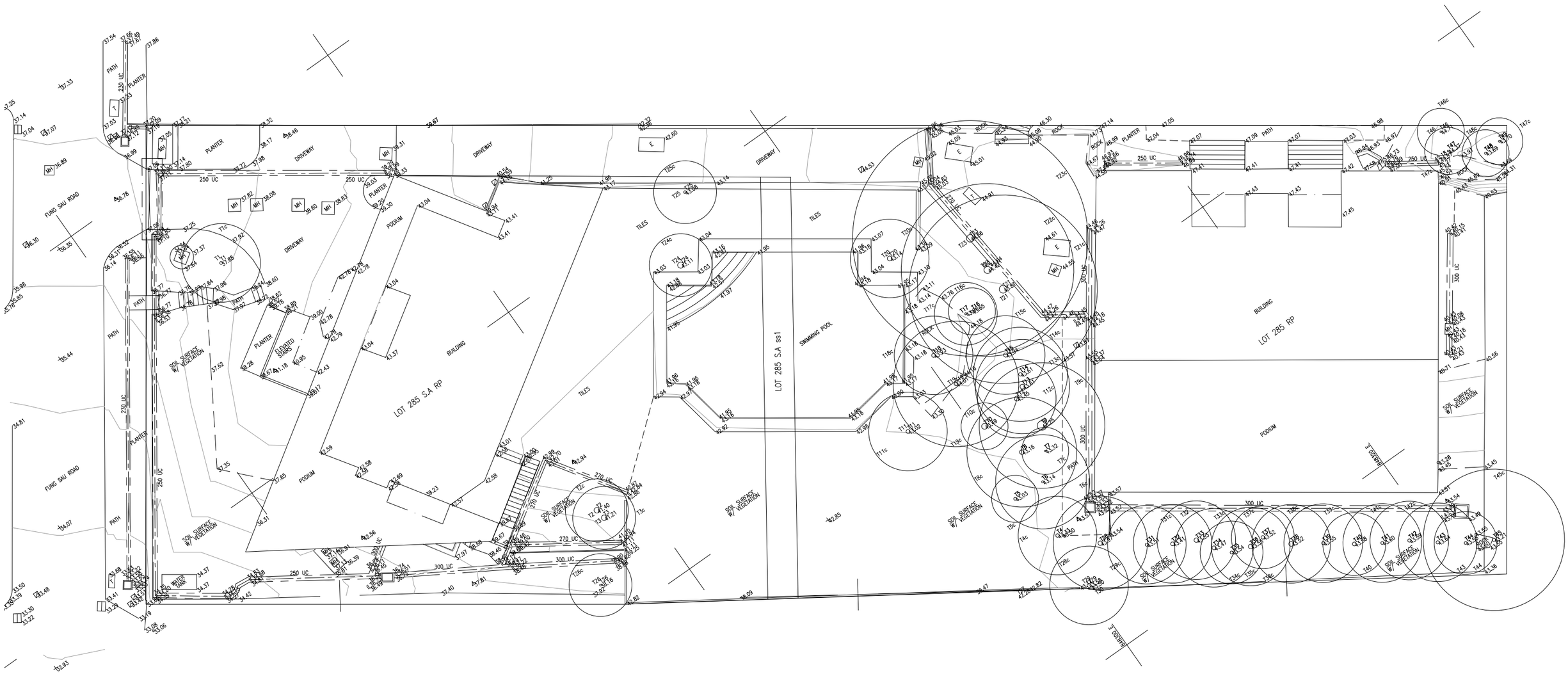
0 10 m 20 m

SCALE BAR

FIGURE A4. - Landscape Section C-C
No.8 Fung Sau Road, Sai Kung

Appendix B

- **FIGURE B1.1: Tree Survey Plan – Existing Conditions**
- **FIGURE B1.2: Tree Treatment Plan – Tree Survey superimposed with the proposed development**
- **FIGURE B1.3: Compensatory Planting Plan**

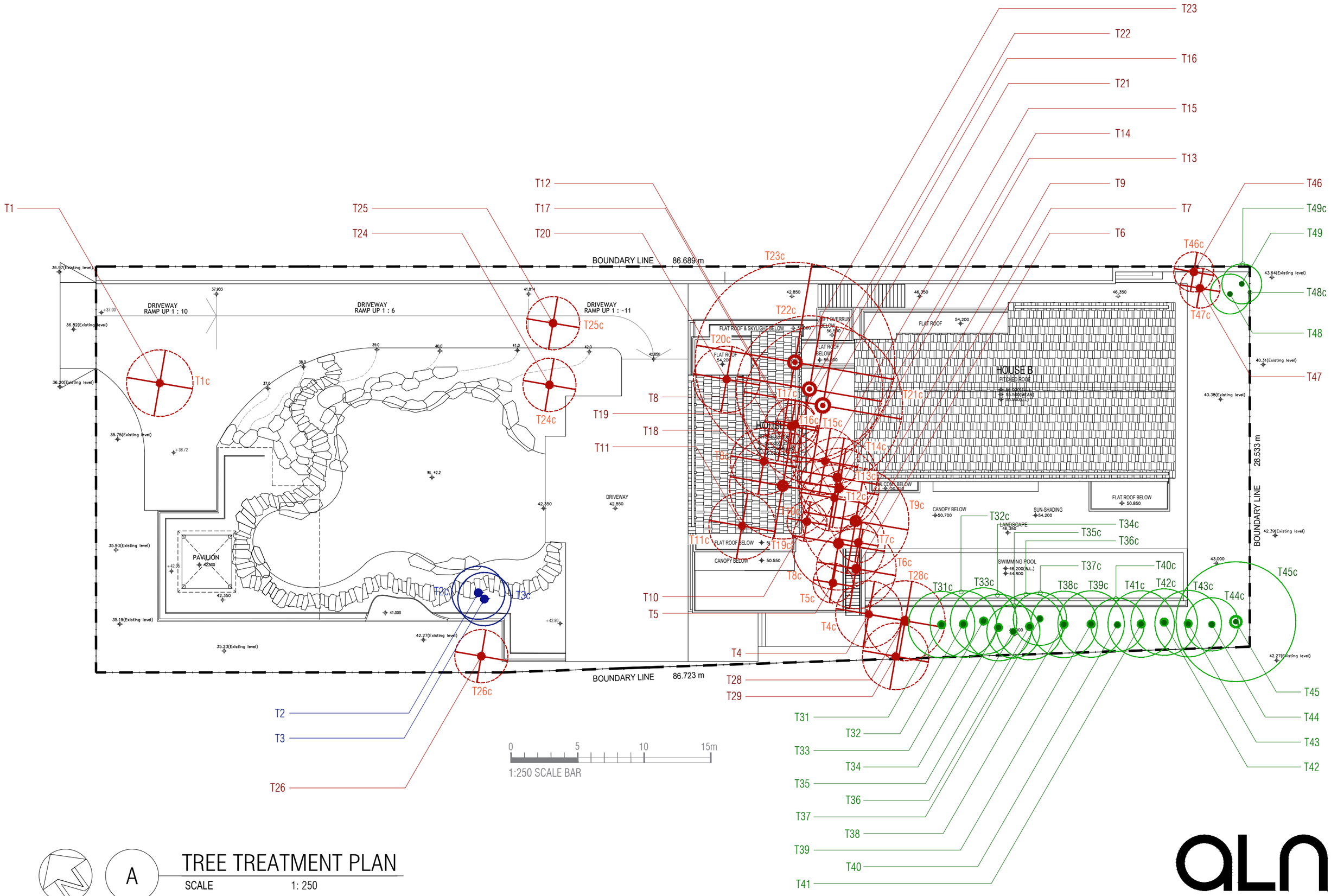


TREE SURVEY PLAN

A

SCALE 1: 250

aLN
LANDSCAPE ● MASTERPLANNING ● URBAN DESIGN
1/F, On Tin Centre, #1 Sheung Hei Street, San Po Kong, Kowloon, Hong Kong



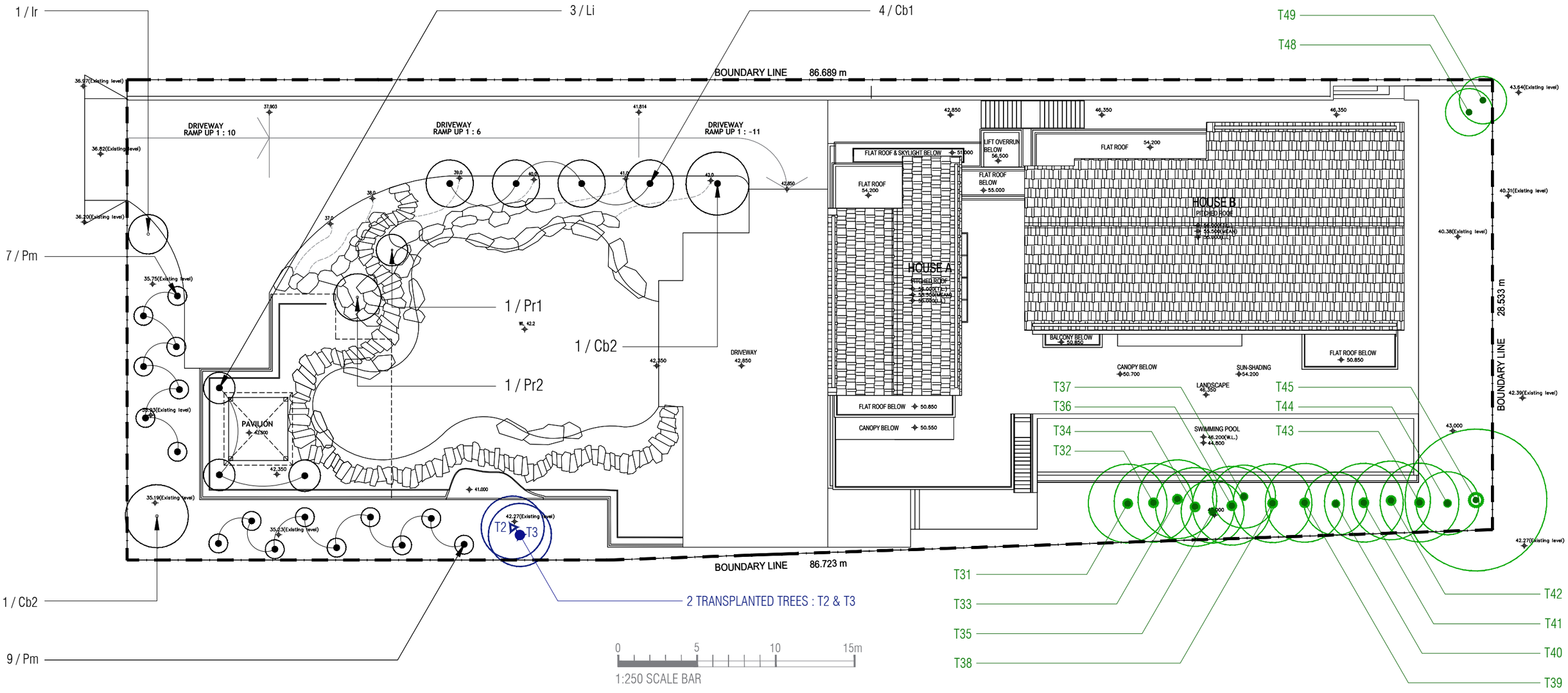
A

TREE TREATMENT PLAN

SCALE 1: 250

LANDSCAPE ● MASTERPLANNING ● URBAN DESIGN
1/F, On Tin Centre, #1 Sheung Hei Street, San Po Kong, Kowloon, Hong Kong

COMPENSATORY TREE SCHEDULE						
CODE	BOTANICAL NAME	CHINESE NAME	DBH (mm)	CROWN SPREAD (m)	OVERALL HEIGHT (m)	QUANTITY (no's)
*Cb1	Cinnamumum burmannii	陰香	120	3	4	4
*Cb2	Cinnamumum burmannii	陰香	180	4	7	2
*Ir	Ilex rotunda var. microcarpa	小果鐵冬青	80	2.5	3.5	1
Li	Lagerstroemia indica	紫薇	80	2	3	3
*Pm	Podocarpus macrophyllus (Thunb.) Sweet	羅漢松	100	1.2	4.5	16
Pr1	Plumeria rubra	雞蛋花	#multistem 60	2	2	1
Pr2	Plumeria rubra	雞蛋花	#multistem 75	3	3	1
# approx. measurement of DBH (multistem) based on AFCD Conservation Branch Nature Conservation Practice Note No. 02						
* = Native Trees						
Total						28



A

COMPENSATORY TREE PLANTING PLAN

SCALE 1: 250

LANDSCAPE ● MASTERPLANNING ● URBAN DESIGN
1/F, On Tin Centre, #1 Sheung Hei Street, San Po Kong, Kowloon, Hong Kong

APPENDIX C - Tree Assessment Schedule

Tree Assessment Schedule

Address: No. 8A & B, Fung Sau Road, Sai King , N. T. Hong Kong Lot: Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)

Prepared by: Chiky, Wong Cheuk Yuet (ISA BCMA HK-0309B,TRAQ)/ ALN

Field Survey was conducted/updated on: 1-Aug-25

Topographical Survey by: JBA Surveys Ltd (18 July 2025)

To be read in conjunction with drawing nos.: Tree Survey Plan rev.: 1_200_A1

Registered Landscape Architect: NG Lup Fung Mark R013 (ALN Limited)

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)			
T1	*Michelia x alba*	白蘭	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	7	0.17	5	Medium	Average	Average	Average	Low	This tree is considered purely cultivated though listed in Cap 96A	Fell		Direct clash with the proposed driveway and turning requirements.	Slightly bent, in tree ring.
T2	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.35	4	Medium	Average	Average	Average	Medium	NIL	Transplant		Clash with new landscape design	Both T2 and T3 shall be transplanted together due to their root balls being very close.
T3	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.35	4	Medium	Average	Average	Average	Medium	NIL	Transplant		Clash with new landscape design	Both T2 and T3 shall be transplanted together due to their root balls being very close.
T4	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.22	5	Medium	Average	Average	Average	Medium	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	
T5	*Podocarpus macrophyllus* (native to HK)	羅漢松	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.18	3	Low	Poor	Average	Average	Medium	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	Imbalanced. Multi-stems (many pruned).

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)			
T6	*Lagerstroemia speciosa*	大花紫薇	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.14	6	Low	Poor	Average	Poor	Low	This tree is considered purely cultivated though listed in Cap 96A	Fell		Conflicts with the proposed development (new building and external proposals).	Imbalance, high centre of weight, bending branch
T7	*Lagerstroemia speciosa*	大花紫薇	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.1	3	Low	Poor	Average	Poor	Low	This tree is considered purely cultivated though listed in Cap 96A	Fell		Conflicts with the proposed development (new building and external proposals).	Imbalance, poor taper. Low fork, 2 major scaffold tipped (1 branch left).
T8	*Lagerstroemia speciosa*	大花紫薇	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	10	0.28	7	Low	Poor	Average	Average	Low	This tree is considered purely cultivated though listed in Cap 96A	Fell		Conflicts with the proposed development (new building and external proposals).	Imbalanced.
T9	*Ficus elastica variegata*	斑葉印度榕	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	13	0.6	8	Medium	Poor	Average	Poor	Low	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	Imbalanced, heavy lateral limb (supported by T27).
T10	Dead tree	死樹	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.36	3	N/A	N/A	Dead	N/A	N/A	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	
T11	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.25	5	Medium	Average	Average	Average	Medium	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	

Tree ID number	Species		Original location (LoI/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)			
T12	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.30	5	Medium	Average	Average	Average	Medium	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	
T13	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	11	0.30	6	Medium	Average	Average	Average	Medium	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	
T14	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	10	0.23	6	Medium	Average	Average	Average	Medium	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	
T15	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	10	0.26	5	Medium	Average	Average	Average	Medium	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	
T16	*Callistemon viminalis*	串錢柳	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.14	3	Low	Poor	Average	Poor	Low	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	Imbalanced, 1 branch left, decaying wound.
T17	*Callistemon viminalis*	串錢柳	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.13	4	Low	Poor	Average	Poor	Low	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	Leaning 45 degrees.
T18	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	9	0.25	5	Low	Poor	Average	Average	Low	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	Bending head.

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)			
T19	*Callistemon viminalis*	串錢柳	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.22	8	Low	Poor	Average	Average	Low	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	Crown from epicormics, broken branches.
T20	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.30	5	Low	Poor	Average	Average	Medium	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	Bending.
T21	*Acacia confusa*	台灣相思	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	16	0.50	12	Low	Poor	Poor	Poor	Low	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	Imbalanced, sparse foliage, codominant branches (1 branch supported by T14). Leaning 15°, decaying wound.
T22	*Acacia confusa*	台灣相思	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	15	0.46	11	Low	Poor	Average	Average	Low	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	Imbalanced, codominant branches with included bark. Leaning 25°.
T23	*Acacia confusa*	台灣相思	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	15	0.48	15	Low	Poor	Poor	Average	Low	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	Slightly sparse foliage.
T24	*Ravenea rivularis*	國王椰子	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.40	4	Medium	Average	Average	Average	Medium	NIL	Fell		Conflicts with the proposed landscape design	
T25	*Bougainvillea spectabilis*	簕杜鵑	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.18	4	Low	Poor	Average	Poor	Low	NIL	Fell		Direct clash with the proposed driveway and turning requirements.	

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)			
T26	*Mallotus paniculatus* (native to HK)	白楸	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.12	4	Low	Poor	Average	Poor	Low	NIL	Fell		Embedded with chain-link fence, leaning 40 degrees, basal wound. Poor Form and Structural condition. Tree to be felled and compensated to improve the amenity value.	
T27	Not Used															
T28	*Euphorbia antiquorum*	火殃簕	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.29	6	High	Good	Good	Average	High	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	
T29	*Erythrina speciosa*	象牙花	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.25	5	Low	Poor	Poor	Average	Low	NIL	Fell		Conflicts with the proposed development (new building and external proposals).	Imbalanced, covered by massive climbers, topped, crown sparse. 3 stems (1 bent and cracked), included bark.
T30	Not Used															
T31	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	7	0.21	5	Medium	Average	Average	Good	Medium	NIL	Retain			
T32	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.24	5	Low	Poor	Average	Average	Medium	NIL	Retain			

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)			
T33	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	7	0.28	5	Medium	Average	Average	Good	Medium	NIL	Retain			
T34	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.24	5	Medium	Average	Average	Good	Medium	NIL	Retain			
T35	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.17	4	Medium	Average	Average	Good	Medium	NIL	Retain			
T36	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.28	5	Medium	Average	Average	Good	Medium	NIL	Retain			
T37	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.22	4	Low	Poor	Average	Average	Medium	NIL	Retain			
T38	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.30	5	Medium	Average	Average	Good	Medium	NIL	Retain			
T39	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.20	5	Medium	Average	Average	Good	Medium	NIL	Retain			
T40	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.24	4	Medium	Average	Average	Good	Medium	NIL	Retain			
T41	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.19	5	Medium	Average	Average	Good	Medium	NIL	Retain			

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)			
T42	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	7	0.21	5	Medium	Average	Average	Good	Medium	NIL	Retain			
T43	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.20	5	Medium	Average	Average	Average	Medium	NIL	Retain			
T44	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.17	4	Medium	Average	Average	Average	Medium	NIL	Retain			
T45	*Schefflera heptaphylla* (native to HK)	鵝掌柴	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	10	0.20	9	Low	Poor	Poor	Average	Low	NIL	Retain			
T46	*Syzygium rehderianum* (native to HK)	紅枝蒲桃	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.11	3	Low	Poor	Poor	Average	Low	NIL	Fell		Leaning over 60 degrees, Poor "Form" and "Structural" condition. Tree to be felled and compensated to improve the amenity value.	
T47	*Ficus benjamina*	垂葉榕	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.11	3	Low	Poor	Poor	Average	Low	NIL	Fell		Low forked trunk, Poor "Form" and "Structural" condition. Tree to be felled and compensated to improve the amenity value.	

Tree ID number	Species		Original location (Lo/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)			
T48	*Syzygium rehderianum* (native to HK)	紅枝蒲桃	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.13	3	Medium	Average	Poor	Average	Low	NIL	Retain			
T49	*Ficus benjamina*	垂葉榕	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.12	3	Low	Poor	Poor	Average	Low	NIL	Retain			

Summary Table

	Number of Tree(s)	Aggregate DBH (m)
Tree to be Retained	**17**	**3.60**
Tree to be Transplanted	**2**	**0.70**
Tree to be Felled	**28**	**7.33**
Total Number of Existing Trees	**47**	**11.63**

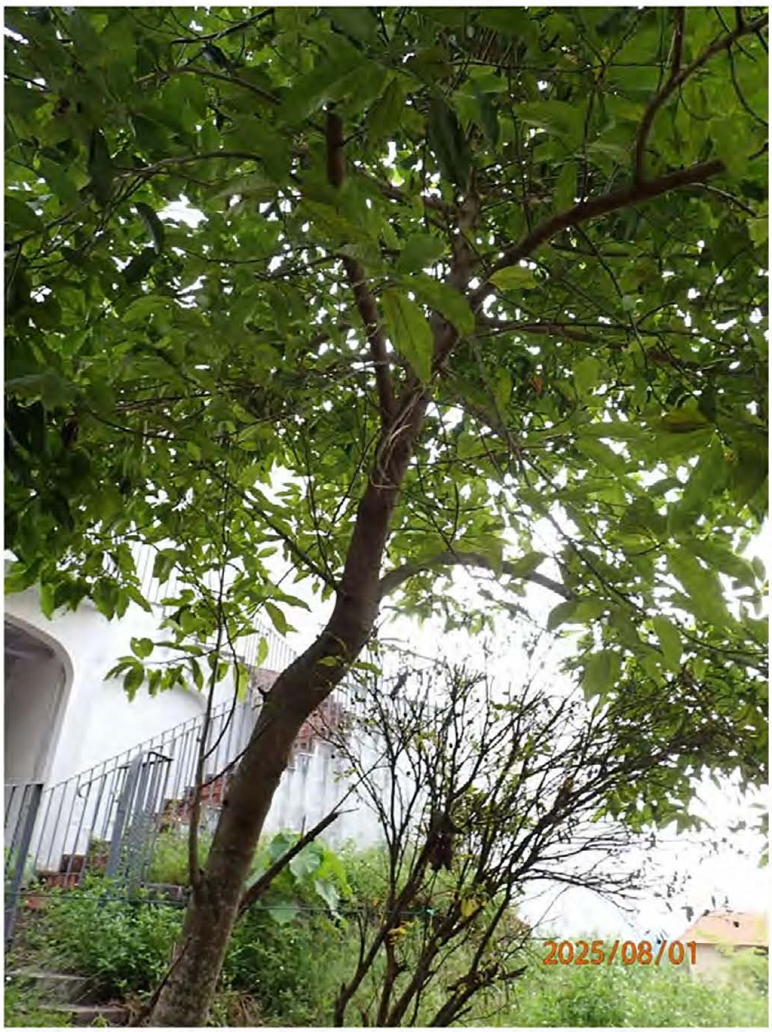
APPENDIX D – Tree Photos



T1__Whole view



Tl_rootnear planter wall, intree ring



T1_trunk slightly bent



T2__Whole view



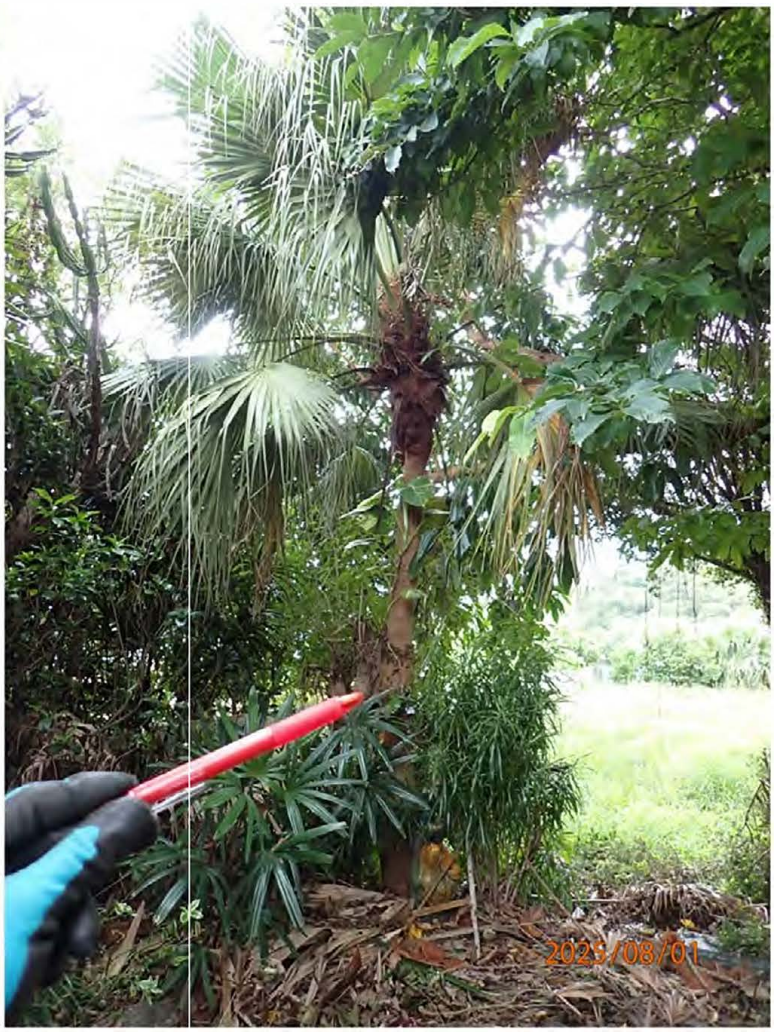
T2_close to T3



T3__Whole view



T3_close to T2



T4__Whole view



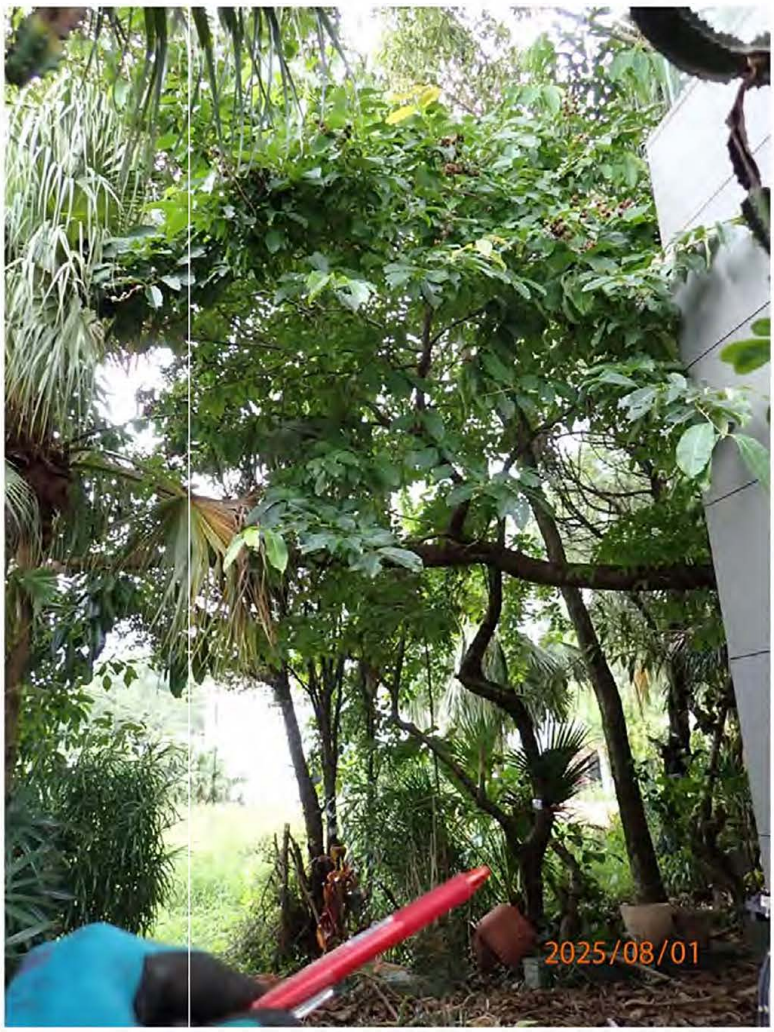
T4_near footpath



T5__Whole view



T5_multi-stems (many pruned)



T6__Whole view



T6_bending branch



T6_high centre of weight



T7__Whole view



T7_1 branch left



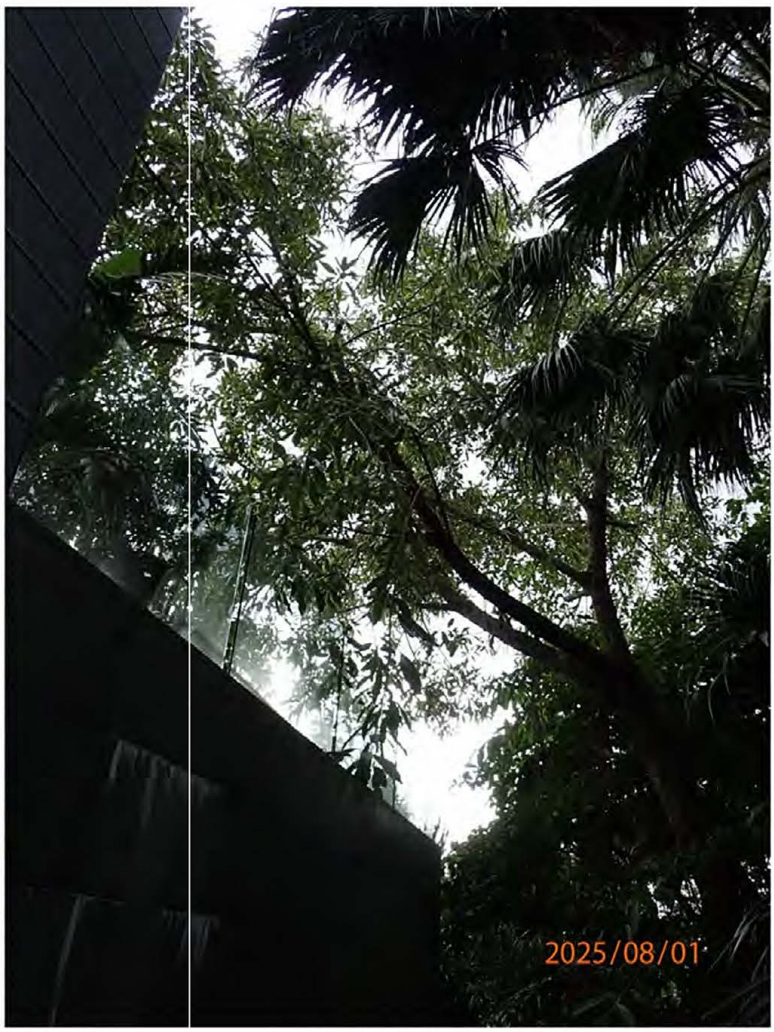
T7_low fork, 2 major scaffold tipped



T8__Whole view



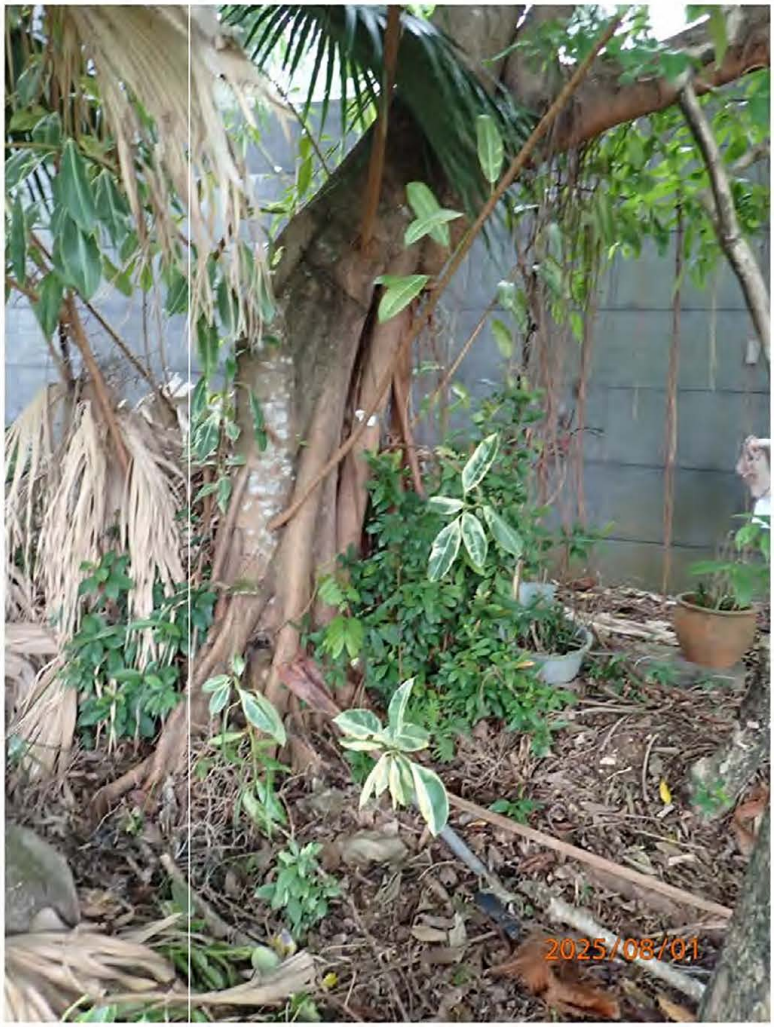
T9__Whole view1



T9__Whole view2



T9_heavy lateral limb



T9_near footpath



T10__Whole view



T10_dead tree



T11__Whole view



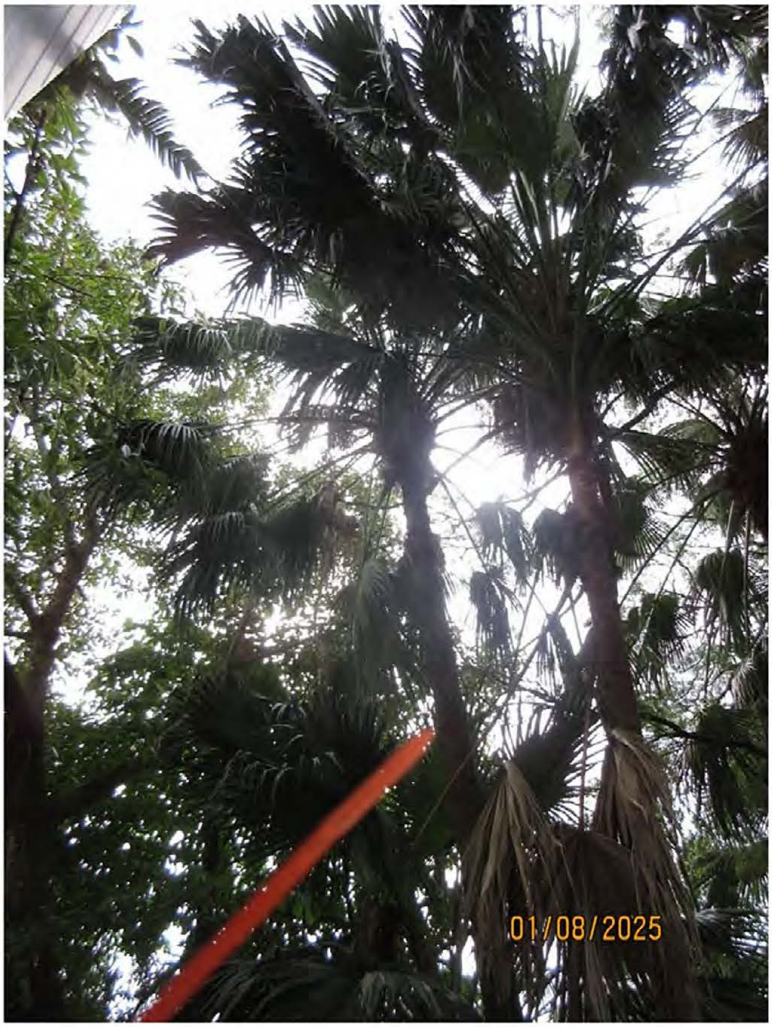
T12__Whole view



T12_close to T13



T13__Whole view1



T13__Whole view2



T13_close to T14



T14__Whole view



T15__Whole view1



T15__Whole view2



T15_close to T14, near rock (on surface)



T16__Whole view



T16_close to T17, near rock



T16_decaying wound



T16_topped, included bark, 1 branch left



T17__Whole view



T17_close to T16



T18__Whole view1



T18__Whole view2



T19__Whole view



T19_codominant stems, near rock



T19_crown from epicormics, broken branches



T19_ficus on trunk



T20__Whole view



T20_bending trunk



T21__Whole view1



T21__Whole view2



T21_1 branch supported by T14



T21_decaying trunk wound



T21_near rock, pavement and U-channel



T21_sparse foliage, codominant branches



T22__Whole view



T22_codominant branches with included bark



T22_on crest of slope



T23__Whole view1



T23__Whole view2



T23_2 stems, low fork, on crest of slope



T23_near pavement and U-channel



T23_slightly sparse foliage



T24__Whole view



T24_near edge of swimming pool



T25__Whole view



T25_at toe of wall (narrow planting space), crack between soil and wall



T25_trunk moved away from wall



T26__Whole view



T26_basal wound



T26_branch embedded with chain-link fence



T26_codominant stems, lying on and supported by fence



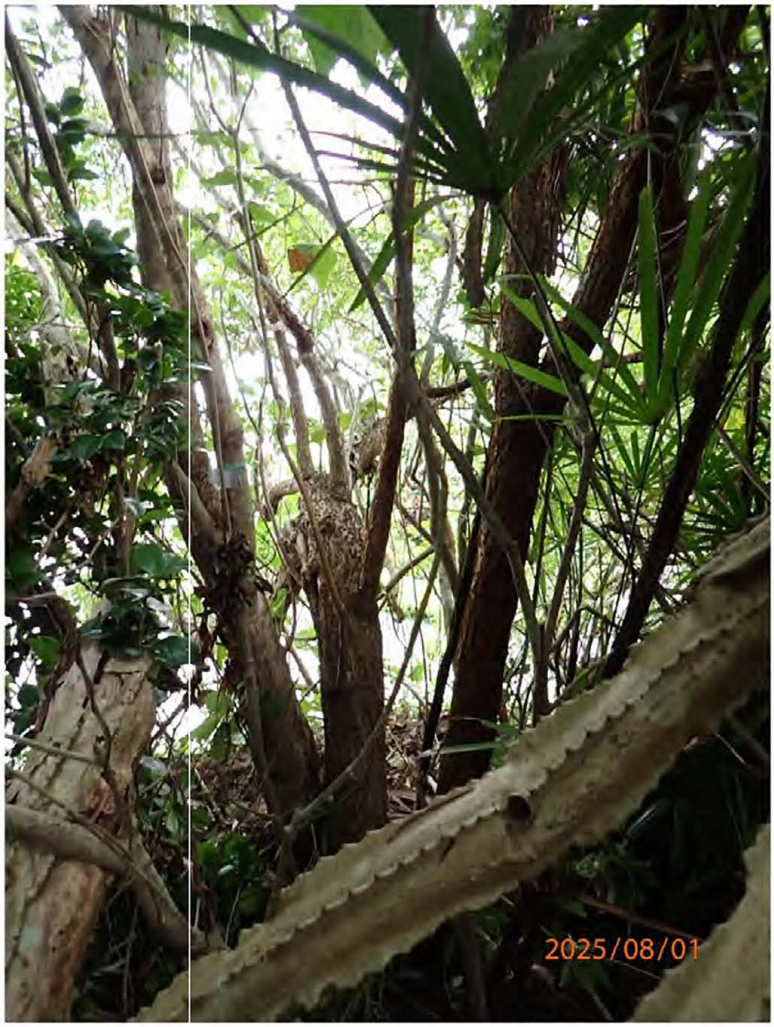
T28__Whole view



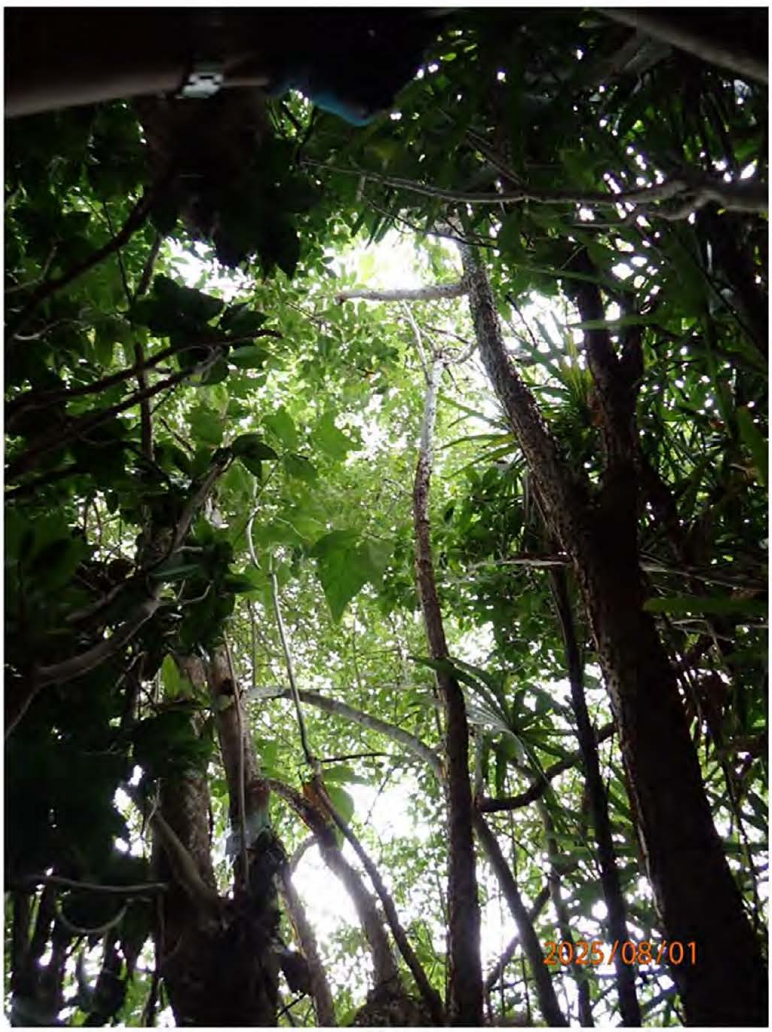
T28_3 stems



T28_near footpath



T29__Whole view1



T29__Whole view2



T29_1 stems bent and cracked



T29_3 stems, included bark



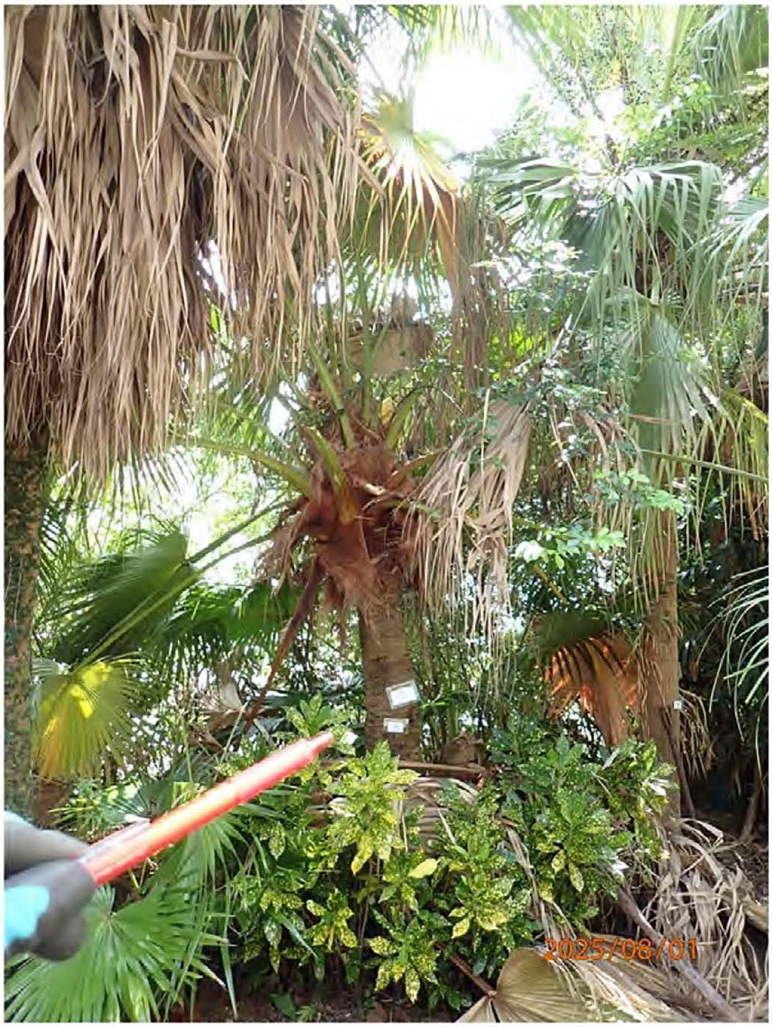
T29_topped, crown covered by massive climbers



T31__Whole view1



T31__Whole view2



T32__Whole view



T32_bending trunk



T33__Whole view1



T33__Whole view2



T33 close to T34



T34 Whole view 1



T34__Whole view2



T34_close to T33, T35



T35__Whole view



T35_close to T34, T36



T36__Whole view



T36_close to T35



T36_close to T37



T37__Whole view



T37_bending head



T37_close to T36



T38__Whole view1



T38__Whole view2



T39__Whole view



T40__Whole view



T41__Whole view



T42__Whole view



T43__Whole view



T44__Whole view



T45__Whole view1



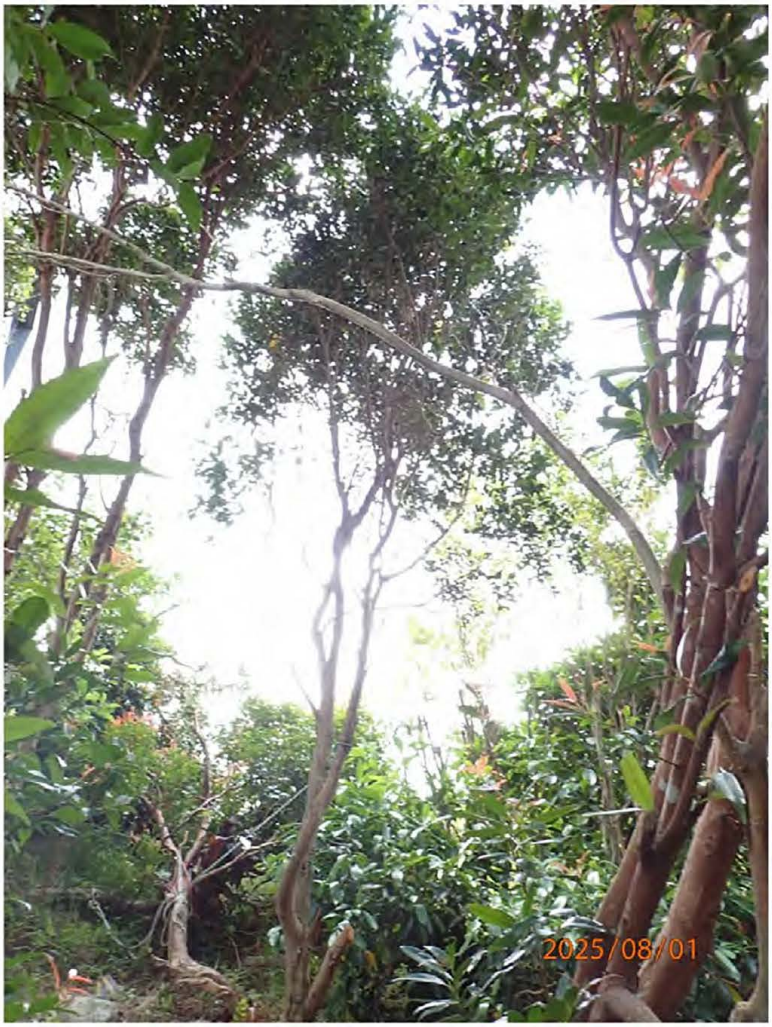
T45__Whole view2



T45_near rock



T46__Whole view1



T46__Whole view2



T47__Whole view



T47_low fork, near U-channel, on crest of slope



T48__Whole view1



T48__Whole view2



T48_on crest of retaining wall, close to T49



T48_trunk wound



T49__Whole view1



T49__Whole view2



T49_uprooted before, low fork

APPENDIX E – Method of Statement for Tree Preservation and Felling

TREE PRESERVATION AND FELLING

1.01 TREE FELLING

Prior to starting any tree felling works all trees to be retained shall be identified and the necessary tree protection fencing installed. (refer to Clause 1.03)

Felling of trees to be removed shall involve the complete removal of trees indicated, including stumps, by one of the following methods to be approved by the Architect before work commences:

(a) Bulldozer
A bulldozer shall be used to push over the whole tree which shall then be cut by chain saw and removed from Site. The method shall only be used where no trees are to be retained.

(b) Winches
Power mounted or hand winches shall be used for pulling over the whole tree, the main support roots having first being severed either by mechanical means or by hand grubbing. Preserved trees shall not be used as anchor points for winching without approved adequate protection.

(c) Chain Saws
Felling by this method shall be in accordance with BS 3998 (1989), either felling the whole tree at once or in sections. The stump shall be removed by hand grubbing and winching, stump cutting machine, hydraulic lifting or another method approved by the Architect before work commences.

1.02 WORKS NEAR EXISTING TREES

(a) Where excavation is required near existing trees for construction of works, the following precautions shall be taken to protect the roots:-
  (i) Roots temporarily exposed during excavation shall be wrapped with damp straw or hessian during construction of the works. Cutting of the roots shall be kept to a minimum;
  (ii) Before backfilling, roots shall be cut cleanly back to undamaged tissue and treated with an approved fungicidal gel.
  (iii) Excavated trenches around tree roots shall be backfilled with topsoil mixed with an approved conditioner as specified, including sufficient slow release fertilizer to assure a rate of application of 500 g/m³.

(b) Trench excavation for services, including drainage and sewage, should not come within the spread of the tree crown. Detailed location of services shall be agreed with the Architect before excavation commences if this minimum cannot be achieved. Large roots (i.e. greater than 75mm in diameter), exposed in trench excavations and above the final line of the installation shall be preserved, and excavation close to trees shall be carried out with particular care to ensure this. Following installation of the services, severed roots shall be cut back cleanly to undamaged tissue and treated with an approved fungicidal gel. Trenches shall be backfilled with topsoil as required, including approved soil conditioner and slow release fertilizer to achieve a rate of application of 500 g/m³.

(c) Trees and woodland areas to be retained shall be protected during the contract work by sturdy, impenetrable fencing, as specified in Clause 1.03 (d).

1.03 PROTECTION OF EXISTING TREES

(a) In respect of all existing trees, the Contractor shall ensure for the whole duration of the Contract, the following:-
  - no unnecessary intrusion into areas of protective planting area is made;

- all access routes to construction areas which need to pass through protective planting area shall be approved by the Architect;
- the limits of site clearance are to be agreed by the Architect on site before site clearance commences. All trees to be cleared shall be marked by the Contractor and approved by the Architect before felling;
- no nails or other fixings shall be driven into trees;
- no fencing or signs shall be attached to trees;
- no materials or machinery shall be stored within the area of a tree's crown diameter.
- no workshop, canteens, or similar shall be installed beneath trees, nor shall equipment maintenance etc. be carried out under trees;
- no trees shall be used as anchors for ropes or chains used in guying, pulling and the like.

(b) The Contractor shall exercise the greatest care during the progress of the work to avoid damage to any tree which the contract does not require to be cleared.
As soon as the site or any part thereof becomes available the Contractor shall erect Temporary Protective Fencing around each such tree or group of trees, preferably to protect the whole area within the spread of the tree's crown, but no closer than 2m from the trunk of any such tree. The Contractor shall inform the Architect if works are to be carried out within such fenced areas and, save with the express permission of the Architect or on his order, all such work shall be executed using only hand-held tools. The rates in the Contract shall include for this restriction.

(c) The Contractor shall maintain the Temporary Protective Fencing in good repair and subsequently remove it. Removal shall be subject to the permission of the Architect which shall not normally be given earlier than the substantial completion of an adjacent part of the Works other than Landscape Softworks. The Contractor may seek permission to remove the fencing temporarily if its removal is necessary for the satisfactory execution of the Works. The Contractor shall reinstate the temporary protective fencing as soon as possible.

(d) Temporary Protective Fencing shall be 1500-2000mm high, and shall ideally be constructed of strong, impenetrable material such as steel sheet or wooden board (Refer to Fig. 1.1).

In certain circumstances where space for tree protection is a particular problem, protection of the tree trunk with planks may be acceptable (Refer to Fig. 1.2). In these cases, the ground within the root zone should be protected from compaction with mats and gravel or boards/tracks for vehicles. (It should be noted that these treatments should only be used temporarily so that anaerobic soil conditions do not build up in the root zone).

(e) Unless adequate proof is submitted by the contractor to demonstrate that death or damage of existing vegetation was caused by circumstances beyond his control, replacement of dead or damaged plants of similar sizes of the same species will be required as instructed by the Architect. When instructed by the Architect, slow release fertilizer shall be applied to existing mature trees as and when required. Slow release fertilizer shall be inserted in the holes, bulked up if necessary with sand or fine peat, at the rate of 1kg/25mm of trunk diameter at a height of 1.3 metres from ground level. The fertilizer shall be applied between March and June or as directed by the Architect.

1.04 PRUNING OF EXISTING TREES

(a) Existing trees which are to be retained shall be pruned to remove dead or dangerous branches and to produce a balanced crown. All work shall be carried out in accordance with good horticultural practice and British Standard 3998 (1989) “Recommendations for the Tree Work," and shall be directed by the Architect. Tree pruning and surgery should be undertaken by a fully qualified arboriculturist. Safety precautions shall be taken to protect those engaged in operations as well as people and property in the vicinity. Pruning and removal of branches shall be done using sharp, clean implements to give a single flat, sloping face (Refer to Fig. 1.3). Ragged edges of bark or wood are to be trimmed with a sharp knife. Large branches shall be removed in stages beginning with removal of the main weight of the branch, with the final cut on a line outside the "branch bark ridge" and "branch collar". All cuts shall be made to avoid splintering or tearing of bark which would catch water and encourage rot. Twigs less than 15mm diameter may be cut with sharp secateurs. Cleanly cut boughs on healthy trees will not normally require a bituminous sealant to close the wound. All tools shall be cleaned with bleach before pruning for another tree.

(b) Where cavities or rotten wood exist, all rotten or dead wood can be removed. However, cutting back to live wood is not recommended as this may cause new infection. Filling cavities is not recommended. Trees weakened by large cavities may require specialised arboricultural treatment such as bracing. The Architect will instruct on these situations following detailed arboricultural advice.

(c) Any material pruned from trees shall be collected and removed from Site.

(d) Crown pruning shall be carried out to reduce the tree mass to balance that of the reduced root mass as a result of root pruning. Crown pruning should be carried out in stages to reflect the stages of root pruning. Crown pruning shall produce a well-shaped and well-balanced form (Refer to Fig. 1.4). Dead decayed, dying, disease, infected, broken, crossed, competing and dangerous branches shall be removed as priority. The extend of pruning or thinning will be as follows;

(i) When the trees with a DBH between 95 to 500mm, the aggregate of total foliage removal(s) from the existing foliage in any 12 months period shall not be more than 25 % and the part of the branch pruned at all times shall not have a diameter of greater than 100mm. The pruning shall not adversely affect the structure and form of the trees.

(ii) When the trees with DBH greater than 500mm, the aggregate of the total foliage removal(s) from the existing foliage at any one time shall not be more than 15% and in any 12 months period not more than 25% and the part of the branch pruned at all times shall not have a diameter of greater than 100mm or 15% of the diameter of the DBH, whichever is greater. The pruning shall not adversely affect the structure and form of the trees

(e) Where treatment of wounds is required, trim all damaged tissue, rotten and dead wood with a clean, sharp implement, with all margins rounded, leaving no pointed tips to the cut areas. Treat with an approved fungicidal gel (Refer to Fig. 1.5).

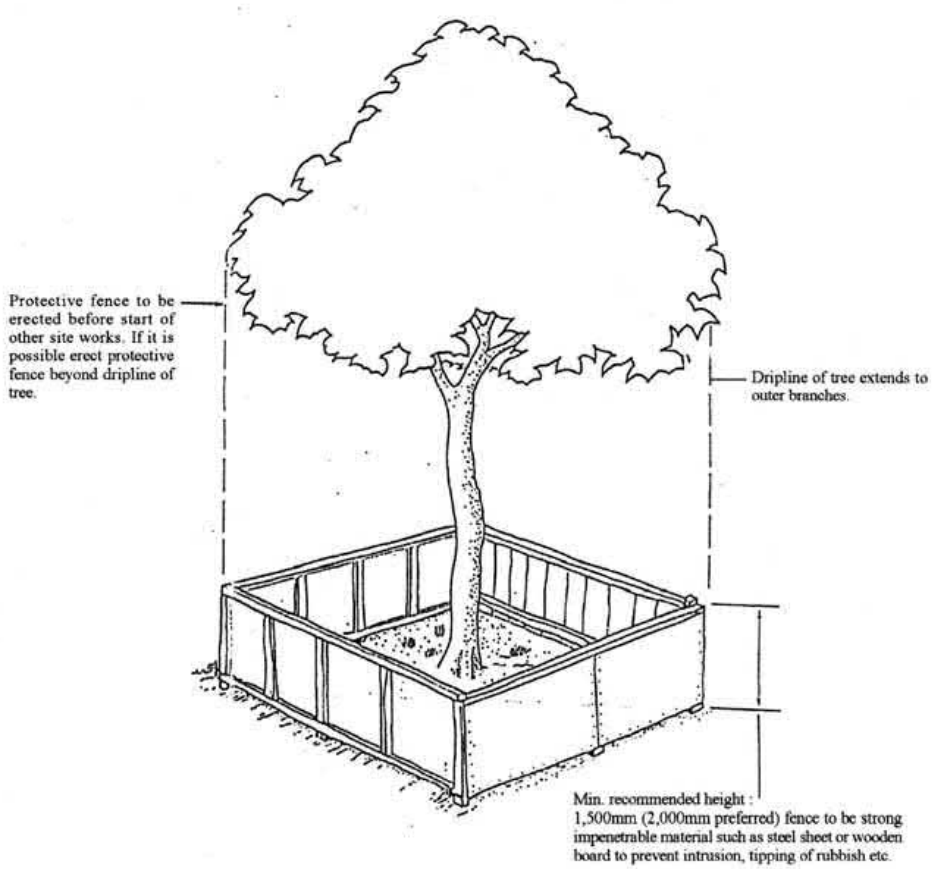


Fig.1.1 Temporary Protective Fencing

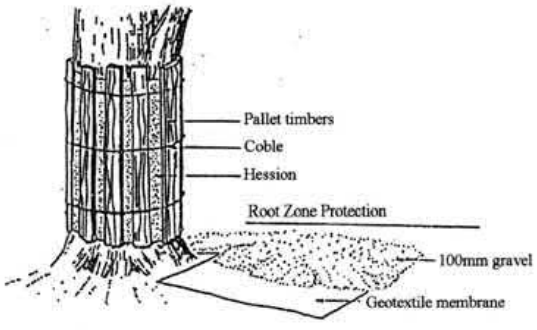


Fig. 1.2 Trunk and Rootzone Protection

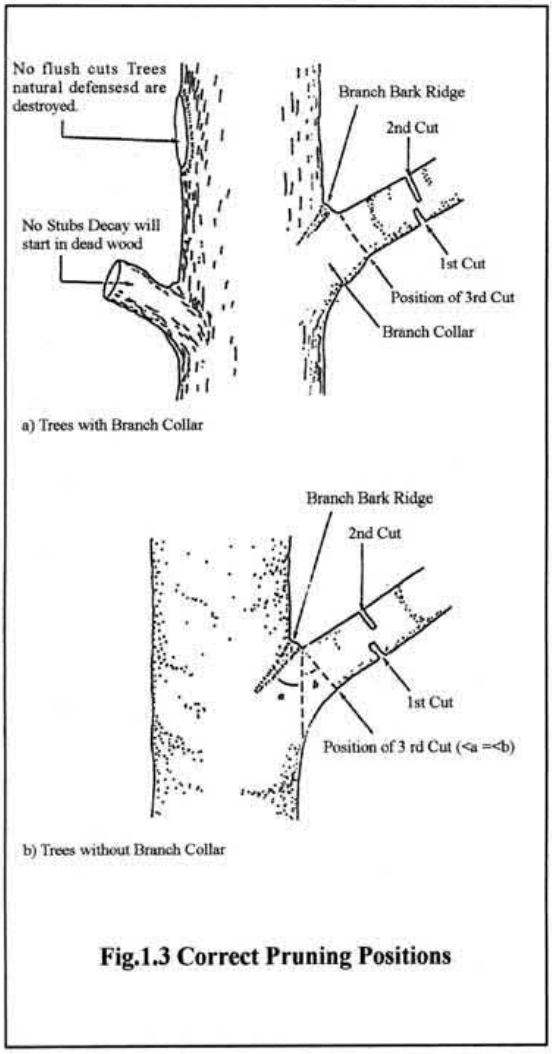


Fig.1.3 Correct Pruning Positions

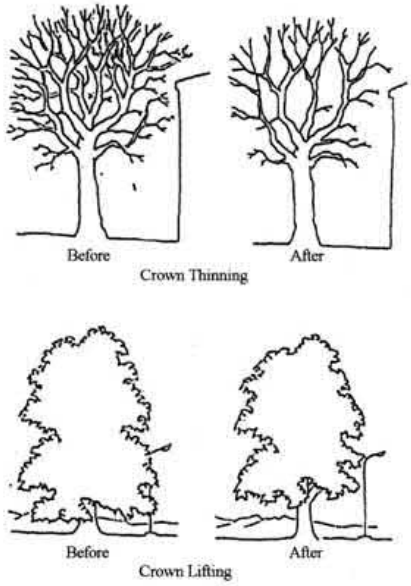


Fig.1.4 Crown Pruning

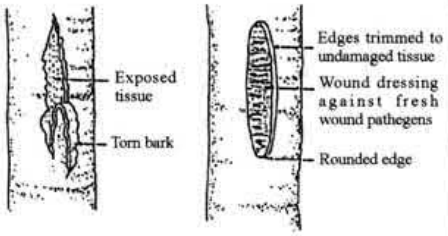


Fig.1.5 Wound Treatment

APPENDIX F - Maintenance Schedule for Retain and Compensatory Trees

Maintenance Schedule for Retained and Compensatory Trees

Maintenance Works Description	Frequency for Compensatory Tree	Frequency for Retained Trees	Anticipate duration for each operation
Watering	156-250 times/year	When necessary	½ day
Weeding	12 times/year	12 times/year	2 days
Pruning - For dying and broken branches only	When necessary	When necessary	1 day
Firming up and staking	Before and after inclement weather and when necessary	When necessary	1 day
Fertilizing	When necessary	When necessary	½ day
Pest Control	As required	As required	½ day
Aeration	As required	As required	3 days
Mulching	When necessary	When necessary	1 day
Inspection on tree health and photographic report	Bimonthly	Bimonthly	2 weeks
Joint Site Inspection with Contractors and Landscape Architect's representative	2 times/year and when necessary	2 times/year and when necessary	½ day
Inspection for Tree Protection during construction period	When necessary	12 times/year and when necessary	1 day
Tree Risk Assessment for Individual Trees within Lot	1 time/year and when necessary	1 time/year and when necessary	1 week

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URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Reference FSRSK/JANICE/05
Date 4 December 2025

By HAND and EMAIL

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

Dear Sir / Madam,

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

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

- Supplementary Information Paper -

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

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

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

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ISO 9001: 2015
Certificate No.: CC844

TOWNLAND

Reference FSRSK/JANICE/05
Date 4 December 2025

By HAND and EMAIL

The Secretary, Town Planning Board
c/o Planning Department

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

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

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

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Delius Wong
Associate / Project & Quality Manager

DEL/JANICE

Enc SIP
cc Client / Team
Ms. KONG Sze Nga, Tammy, Senior Town Planner/Sai Kung
Ms. LAM Lok Yan, Sylvia, Town Planner/Sai Kung 1

Attachment 1

Responses-to-Comments Table

ATTACHMENT 1

Proposed Minor Relaxation of Building Height Restrictions for Proposed Residential Redevelopment at No. 8 Fung Sau Road, Sai Kung (TPB Ref. A/SK-TMT/85)
Responses to Comments Table

Comments/ Suggestions		Applicant/ Consultant's Responses
A.	**Comments from Commissioner for Transport received from Planning Department on 20.10.2025:** ***(Contact person: Mr. KWONG Siu Ming, Kelvin, Tel no.: 2399 2402)***	
1. (a)	Please note the following comments on the subject application: Please advise if loading / unloading area would be provided.	A dedicated loading / unloading area is not provided within G/F however, there is sufficient space on the driveway area between the landscape water pond and Proposed House A to carry out any loading / unloading within the Site.
B.	**Comments from Chief Engineer/Mainland South, Drainage Services Department received from Planning Department on 20.10.2025:** ***(Contact person: Mr. WONG Kwun Wa, Tel no.: 2300 1294)***	
1. (a)	Please note the following comments on the subject application: Please clarify whether there are any changes to floor area and amount of sewage generation.	Please be clarified that the Gross Floor Area ("**GFA**") of Existing Development and Proposed Development is approx. 776.115m^2 and approx. 776.49m^2, respectively. Therefore, the amount of sewerage generation due to the Proposed Residential Redevelopment is similar and is not considered to have any material impact on sewerage. Nonetheless, a Drainage Plan will be provided at the detailed design stage on the sewerage design and calculation for sewage system (septic tank and soakaway system).
C.	**Comments from Director of Environmental Protection received from Planning Department on 20.10.2025:** ***(Contact person: Mr. LI Chun Leung, Alan, Tel no.: 2835 1114)***	
1. (a)	Please note the following comment on the subject application: It is noted that the proposed residential redevelopment would comprise of residential houses, a pavilion, a swimming pool, a landscape water pond. In this regard, please advise whether there would be any discharge arising from the proposed landscape pond. If affirmative, the proposed measure to collection, handle and disposal of such discharge.	Filtration system will be provided for the landscape water pond and backwash water will be discharged to the foul water system.
D.	**Comments received from Sai Kung & Islands District Planning Office, Planning Department received from Planning Department on 20.10.2025:** ***(Contact person: Ms. LAM Lok Yan, Sylvia, Tel no.: 2158 6165)***	
1.	Please note the following comment on the subject application: **<u>Building Height</u>** The applicant is advised to review the development scheme to demonstrate the planning and design merits and provide strong planning justifications for the proposed extent of BH relaxation from 9m to 12.5m (+3m or +33.3%). Our office's observations for the	Noted. The Proposed Scheme has been further reviewed and revised based on various Government Department comments. The proposed overall building height is reduced to 11.5m. Please refer to ***Attachment 2*** for the latest drawings.

Comments/ Suggestions		Applicant/ Consultant's Responses
	proposed development are set out below:	
(a)	Scale of soil filling:	
i.	According to Figure 4.2 and Figure 4.3 of the Planning Statement, the proposed redevelopment includes filling the carports of the existing houses, ranging from approximately 2m in depth (from 44.5 to 46.5mPD) for House B to over 4m in depth (from 37.8mPD to 43mPD) for House A, resulting in a significant level difference in height between the development edge of the application site (at about 42.5mPD) and Fung Shau Road (at 34.5mPD). Please justify the proposed scale of proposed soil filling having considered that the application site has already been developed and formed;	Please be clarified that the intention of the overlay plans in Figures 4.2 and 4.3 of the Supplementary Planning Statement ("**SPS"**) are to show the overall Building Height ("**BH**") differences between the existing developments and proposed developments. The purpose is to demonstrate the BH due to variance of site levels within the site. Figure 4.1 of the SPS indicates an overlay of the approved General Building Plans ("**GBPs**") and the current Master Layout Plan. This figure indicates the different locations and site levels of Existing House A and Proposed House A. Please note that the Existing House A is setback approx. 11.5m to 17.2m from Fung Sau Road with site levels of approx. +38.7mPD (at Carport level) and +42.68mPD (at Ground Floor), while the Proposed House A is setback approx. 44.99m from Fung Sau Road with a site level of approx. +43mPD (at Ground Floor). The Applicant noted the concern on proposed soil filling and have further reviewed the Proposed Scheme. The Architectural Plans have been revised to lower the site formation level of Proposed House B to minimise soil filling ("**Revised Scheme**") (***Attachment 2*** refers) by utilising the existing carport at House B. Thus, Figures 4.1 to 4.3 of the SPS have been updated to reflect the latest changes (***Attachment 4*** refers). With reference to the revised Section A-A and Section B-B of the Architectural Drawings (***Attachment 2*** refers), no soil filling is carried out in the Proposed Houses A and B under the Revised Scheme. Nonetheless, a minor extent of excavation depth of approx. 200mm (from approx. +43.2mPD to +43mPD) is carried out to create a more uniform surface for building foundation at Proposed House A. In addition, the Applicant's intention of amalgamating the lots within the Site is to put forth an integrated design with the two proposed houses adjoining each other, so that the two houses are no longer separate entities as in the existing condition, the carport at Existing House B is proposed to be largely maintained. The scale of the proposed carport is considered optimal to accommodate the needs of the future residents. The carport is proposed at the G/F level under Proposed House B to minimise any filling of land at Proposed House B. The depth of excavation at Proposed House B is proposed at approx. 1.6m (from Existing Carport Level of approx. +44.6mPD to Proposed Ground Floor level of approx. +43mPD). The revised site level will facilitate better alignment between the two houses, which allows a common terrace to be provided on the same site level at approx. +46.5mPD on 1/F. Please refer to revised Section A-A and Section C-C of the Architectural

Comments/ Suggestions		Applicant/ Consultant's Responses
		Drawings (***Attachment 2*** refers).
ii.	Please further substantiate the reason of soil filling for a new carport at G/F instead of accommodating the carport at the basement level / existing site formation level;	The layout of the proposed G/F carport is revised and is positioned below Proposed House A and Proposed House B to minimise soil filing and depth of excavation. Please refer to ***Attachment 2*** for details. The total number of parking spaces remain unchanged. Please also refer to our response above in Item D 1(a)(i).
iii.	Please explore whether there are other design alternative (without substantial soil filling or raising the level of both houses) in overcoming the ground level difference between the two houses; and	The Proposed Scheme is revised to minimise the proposed soil filling while overcoming the ground level difference between the two houses. Please also refer to our response above in Item D 1(a)(i) and (ii) above and ***Attachment 2*** for the Revised Scheme.
iv.	According to Joint Practice Note No. 5, the height of a building should be, unless otherwise specified in the statutory town plans and/or government leases, measured from the mean site formation level which generally refers to the level of the formed site upon which the building stands. In this regard, the carport at LG/F at 44.6mPD as shown on Figure 4.3 of the Planning Statement, shall be taken as the mean site formation level of existing House B. Please revise Para. 5.1.4 and Para. 5.4 of the Planning Statement, which says *"…lowering the site level of the proposed House B to approx. +46.5mPD (Para. 5.1.4)*", "*BH of the proposed House B is slightly lower than the existing B due to (1) reduction in site formation levels (Para. 5.4*)","*…the Applicant has lowered the site formation level of House A to approx. 43mPD (i.e. a reduction of approx. 200mm) (Para. 5.4)*".	Noted. Paras. 5.1.4 of the SPS is revised and previous Para. 5.4 of the SPS has been removed as a result of the Revised Scheme (***Attachment 4*** refers). With reference to our response above in Item D 1(a)(i), please also be advised that the locations of Existing House A and Proposed House A are at different location within the Site and there is no soil filling carried out for Proposed House A but a minor extent of excavation (approx. 200mm) to lower the site formation level to approx. +43mPD for building foundation.
(b)	Height of domestic storeys:	
i.	While it is claimed that there is no increase in BH in House B as compared to the OZP restriction, it is noted that the height of the domestic portion in the proposed development (9m) will be 1.9m taller than the height of domestic portion (7.1m) previously approved under application No. A/SK-TMT/21 for House B. Please provide additional justifications for the proposed increase in the total height of domestic storeys from 7.1m to 9m; and	Please note that the existing ground line has been rectified to include LG/F of the Existing House B. The Revised Scheme minimise the proposed soil filling and depth of excavation by utilising the space of the carport in Existing House B. As a result, the overall BH of Proposed House A and Proposed House B is reduced to 11.5m (from approx. +43mPD at G/F to approx. +54.5mPD at the mean roof level of pitched roof). Minor relaxation of BH Restriction is now sought for both houses. Due to the excavation of the carport at Proposed House B to level with Proposed House A, the overall BH of Proposed House B at approx. +54.5mPD (i.e. mean roof level of pitched roof) is **lower** than the Existing House B by approx. 1.2m (i.e. approx. +55.7mPD at main roof level of Flat Roof), which is subject to an Approved S16 Planning Application No. A/SK-TMT/21 in 2008 ("**Approved Scheme**"). Please note that the modern standard of living has changed since the Existing

Comments/ Suggestions		Applicant/ Consultant's Responses
		House B was built in 2010 (about 15 years ago), higher priority accorded to the quality of living environment and well-being of the residents. The proposed floor-to-floor heights ("**FTFH**") of approx. 4.2m on 1/F to accommodate mainly living/dining purposes, recreational facilities for residents and a family room and approx. 3.3m on 2/F for mainly bedroom areas fully complies with the maximum allowable for habitation for health reasons under PNAP APP-5 and is comparable to the modern living standard for resort-like, luxury living environment that the Applicant envisions in the Proposed Residential Redevelopment. The proposed FTFH could improve the health and well-being of inhabitants by allowing better indoor air ventilation and natural lighting, which will promote the quality of life of the residents and the sustainability of the living environment. The proposed FTFH could also allow adoption of tall windows which allows maximisation of natural lighting and air ventilation entering the interior living environment. Please also refer to Section 5.2 of SPS for details (***Attachment 4*** refers).
ii.	Para. 5.5.1 of the Planning Statement involves a comparison of the BH between the existing House B and proposed House B using the "top roof level (including lift shaft)" and concludes there would be a reduction in the BH of House B. Please note that the top of a building for the purpose of BH measurement generally refers to the highest level of the main roof. It would be more appropriate to compare the height of the main roof level and top roof level separately. Please revise.	According to Joint Practice Note No. 5, reference should be made to the usable floor space under Building (Planning) Regulations ("**B(P)R**") in determining the highest level of the main roof. With reference to Clauses 23 (1) and 24 (2) of the B(P)R, the roof for a pitched roof development should be measured to the mean height of the roof over the highest usable floor space in the building and if a sloping ceiling is included, the height should be measured to the mean height of ceiling above floor level. As such, the S16 compares both the mean roof level, which is regarded as the "*highest level of the main roof*" under this definition and the top roof level of the Existing Condition is used for Flat Roofs. Please refer to Table 4.1 and Section 5.4 of the SPS for details (***Attachment 4*** refers). Nonetheless, please note that the Existing House B is designed with a flat roof with a mean roof level at approx. +54.6mPD and top roof level at approx. +57.4mPD, whereas the Proposed Residential Redevelopment (both Proposed Houses A and B) adopts a pitched roof design, which is complementary to the existing urban character that dominates Fung Sau Road and harmonise with the surrounding hilly and mountainous Landscape in the background. Both the Proposed Houses adopt BHs of approx. +54mPD (at main roof level), approx. +54.5mPD (at mean roof level) and approx. +55mPD at top roof level with or without roof structure (lift shaft). The comparison is supplemented in Para 5.4.1 of the SPS *(renumbered from Para. 5.5.1*) for clarification (***Attachment 4*** refers).
(c)	Height of carport:	

Comments/ Suggestions		Applicant/ Consultant's Responses
i.	According to para. 5.2.2 of the planning statement, the proposed carport at G/F has a floor-to-floor height of 3.5m, in which over 1m is proposed to accommodate "150mm false ceiling, 200mm ductwork, 625mm beam, 75mm floor finish and 50mm allowance for duct support". Please provide technical justifications/ operational reasons for devising a 1.1m height for the E&M zone of the carport. It would be helpful if reference of house developments in a comparable scale could be provided.	The 3.5m of FTFH of carport include 2.4m clear headroom for carparking and 1.1m for cable ducts, E&M and floor slabs is considered reasonable and is comparable with other similar Approved S16 Planning Applications including: (1) The Proposed Minor Relaxation of Building Height Restrictions for Permitted House Development (TPB Ref. A/SK-HC/364) at Lot 214 in D.D. 219 and the Extension thereto and Adjoining Government Land, Tin Shek Road, Sai Kung, New Territories which provides a total carport FTFH of 3.3m including 0.9m of E&M and 2.4m clear headroom; and (2) The Proposed Minor Relaxation of Building Height Restrictions for Permitted House Development (TPB Ref. A/SK-CWBN/41) at Lot 540 in D.D. 238, 30 Hang Hau Wing Lung Road, Sai Kung, New Territories which include a total FTFH of carport is 3.55m with minimum 2.4m clear headroom and remaining 1.15m of E&M and false ceiling etc. Other references of house developments are also supplemented in Table 5.1 in Section 5.2 of the SPS (***Attachment 4*** refers).
(d)	Overall BH:	
i.	While the proposed houses have a different number of storeys, they share the same BH at mean roof. Please clarify how the proposed development has adopted a 'stepped building design' as mentioned in para. 5.1.4 of the planning statement;	Both houses are now 3 storeys high, please refer to the Revised Scheme in ***Attachment 2*** and the revised Para. 5.1.4 of the SPS in ***Attachment 4*** for details.
ii.	The recent planning applications quoted in Section 5.6 of the Planning Statement (e.g. A/SK-HC/364, A/SK-CWBN/41, A/K18/342, A/K18/326) were approved by Town Planning Board mainly on the consideration that the proposed minor relaxation was to accommodate additional height at the basement level for carport, addressing site constraints, and improving better streetscape, etc. Please review if the proposed development share similar planning circumstance with these precedents and if they are appropriate for comparison purpose; and	Please refer to revised Sections 5.2 and 5.5 (renumber from 5.6) of the SPS (***Attachment 4*** refers)
iii.	Please review the overall BH of the proposed development and/or explore design alternative(s), if any to support the proposed minor relaxation taking into account the comments above.	The Proposed Scheme has been further reviewed and revised based on various Government Department comments. Please refer to ***Attachment 2*** for the latest drawings and justifications of the latest proposed design as furnished in the SPS in ***Attachment 4***.
	<u>Proposed Scheme</u>	
2.	According to the landscape proposal, it is noted that 4 existing trees	

	Comments/ Suggestions	Applicant/ Consultant's Responses
	(T1, T6 to T8) listed under Cap. 96A Forestry Regulations are proposed for felling due to conflict with the proposed development.	
(a)	Please clarify if the proposed felling of the above listed trees is in line with relevant regulations; and	Please be clarified that as stated in Section 3.0 of the Landscape Proposal and Tree Preservation and Removal Proposal ("**LP&TPRP**") in submitted Appendix 4 of the SPS, "*Michelia x alba (T1) and Lagerstroemia speciosa (T6, T7 and T8)* were identified and considered as purely "cultivated" although they are listed in Cap 96A. The Tree Assessment Schedule in Appendix C of the LP&TPRP also indicated that these four (4) trees are all "purely cultivated" trees. These trees are not self-seeded nor naturally growing within a native woodland. Therefore, these trees are suitable to be felled and Cap. 96A Forestry Regulations are not applicable. Please also refer to the revised LP&TPRP in ***Attachment 5***.
(b)	Please explore design option, if any, to minimise the landscape impacts to existing trees.	The submitted LP has been thoughtfully and carefully designed with coordination between the Project Architect, Structural Engineer and Landscape Architect in the determination of the retained, transplanted and felled trees. Please be advised that the tree groups of *Euphorbia antiquorum*, *Livistona chinensis* and *Schefflera heptaphylla* in the southern boundary are retained as well as *Syzygium rehderianum* and *Ficus benjamina* in the eastern corner of the Site. Of the 47 trees surveyed, the Applicant proposed to retain as much trees as possible (approx. 18 trees) on the Site. Majority of the trees that are located at the centre of the Site are separating the two houses making it difficult to integrate the development. Furthermore, these trees are of poor structural condition, poor health conditions and are in direct conflict with the proposed building development, driveway or major level changes, thus they are recommended to be felled (approx. 27 trees). While those trees that can be transplanted (approx. 2 trees) due to their proximity to one another are proposed to be transplanted within the southwestern portion of the Site (***Attachment 5*** refers).
	<u>Development on adjoining "Green Belt" ("GB") zone</u>	
3.	According to aerial photos taken in 2024 and site photos taken in 2025, a piece of Government land in the "GB" zone adjoining the northeastern edge of the application site appears to be occupied by a paved area with landscape features and a pond near House B. Please clarify its relationship with the proposed development and explain if any actions would be taken by the applicant regarding the "GB" area.	Please be advised that the piece of Government Land ("**GL**") adjoining Lot 285 R.P. in D.D. 252 is currently under Short Term Tenancy No. STTSK0159 for private garden purpose and has been approved by Lands Department to the Applicant since 2018 on a half yearly basis. This GL is currently not a part of the Subject Application for redevelopment proposal and does not fall within the site boundary.
E.	**Comments received from Head of Geotechnical Engineering Office, Civil Engineering and Development Department received from Planning Department on 21.10.2025:**	

Comments/ Suggestions		Applicant/ Consultant's Responses
	(Contact person: Ms. LAM Yu Ha, Tel no.: 2762 5381)	
1.	Please note the following comment on the subject application:	
(a)	Please be advised that the subject site meets Criterion 1(ii) in accordance with the 'GEO Advice Note for Planning Applications under the Town Planning Ordinance'. The applicant is required to submit a Geotechnical Planning Review Report (GPRR) with the planning application. For the essential contents of the GPRR, the applicant may refer to the Advice Note.	Noted. A Geotechnical Planning Review Report ("**GPRR**") is attached in ***Attachment 6***.
F.	**Comments received from Chief Town Planner / Urban Design and Landscape, Planning Department received from Planning Department on 22.10.2025:** ***(Contact person: Mr. YUNG Tak Ko, Bosco, Tel no.: 3565 3962)***	
	Please note the following comment on the subject application:	
1.	Comments on Section 5.7 of SPS	
(a)	Suggest to include the visual envelope in Figure 1;	Please note that Section 5.7 is now renumbered to Section 5.6 of the SPS (***Attachment 4*** refers). Figure 1: Location of Viewpoints is updated to include an initial assessment area boundary given the relatively small scale of the development. Please refer to Section 5.6.2 of the SPS in ***Attachment 4*** and updated Figure 1 in ***Attachment 7***.
(b)	As stated in Para. 5.1.4 of the SPS, 'the applicant has cleverly adopted a stepped building height design to overcome the level difference within the domestic portion'. However, it is noted that the proposed house A and house B are in same building height of 55.5 mpD. In this regard, the applicant may wish to elaborate on how the stepped building height design be formulated;	Please refer to the Revised Scheme in ***Attachment 2.*** Para. 5.1.4 of the SPS is also revised (***Attachment 4*** refers).
(c)	Suggest to briefly discuss the visual sensitivity of the public viewers from all VPs in Section 5.7;	The visual sensitivity of the public viewers is supplemented in Section 5.6 (*renumbered from Section 5.7*) of the SPS (***Attachment 4*** refers).
(d)	According to TPB PG-No. 41, the effect of visual changes should take into account aspects including visual composition, visual obstruction, effect on public viewers and effect on visual resources. Discussions of these aspects are also suggested for all VPs in Section 5.7. Please revise;	Noted and Section 5.6 (*renumbered from Section 5.7*) of the SPS is updated (***Attachment 4*** refers). Please note that as the view to the Proposed Scheme from VP2 is completely screened by the existing dense vegetation cluster, VP2 will not be appraised in detail.
(e)	According to TPB PG-No. 41, if the visual effects are screened by other distracting visual elements, the resultant overall impact may be	Noted and Section 5.6.12 (*renumbered as Para. 5.7.8*) of the SPS is revised

Comments/ Suggestions		Applicant/ Consultant's Responses
	classified as negligible. Please consider revising the resultant visual impact of viewpoint 2 from 'no visual impact' to 'negligible' in Para. 5.7.8;	accordingly (***Attachment 4*** refers).
(f)	VP5 Photomontage: the following are observed:	
i.	The photomontage only shows the landscaped podium. Only a very small corner of House A can be seen. It would serve the purpose better if the coverage of the photo could be extended to show House A and House B;	Please refer to the revised Figure 6 in ***Attachment 7***. In addition, we have also explored other alternative locations for VP5 along Fung Sau Road where the pedestrians/public could access. Please see below:   **Alternative Locations of VP5 (a) and (b)**   **Alternative Locations of VP5 (c) and (d)** As demonstrated in Photos (a) and (b) above, the views along Fung Sau Road are dominated by a white building bulk of Existing House A. The Existing House A is

Comments/ Suggestions		Applicant/ Consultant's Responses
		setback approx. 11.5m to 17.2m from the site boundary while the Proposed House A is setback 45m hidden away from the Street. The Proposed House B is located at a similar location as Existing House B which is located towards the rear of the Site. Due to the proximity of this short-range VP and the huge extent in the site coverage of House A (Photos (c) and (d) refers), it is expected only a small portion of Proposed House A can be seen in VP5 when pedestrian is immediate outside the driveway of No. 2 Fung Sau Road and Proposed House B would not be visible from the alternative locations shown above. In this regard, the original location selected for VP5 at the junction of the existing Site and Asiaciti Gardens is best represent the pedestrian along Fung Sau Road which would allow more extent of the site in a side view.
ii.	Besides, House A appears not accurately positioned in the photomontage;	The Applicant has further reviewed the position of Proposed House A and revised Figure 6 in ***Attachment 7***.
iii.	The trees next to the pavilion appears not accurately positioned in the photomontage as compared with the landscape master plan; and	Noted. Please refer to the revised Figure 6 in ***Attachment 7***.
Iv	Labelling of the elements of the proposed development, e.g. the proposed house, landscaped podium, etc. shown on the photomontage corresponding to those in the master plan are suggested.	Please note that the elements of the Proposed Development in the Landscape Master Plan are demonstrated in the revised Figure 6 in ***Attachment 7.*** Therefore, labelling (e.g. proposed house, landscape podium etc) is not necessary and will obstruct the visualisation of the photomontage.
G.	**Comments received from District Lands Officer, Sai Kung, Lands Department received from Planning Department on 27.10.2025:** ***(Contact person: Ms. CHAN Shuk Fan, Janice, Tel no.: 2791 7014)***	
1.	Please note the following comment on the subject application:	
(a)	The application site comprises three sections of Lot No. 285 in D.D. 252 ("the Lot") i.e. Lot Nos. 285 s.A RP, 285 s.A ss.1 and 285 RP in D.D. 252. As the Lot has been carved out, this office is not in a position to verify the area of each section of the Lot and so as the site area of Plot A and Plot B as stated in Para. 2.2.3 of the Supplementary Planning Statement ("SPS") of the captioned planning application. The applicant should ensure the areas stated in the submission are correct;	Noted.
(b)	The Lot are governed the Conditions of Exchange dated 4.12.1976 and registered as New Grant No. 6035 ("the New Grant") with a registered site area of about 27,860 sq. ft. (i.e. about 2,588.3m²) and the following major development conditions:	Noted.

Comments/ Suggestions		Applicant/ Consultant's Responses
i.	The Lot shall not be used for any purpose other than for private residential purpose;	
ii.	Buildings erected or to be erected on the lot shall not contain more than 2 storeys;	
iii.	No part of any structure or to be erected on the Lot shall exceed a height of 25 feet (i.e. about 7.62m) above the mean formation level on the land on which it stands;	
iv.	The maximum area of the Lot that may be built over shall not exceed 15% of the area of the Lot;	
v.	Space shall be provided within the Lot for the parking of motor vehicles at the rate of not less than two cars for each flat in the building(s) or each house erected or to be erected on the Lot;	
vi.	Carport at or below ground level or on the roof the building will be permitted in addition to the number of storeys; and it will not be regarded as buildings for the purpose of calculating coverage limitation;	
(c)	With reference to the SPS and the Architectural Plans at Appendix 1 of the SPS, the proposed residential redevelopment on the Lot would not comply with the lease conditio0ns as stipulated in the New Grant including but not limited to the building height and built-over area restrictions;	Noted and lease modification will be carried out upon approval of this S16 Planning Application.
(d)	If the captioned planning application is approved by the Town Planning Board, the applicant will need to submit to this office a lease modification or land exchange application with necessary information to effect the proposal. The applicant is reminded that every application submitted to LandsD will be considered on its own merit by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that such application including the inclusion of government land (if any) will be approved by the Government. Such application, if eventually approved, would be subject to such terms and conditions including payment of premium and administrative fee as the Government considers appropriate.	Noted.

Comments/ Suggestions		Applicant/ Consultant's Responses
H.	**Comments received from Chief Town Planner/Urban Design and Landscape, Planning Department received from Planning Department on 27.10.2025:** ***(Contact person: Mr. LAM Che Wing, Leo, Tel no.: 3565 3956)***	
1.	Please note the following comments on the subject application: <u>Application Form No. S16-I</u>	
(a)	Part 9 - It is noted that "no tree felling" is not tallied with the proposed trees treatment as mentioned in Para. 4.5.6 of the Supplementary Planning Statement; <u>Landscape Proposal and Tree Preservation and Removal Proposal (Appendix 4)</u>	Please be clarified that Part 9 of the Application Form queried whether the proposed development would cause any adverse impacts due to tree felling. While there are trees proposed for felling due to various reasons including poor health conditions, there is no adverse impact caused by the tree felling with the proposed mitigation measures. Hence, Para. 4.5.6 of the SPS is tallied with the submitted Application Form.
(b)	Referring to the requirement regarding technical assessments to support a s.16 application as stipulated in Guidance Notes, a board brush survey on existing trees is considered adequate. Detailed tree information and treatment proposal as provided and titled 'Tree Preservation and Removal Proposal' and attached to Appendix 4 is not required; and	Noted. We understand from Annex B of the Guidance Notes on Planning Applications for Permission under Section 16 Application that "*on landscape impact, the information may include survey on tree and landscape resources (with site photos showing the existing conditions) and illustrations on proposed changes and mitigation measures such as compensatory planting and / or other landscape treatments as appropriate*". In this regard and given the relatively abundant nos. of trees within the Site, the Applicant provided the Landscape Proposal and Tree Preservation and Removal Proposal to support the S16 Planning Application
(c)	Identified species Euphorbia antiquorum (火殃簕) for existing tree (ID no. T28) is listed as endangered plant species protected under Cap. 586 and should be identified as tree of particular interest. As the concerned tree was not shown clearly in the Tree Photos (Appendix D), please supplement additional tree photos and review the tree information (species and size) as shown in the Tree Assessment Schedule (Appendix C).	Noted. The treatment to Tree T28 *Euphorbia antiquorum* (protected under Cap. 586) is revised "to be RETAINED". Additional photos showing T28 are provided in ***Attachment 5***. Relevant sections of the Landscape Proposal are amended accordingly.

Comments/ Suggestions		Applicant/ Consultant's Responses
I.	**Public Comments**	
	One (1) public comment with objection was received in total during the formal publication period of the S.16 Planning Application from the residents of Fung Sau Road. The summary of the comment is listed below:	
1.	The proposed building heights range from 9m to 12.5m is 3.5m higher than nearby detached houses and will affect the quality of life of nearby residents. The proposed increased in building height will infringe on residents' privacy.	The Proposed Scheme is revised to reduce the overall BH by 1m to minimise the privacy impact to the surrounding residents. Please note that the domestic portion of the Proposed Houses are 8m (at mean roof level).
2.	The proposed fill area up to 168.85 sq.m and depths of 0.1m to 2m will threaten the stability of soil foundation.	The Proposed Scheme is revised and reduced the excavation and filling of land to lessen the impact on the stability. Nonetheless, proper retaining structure will be provided in detail design stage to minimize adverse effect to the surrounding. A Geotechnical Planning Review Report ("**GPRR**") is also conducted as furnished in ***Attachment 5*** which demonstrates no adverse geotechnical impact resulted from the Proposed Scheme.
3.	The proposed excavation area up to 1,848.42 sq.m and depths up to 0.1 to 5.09m will cause significant disruption to the surrounding environment.	Please refer to response in Item I.2 above. Proper excavation and lateral support will be provided in detailed design stage to minimize adverse effect to the surroundings.
4.	Excavation and soil filling operations may lead to severe air pollution, posing a health risk to residents and those with chronic illnesses.	Environment impacts that may arise from excavation and construction activities include potential dust emission will be managed by implementation of dust control measures (such as watering, covering of dusty materials, and wheel washes for vehicles leaving the Site) in accordance with the requirements of the Air Pollution Control Ordinance (Construction Dust) Regulation.
5.	The proposed development will damage the existing natural landscape and affect residents' quality of life.	The proposed works are confined within the Application Site boundary.
6.	Noise generated by the reconstruction and demolition works will disrupt residents' daily lives.	Noise from demolition and construction activities will be managed by limiting construction works to non-restricted hours. Quiet Powered Mechanical Equipment ("**PME**") will be chosen as far as practicable, with use of noise barriers or enclosure for the PME if appropriate and as required. The relevant noise recommendations set out under the Hong Kong Standards and Guidelines ("**HKPSG**") will be strictly followed.
7.	The entry and exit of heavy construction vehicles may cause traffic congestion on one-way road and pose a safety hazard, especially	The Fung Shau Road leading to the run in/out is approx. 5.8m wide and will facilitate safe operation of heavy vehicles during construction.

Comments/ Suggestions		Applicant/ Consultant's Responses
	considerations given to previous cases of ground subsidence. The operation of heavy vehicles during the construction period may also increase the risk of road accidents.	

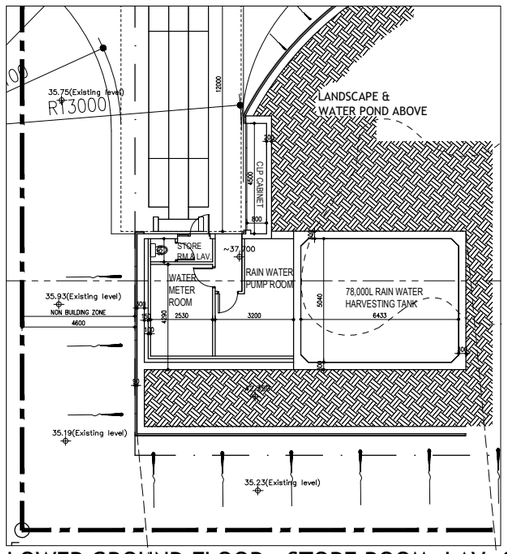
It is noted that the following Government Departments have no objections to / no adverse comments to the S16 Planning Application:

- Fire Services Department (received on 20/10/2025)
- Agriculture, Fisheries and Conservation Department (received on 20/10/2025)
- Highways Department (received on 20/10/2025)
- Home Affairs Department (Works Section) (received on 20/10/2025)
- Home Affairs Department (Sai Kung District Office) (received on 22/10/2025)
- Buildings Department (received on 27/10/2025)

Date: 4 December 2025
File Ref: FSRSK

Attachment 2

Revised Architectural Plans of the
Proposed Residential Redevelopment



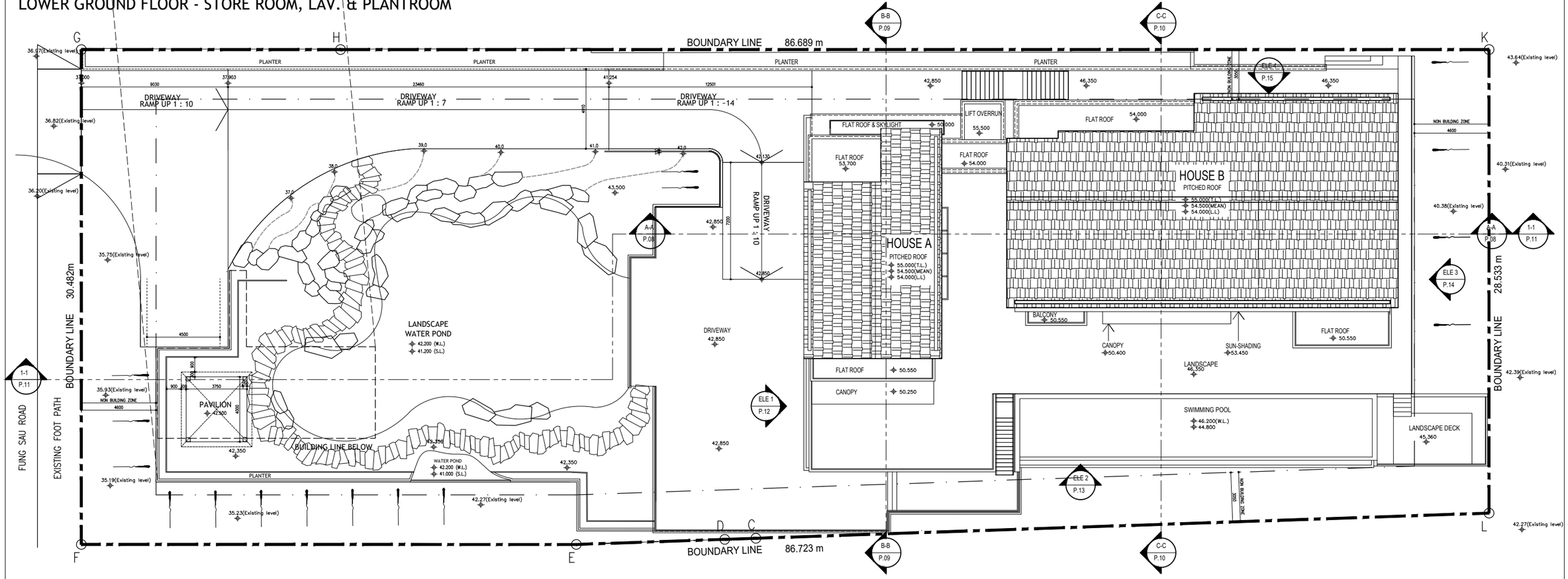
LOWER GROUND FLOOR - STORE ROOM, LAV. & PLANTROOM

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE

N



MASTER LAYOUT PLAN P.1

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-11-18

DCL architecture

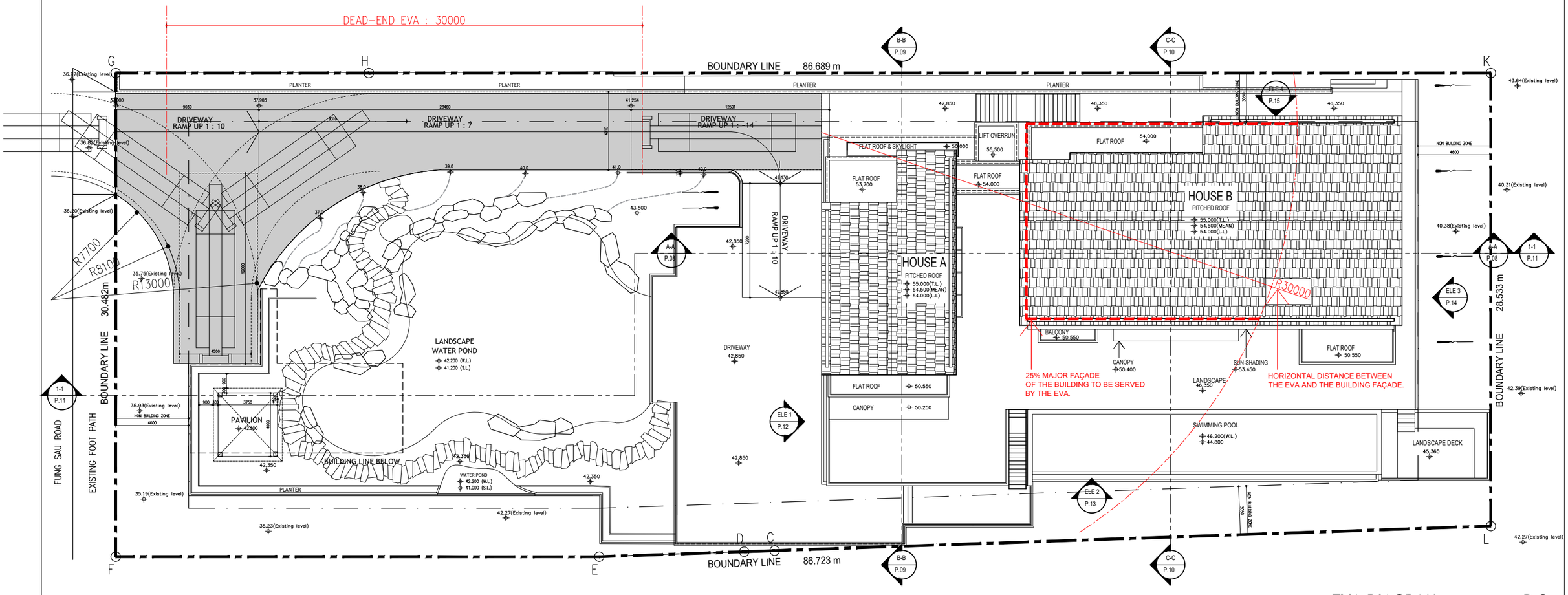
LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE

N

EVA PATH

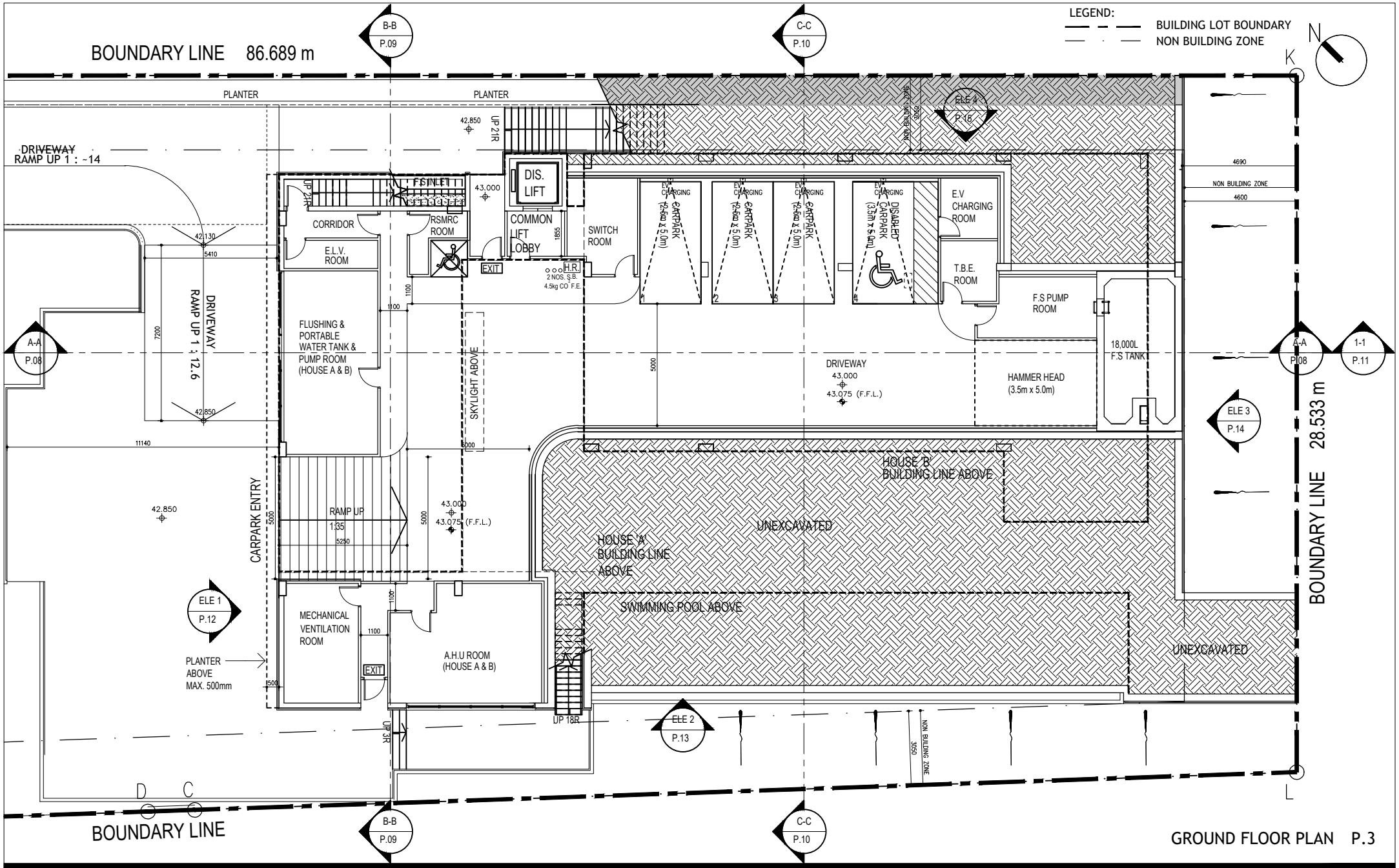


EVA DIAGRAM P.2

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-11-18

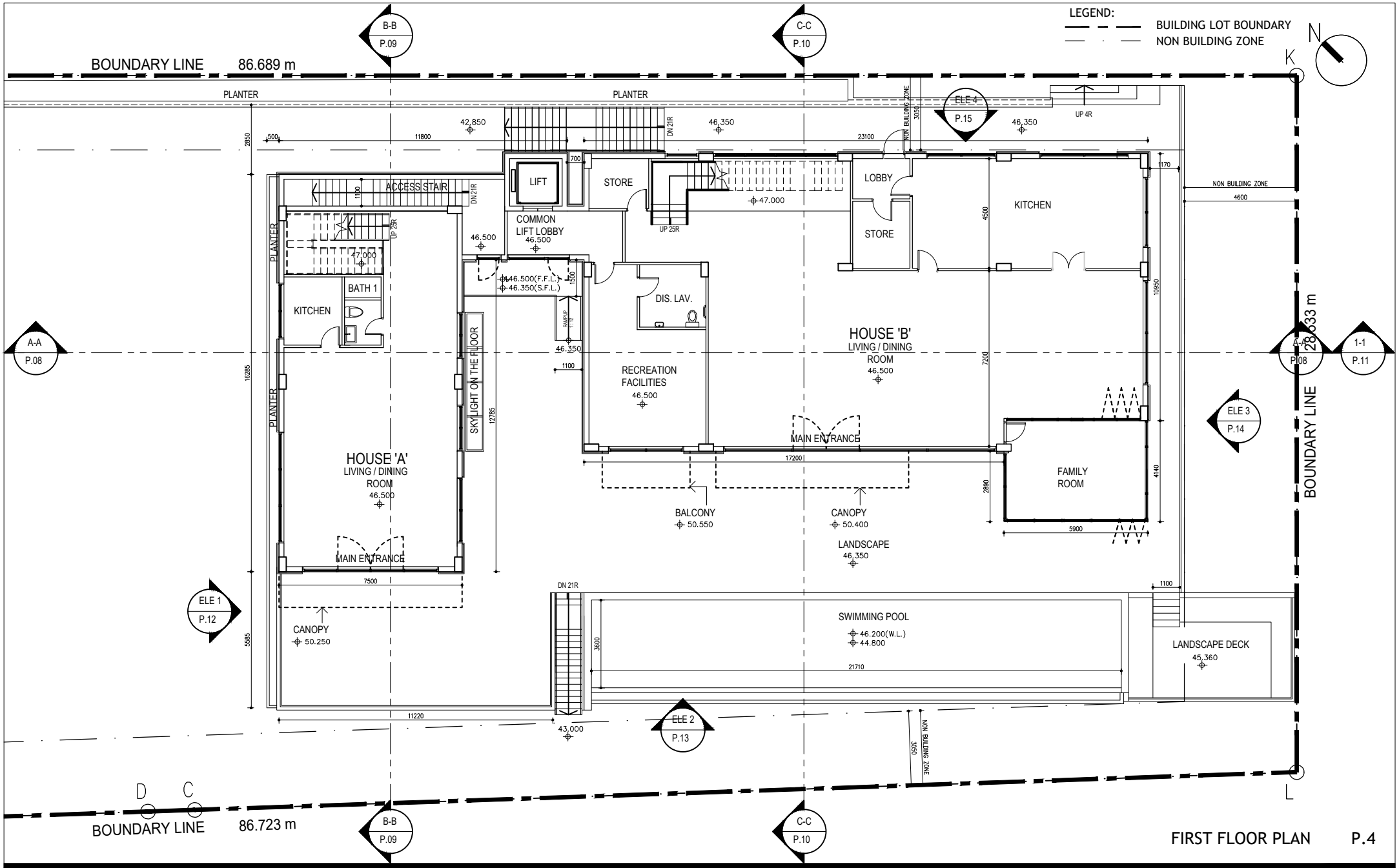
DCL architecture



No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-18

DCL architecture

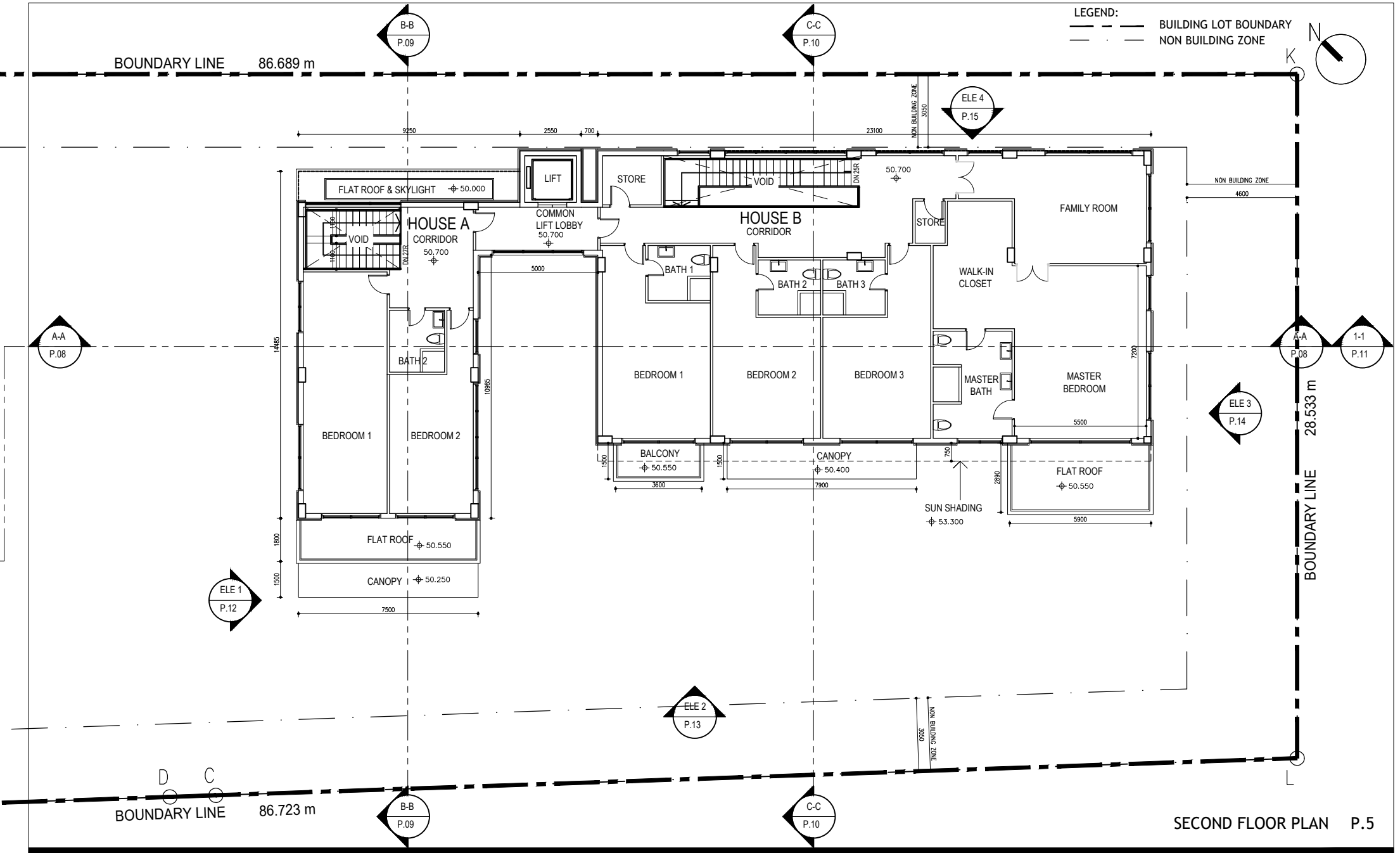


FIRST FLOOR PLAN P.4

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-18

DCL architecture

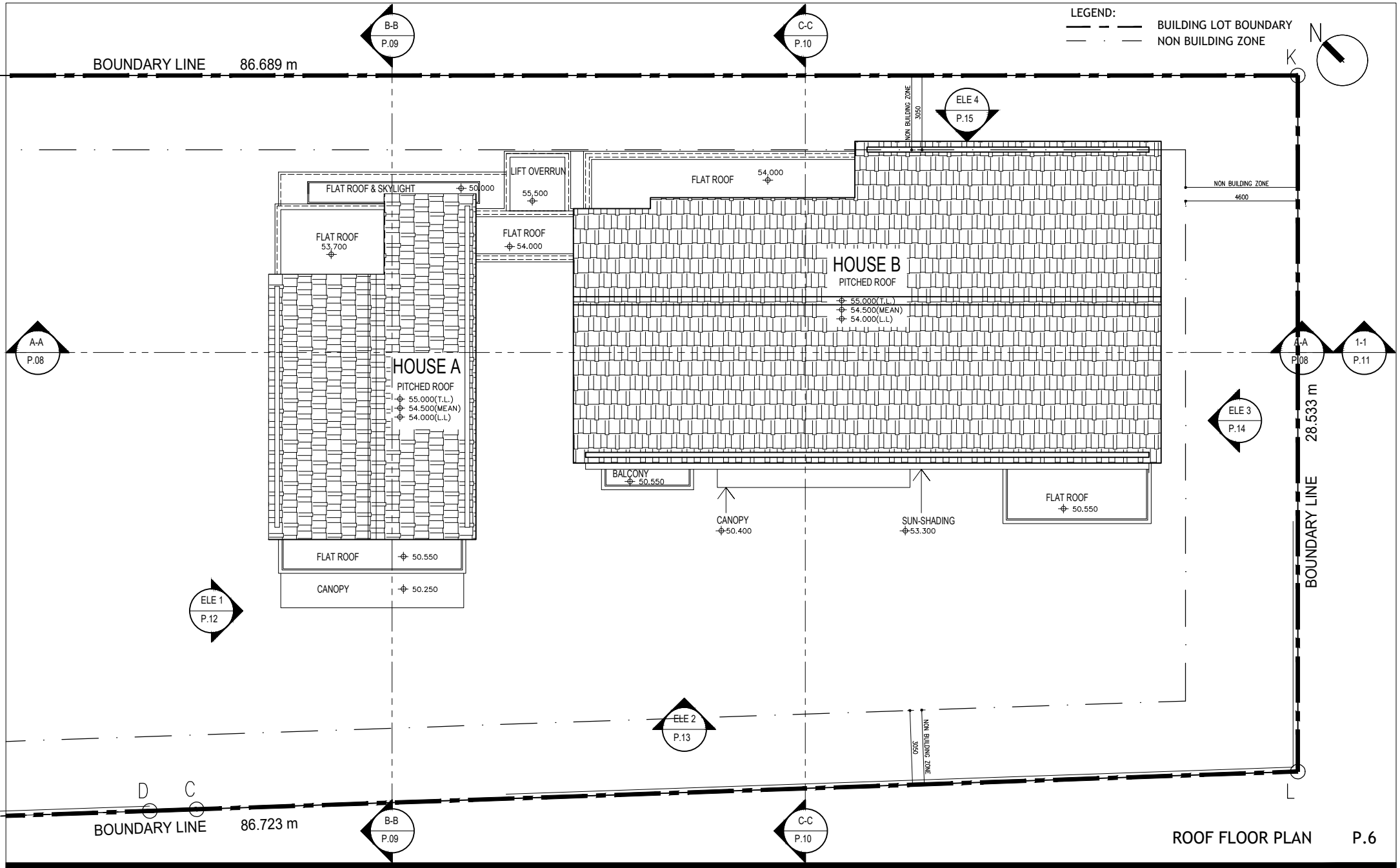


SECOND FLOOR PLAN P.5

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-17

DCL architecture

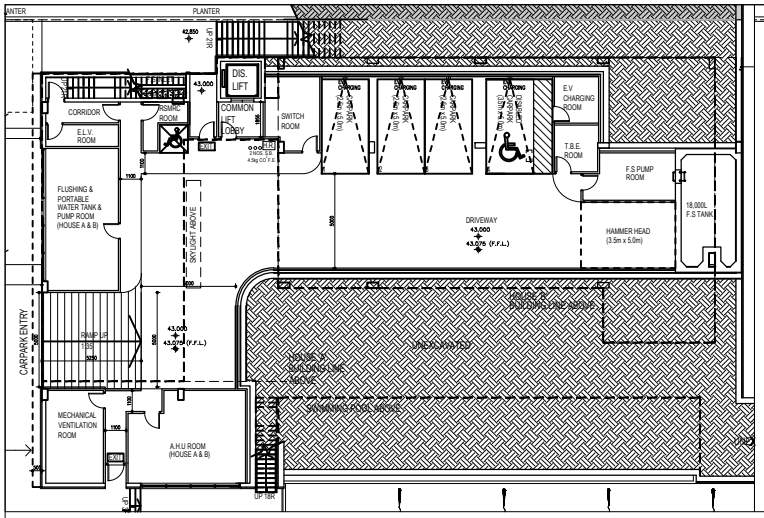


ROOF FLOOR PLAN P.6

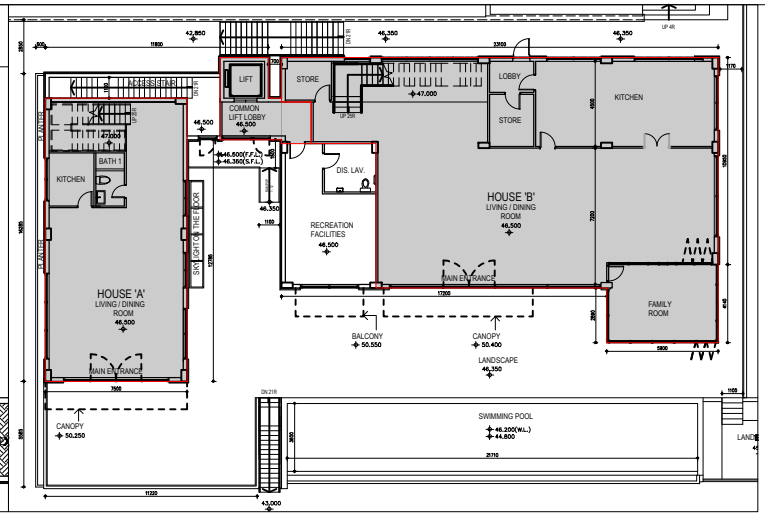
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-17

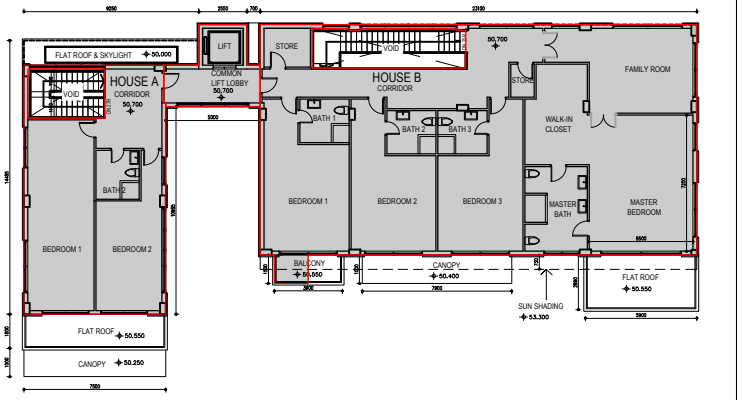
DCL architecture



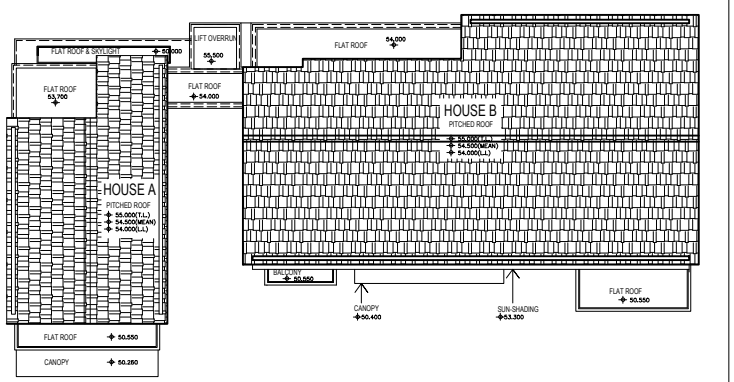
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

G.F.A CALCULATION

SITE AREA	=	2,588.300 sq.m
MAX. PLOT RATIO	=	0.3
SITE COVERAGE	=	40%
MAX. G.F.A.	=	776.490 sq.m

LOWER GROUND FLOOR PLAN

STORE RM & LAV.	=	3.412 sq.m
TOTAL	=	3.412 sq.m

LOWER GROUND FLOOR PLAN

PAVILION	=	15.000 sq.m
TOTAL	=	15.000 sq.m

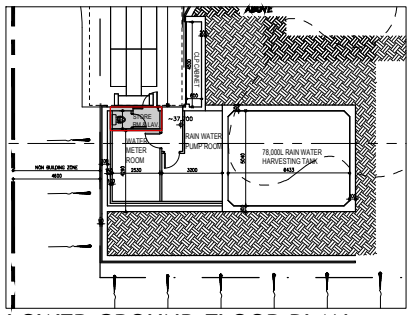
FIRST FLOOR

HOUSE A	=	112.388 sq.m
HOUSE B	=	257.210 sq.m
COMMON AREA (LIFT & LIFT LOBBY)	=	16.105 sq.m
TOTAL	=	385.703 sq.m

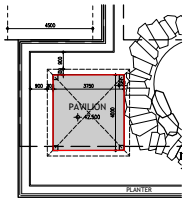
SECOND FLOOR

HOUSE A	=	88.118 sq.m
HOUSE B	=	267.575 sq.m
COMMON AREA (LIFT & LIFT LOBBY)	=	16.682 sq.m
TOTAL	=	372.375 sq.m

TOTAL G.F.A. = 3.412 + 15.000 + 385.703 + 372.375
= 776.490 sq.m < 776.490 sq.m
= 0.3 sq.m < 0.3



LOWER GROUND FLOOR PLAN



G/F LANDSCAPE

No. 8 Fung Sau Rd, Sai Kung

Scale : N.T.S.

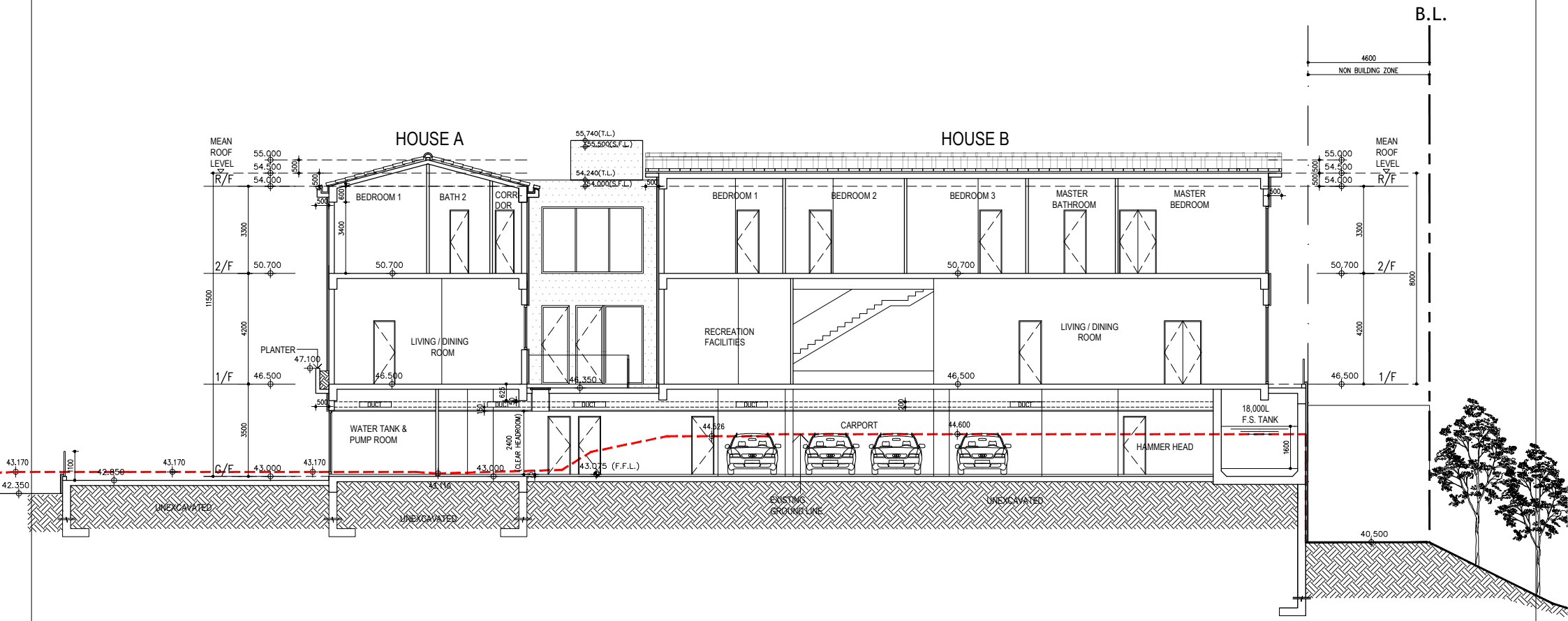
2025-10-30

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION A-A P.8

No. 8 Fung Sau Rd, Sai Kung

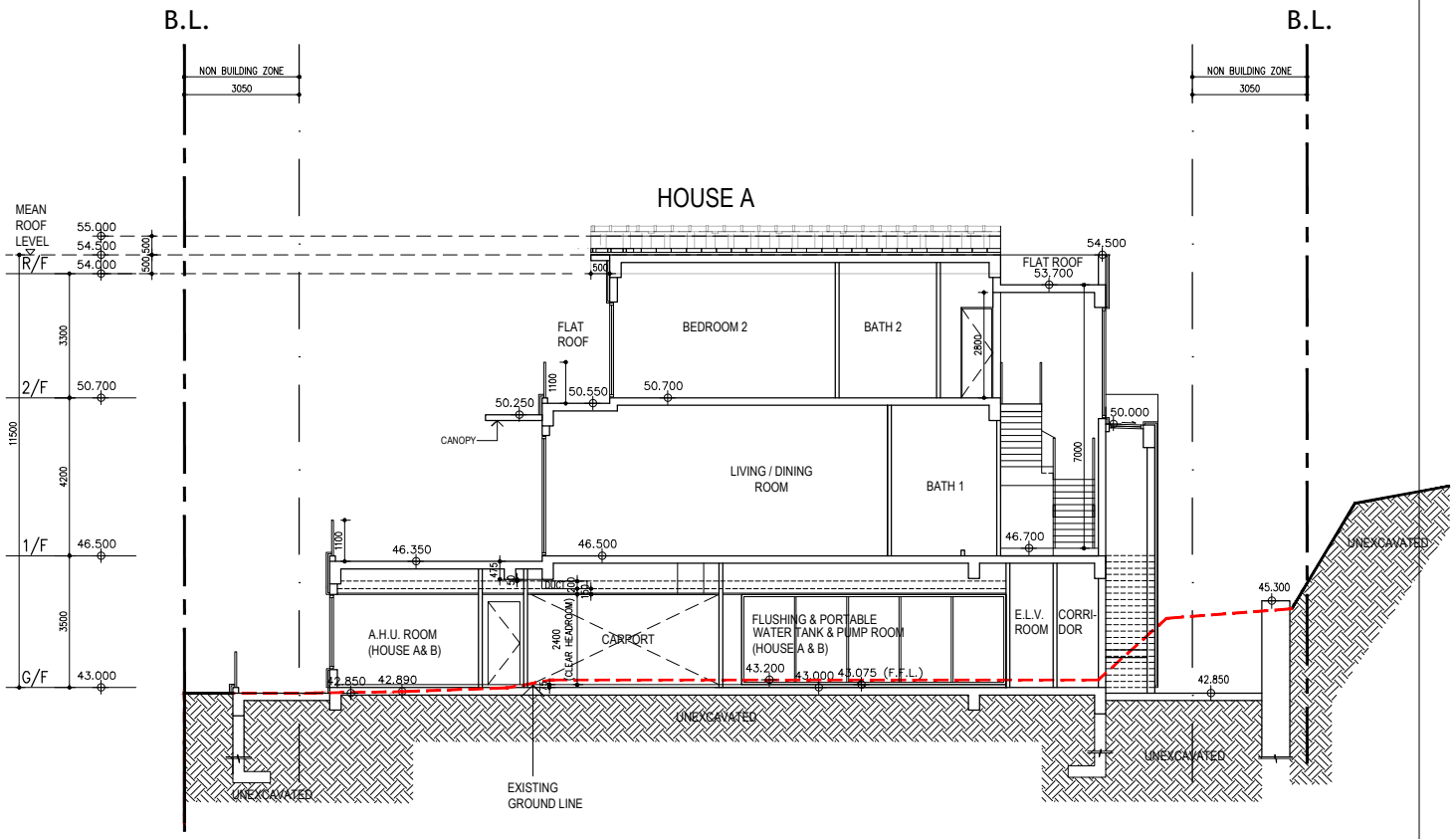
2025-10-30

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION B-B P.9

No. 8 Fung Sau Rd, Sai Kung

Scale : 1:200@A4

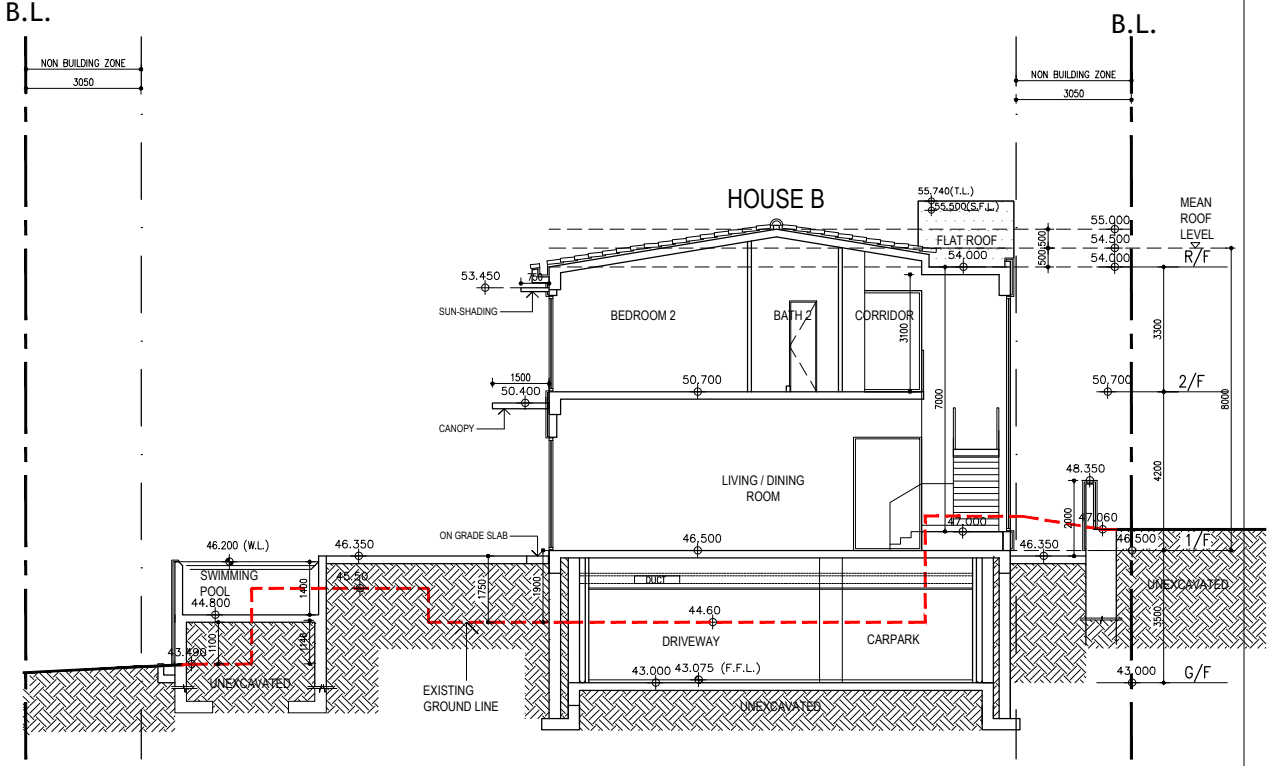
2025-10-30

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION C-C

No. 8 Fung Sau Rd, Sai Kung

Scale : 1:200@A4

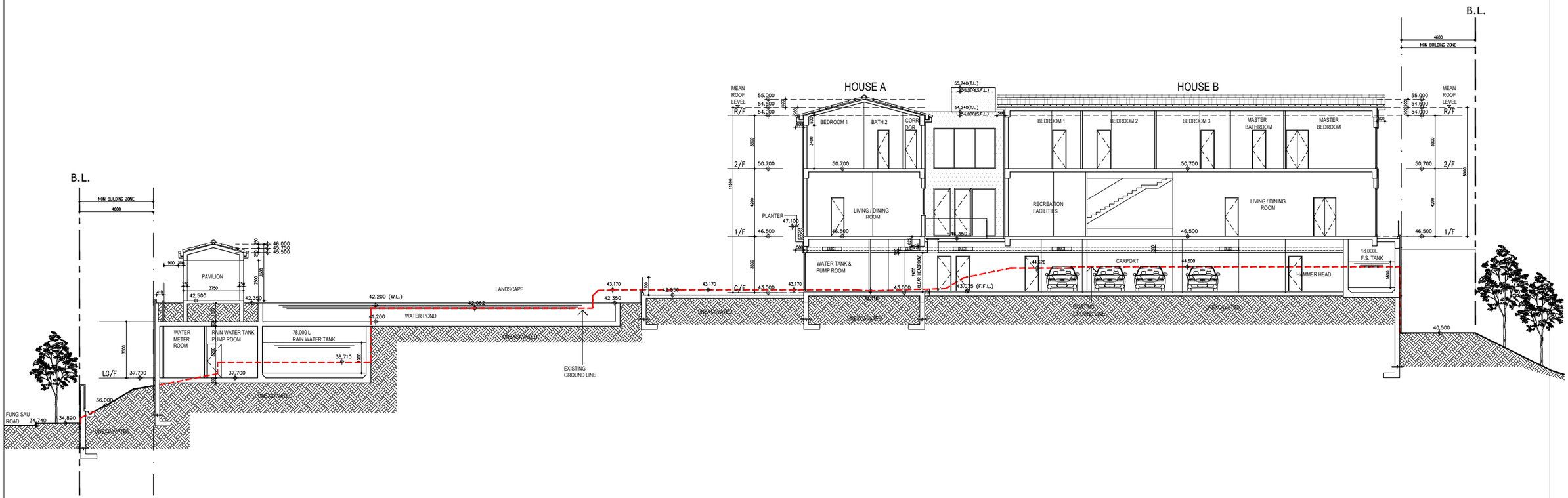
2025-11-17

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION 1-1 P.11

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-11-20

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE

WATER FEATURE (WALL)

STONE CLADDING TYPE 1

STONE CLADDING TYPE 2

STONE CLADDING TYPE 3

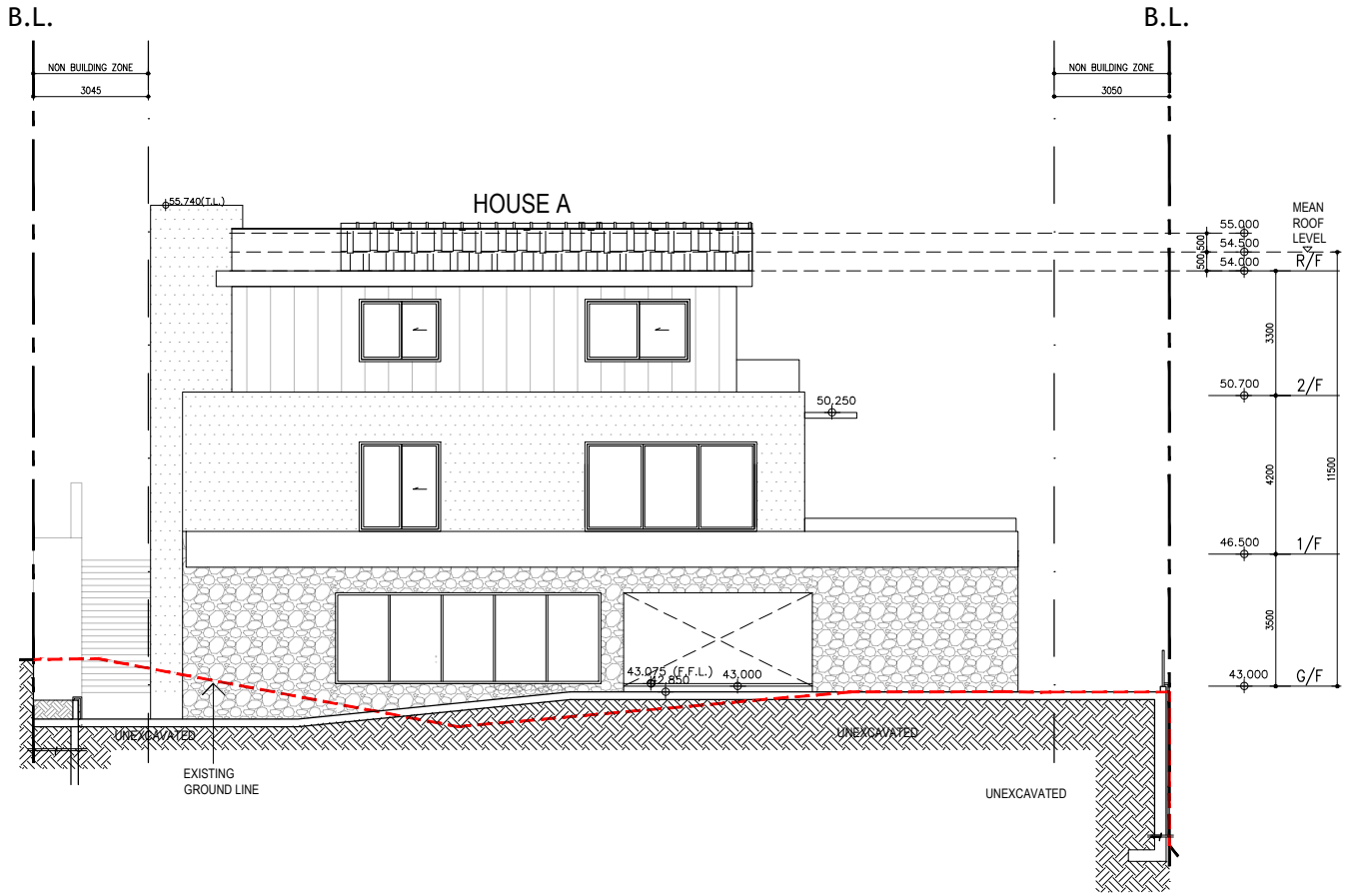
TIMBER CLADDING

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE

N



ELEVATION 1 P.12

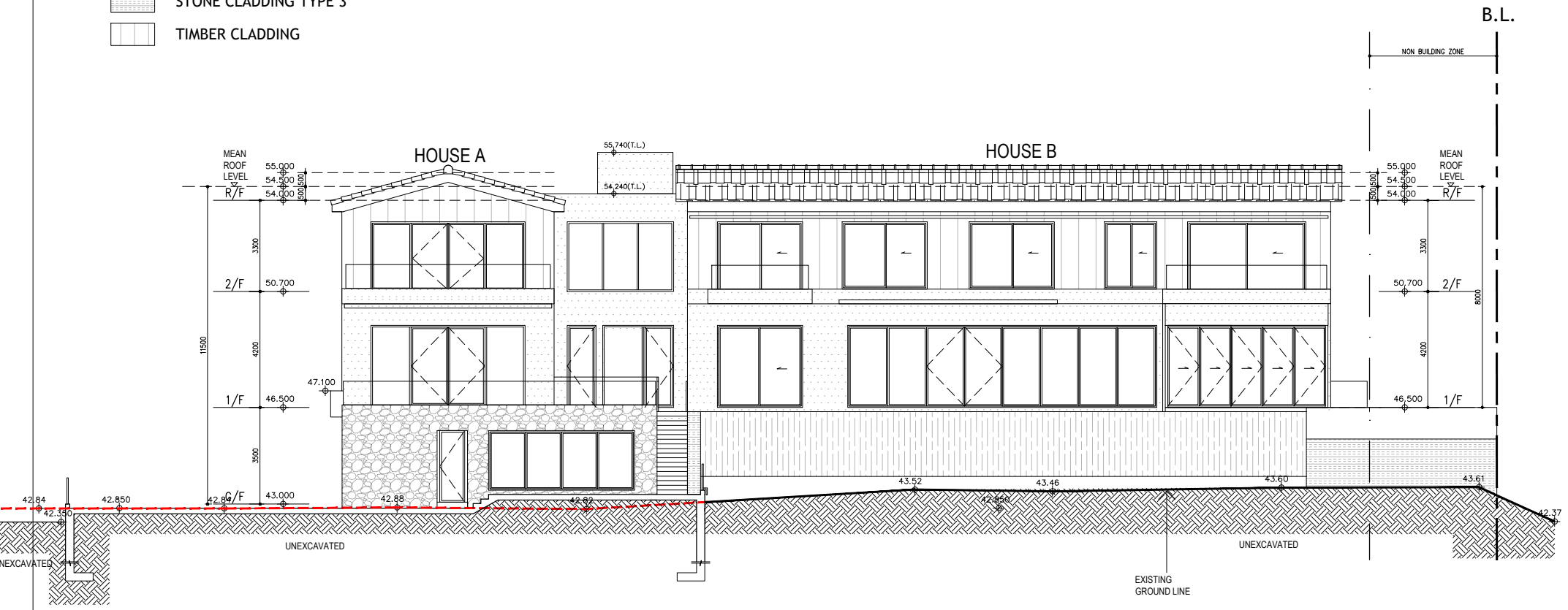
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-18

DCL architecture

LEGEND:

- BUILDING LOT BOUNDARY
- NON BUILDING ZONE
- WATER FEATURE (WALL)
- STONE CLADDING TYPE 1
- STONE CLADDING TYPE 2
- STONE CLADDING TYPE 3
- TIMBER CLADDING



ELEVATION 2 P.13

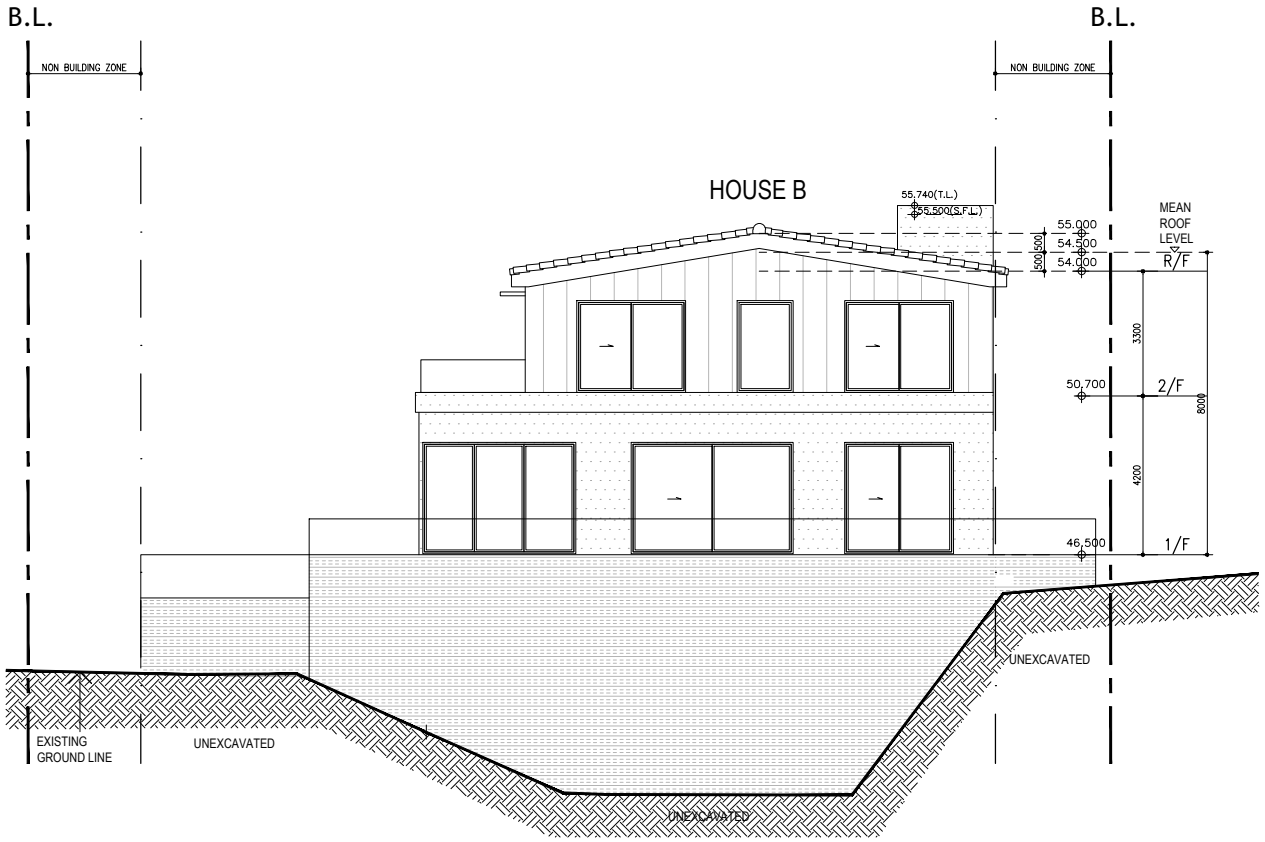
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-10-30

DCL architecture

LEGEND:

- BUILDING LOT BOUNDARY
- NON BUILDING ZONE
- WATER FEATURE (WALL)
- STONE CLADDING TYPE 1
- STONE CLADDING TYPE 2
- STONE CLADDING TYPE 3
- TIMBER CLADDING



ELEVATION 3 P.14

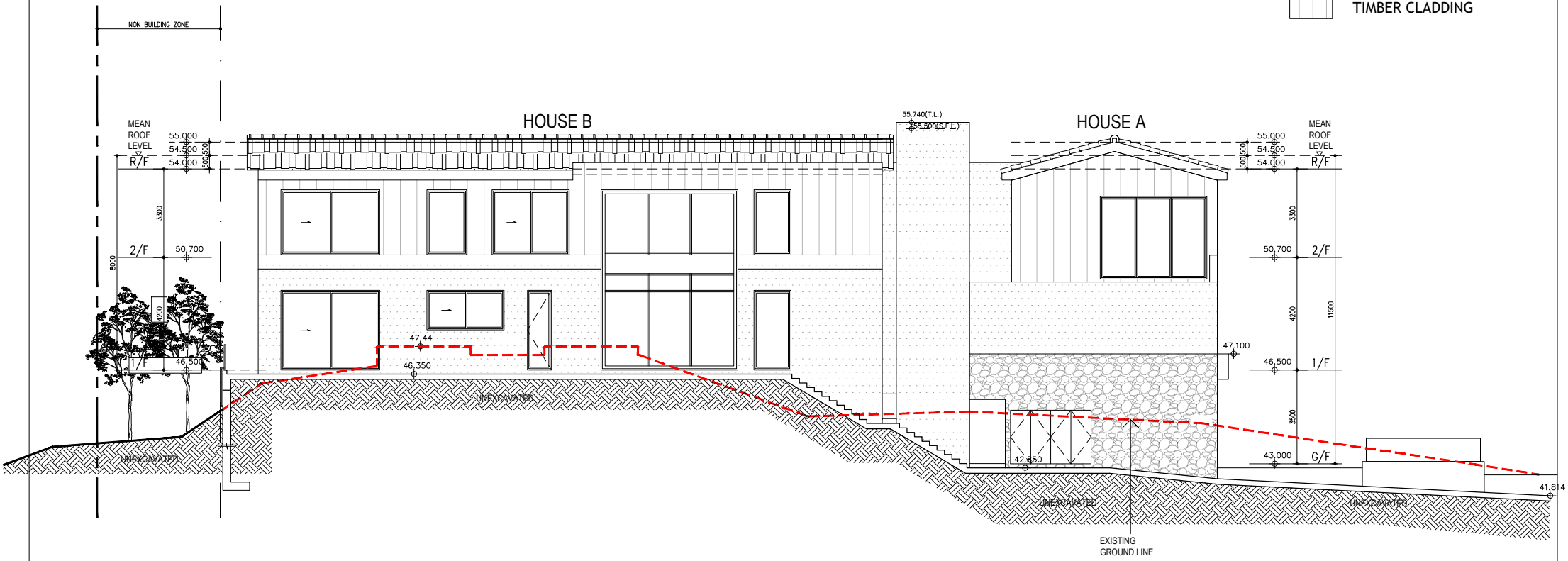
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-17

DCL architecture

LEGEND:

- BUILDING LOT BOUNDARY
- NON BUILDING ZONE
- WATER FEATURE (WALL)
- STONE CLADDING TYPE 1
- STONE CLADDING TYPE 2
- STONE CLADDING TYPE 3
- TIMBER CLADDING



ELEVATION 4 P.15

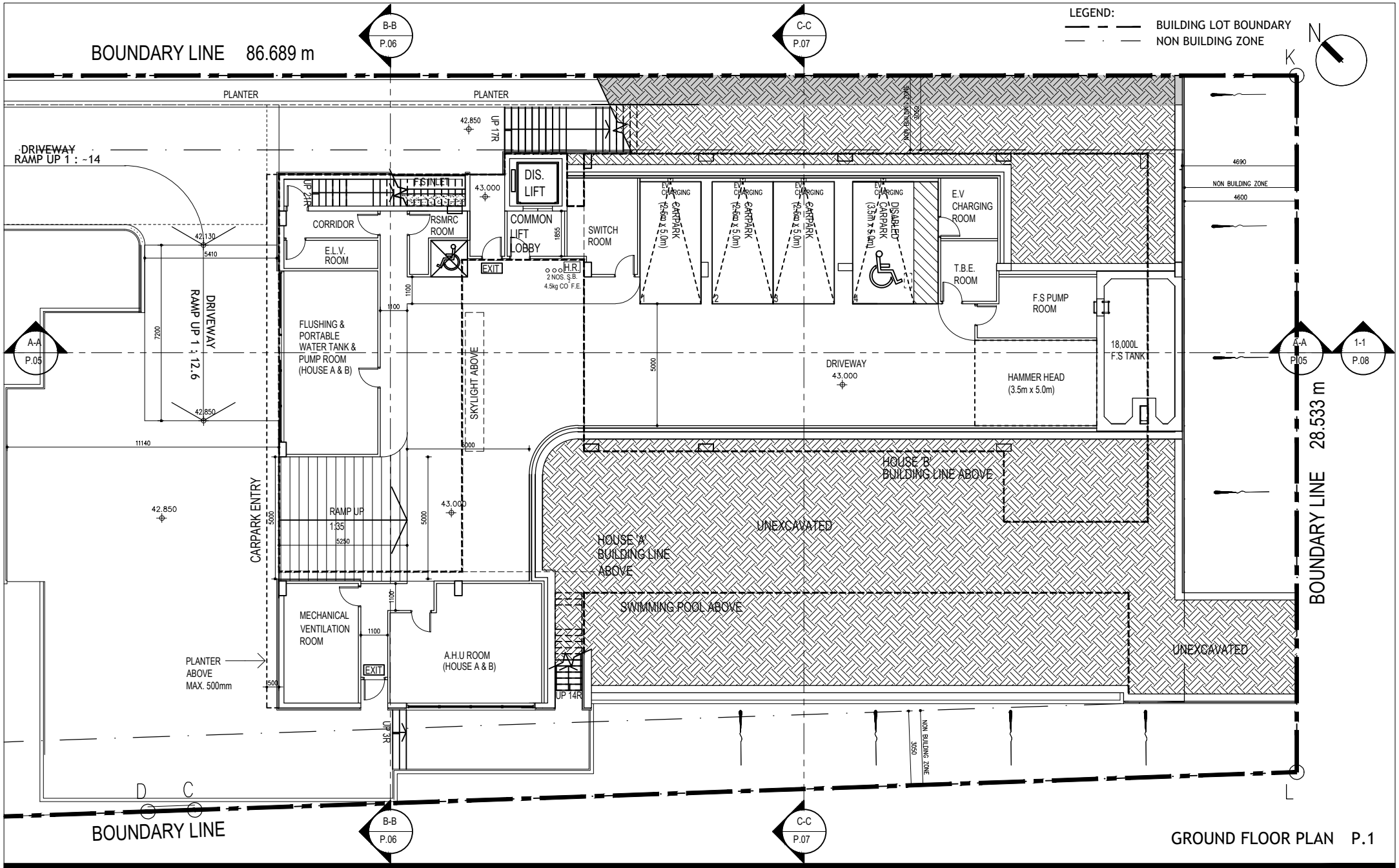
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-17

DCL architecture

Attachment 3

Revised OZP Compliant Scheme



GROUND FLOOR PLAN P.1

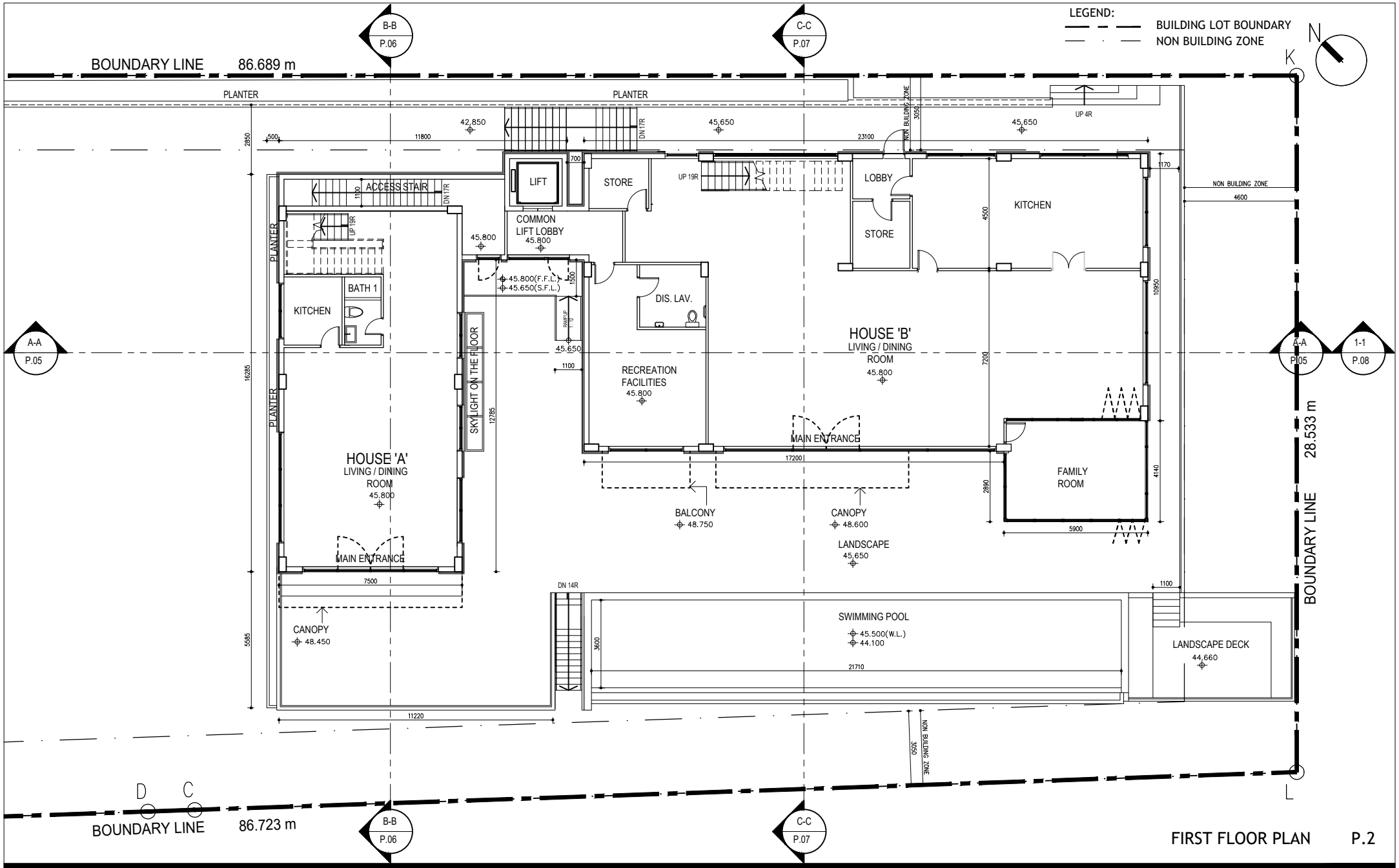
No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

Scale : 1:200@A4

2025-11-20

DCL architecture



FIRST FLOOR PLAN P.2

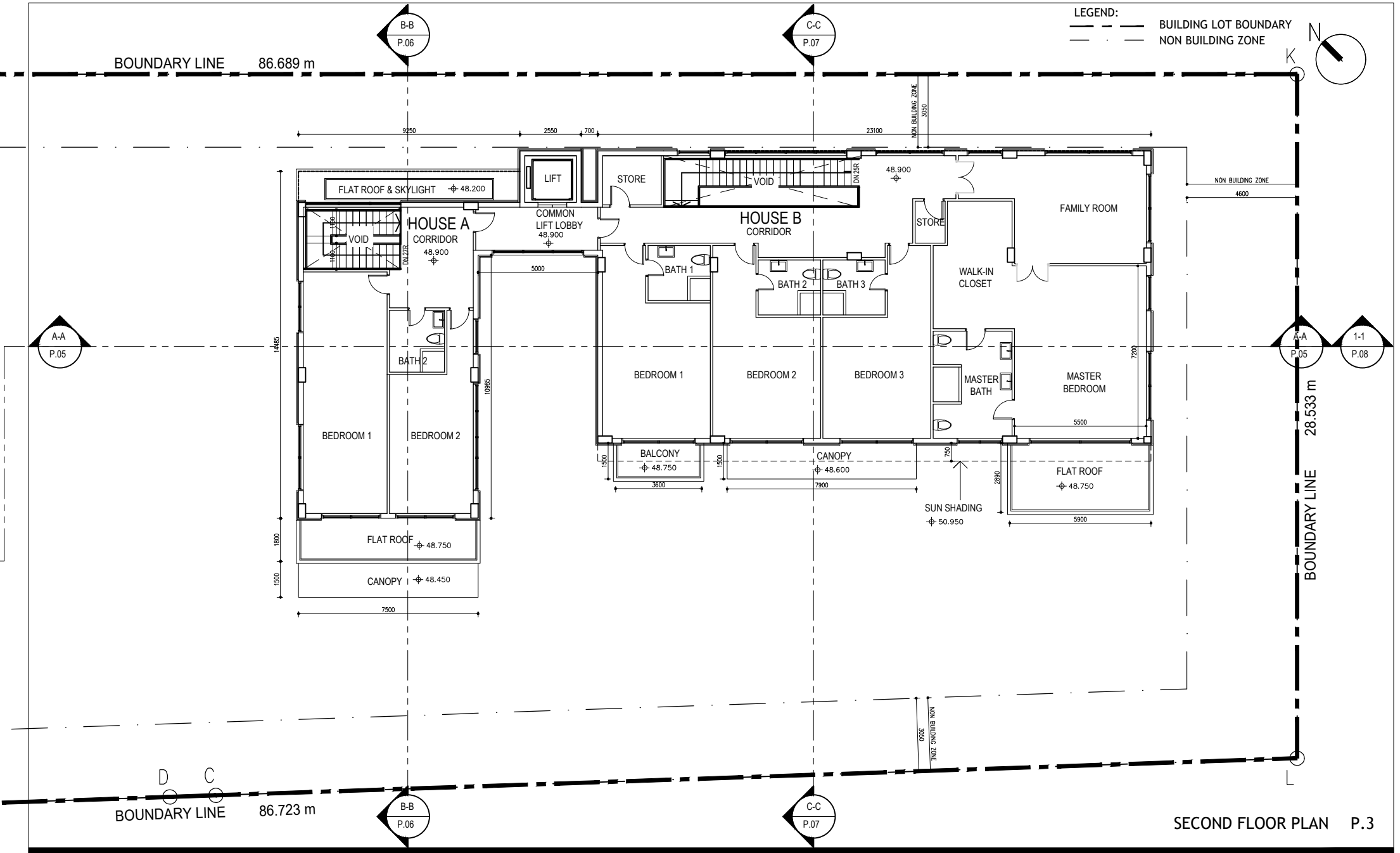
No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

Scale : 1:200@A4

2025-11-20

DCL architecture



SECOND FLOOR PLAN P.3

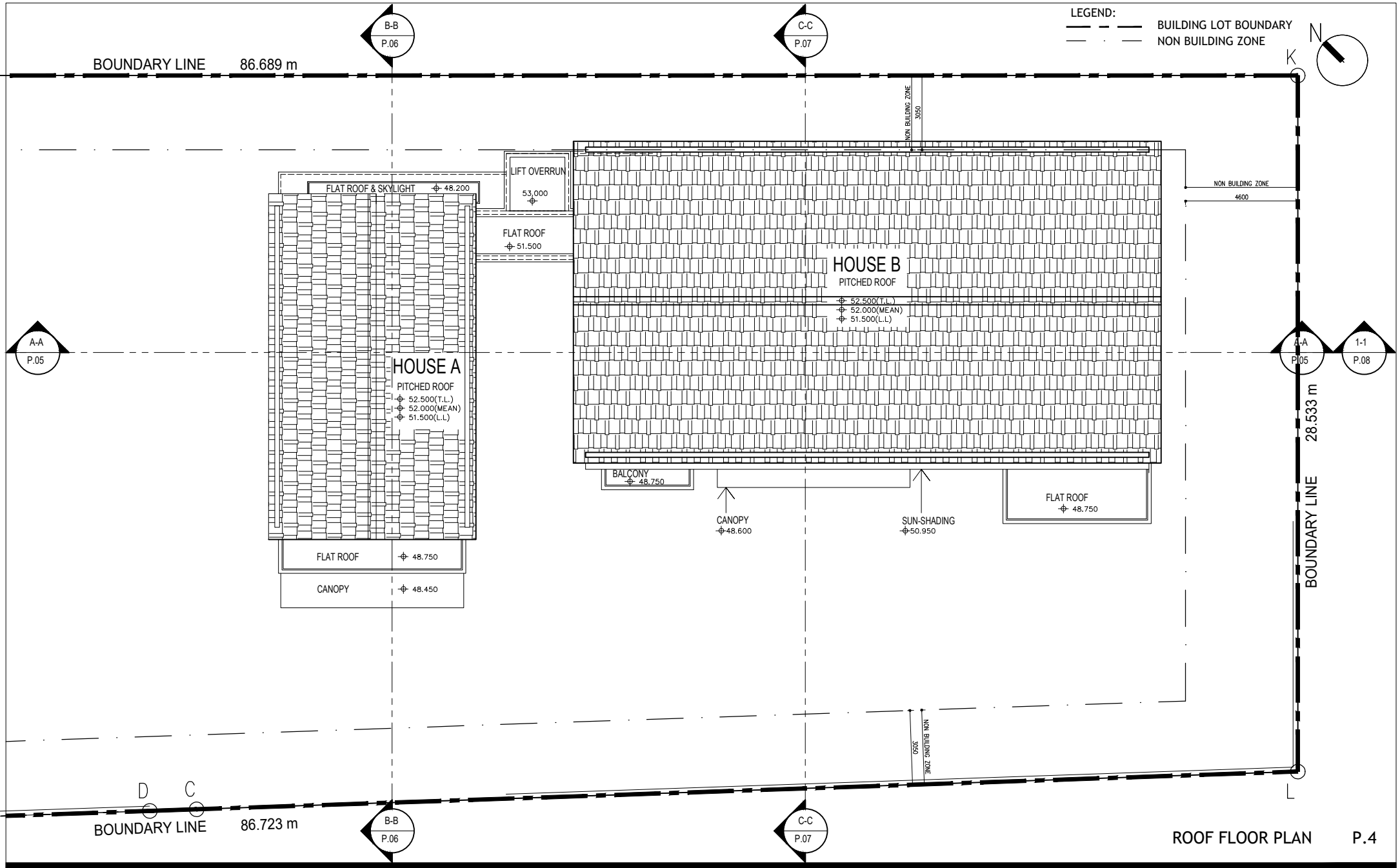
No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

Scale : 1:200@A4

2025-11-20

DCL architecture



ROOF FLOOR PLAN P.4

No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

Scale : 1:200@A4

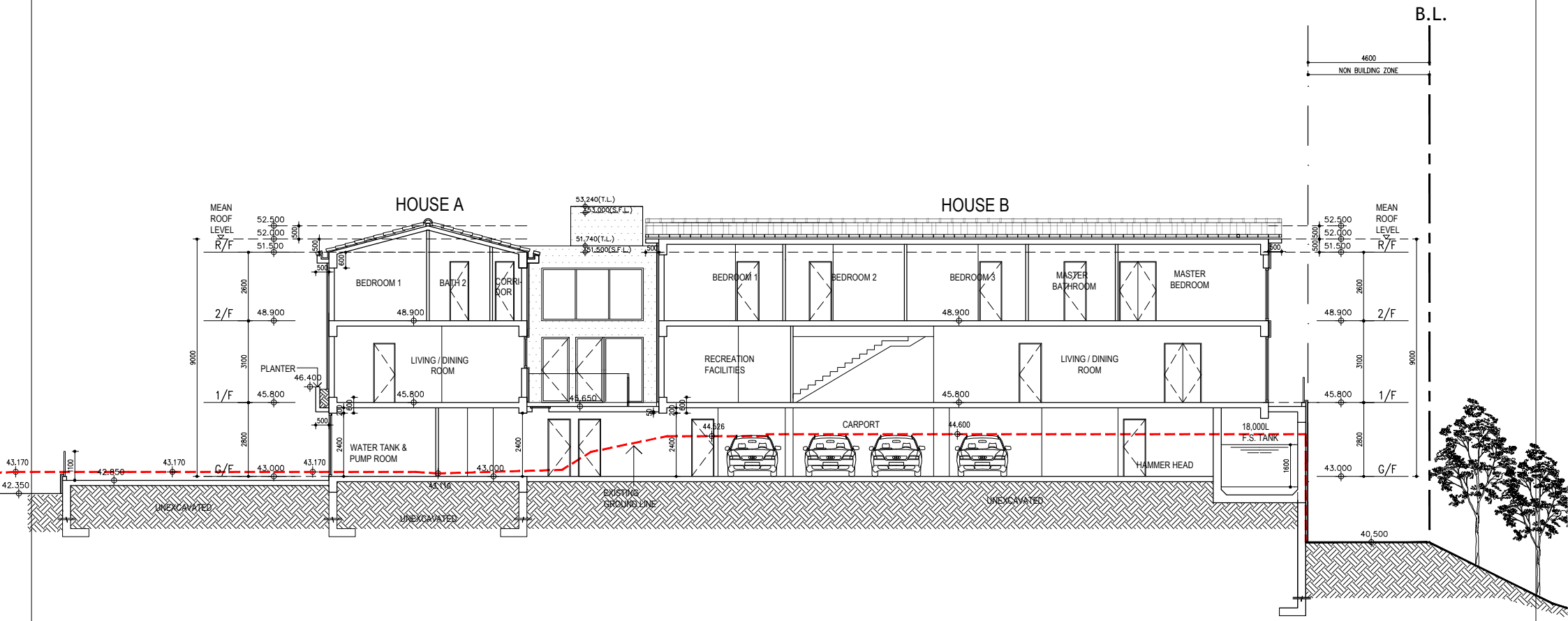
2025-11-20

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION A-A P.5

No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

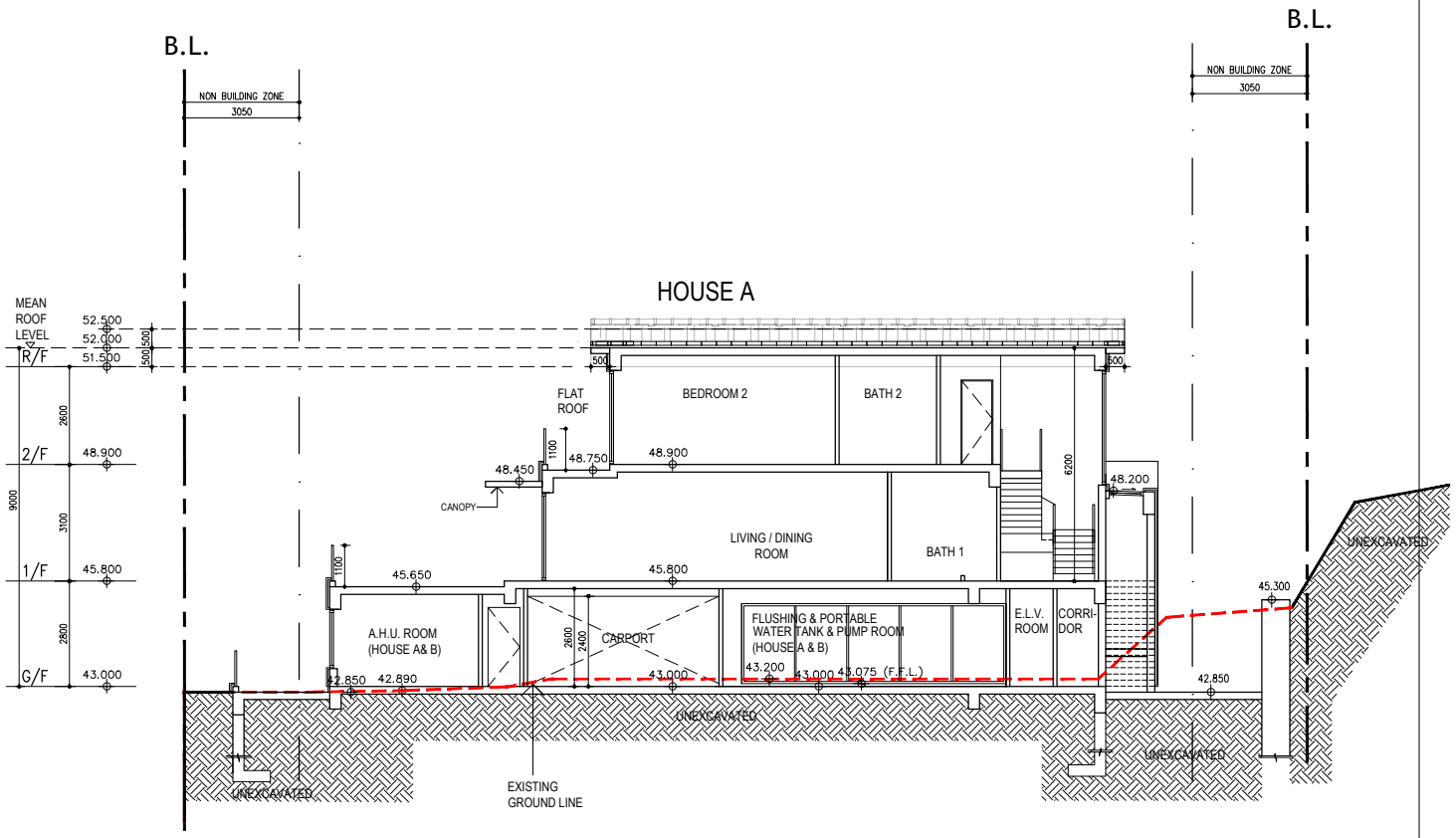
2025-11-20

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION B-B P.6

No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

Scale : 1:200@A4

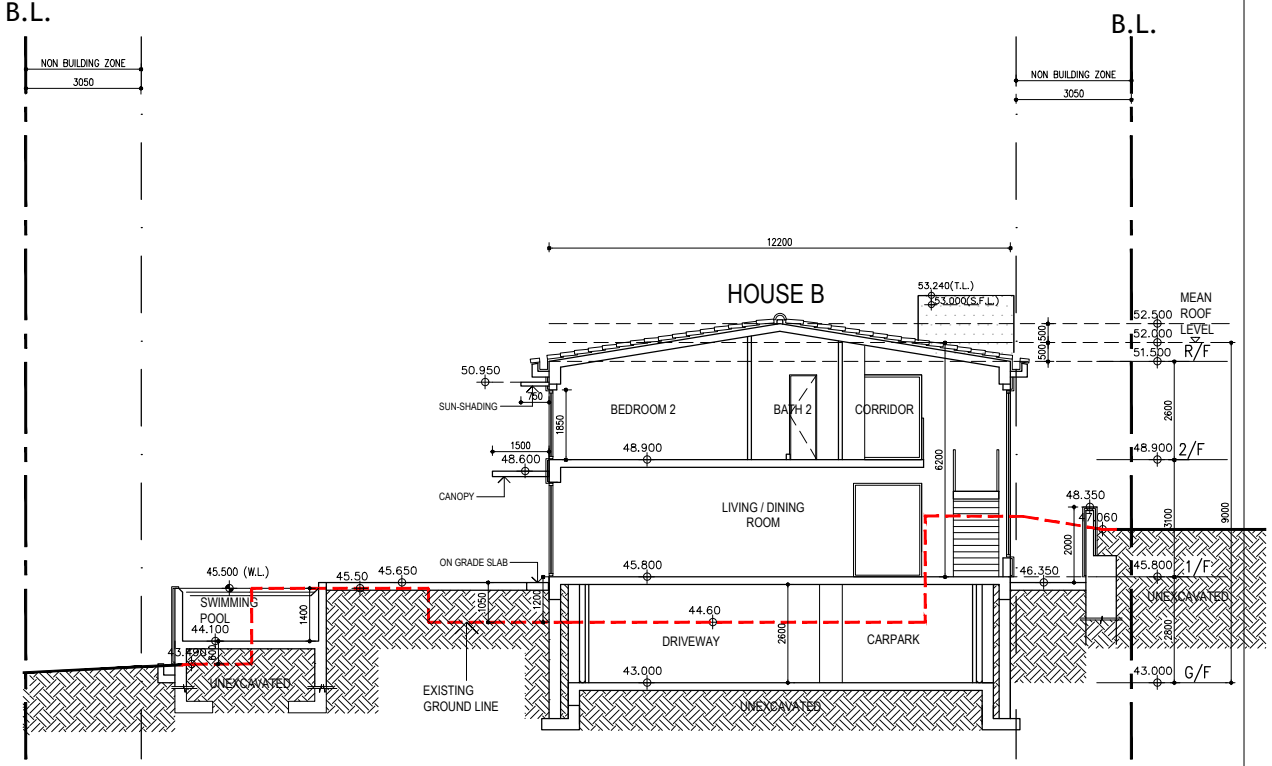
2025-11-20

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION C-C P.7

No. 8 Fung Sau Rd, Sai Kung

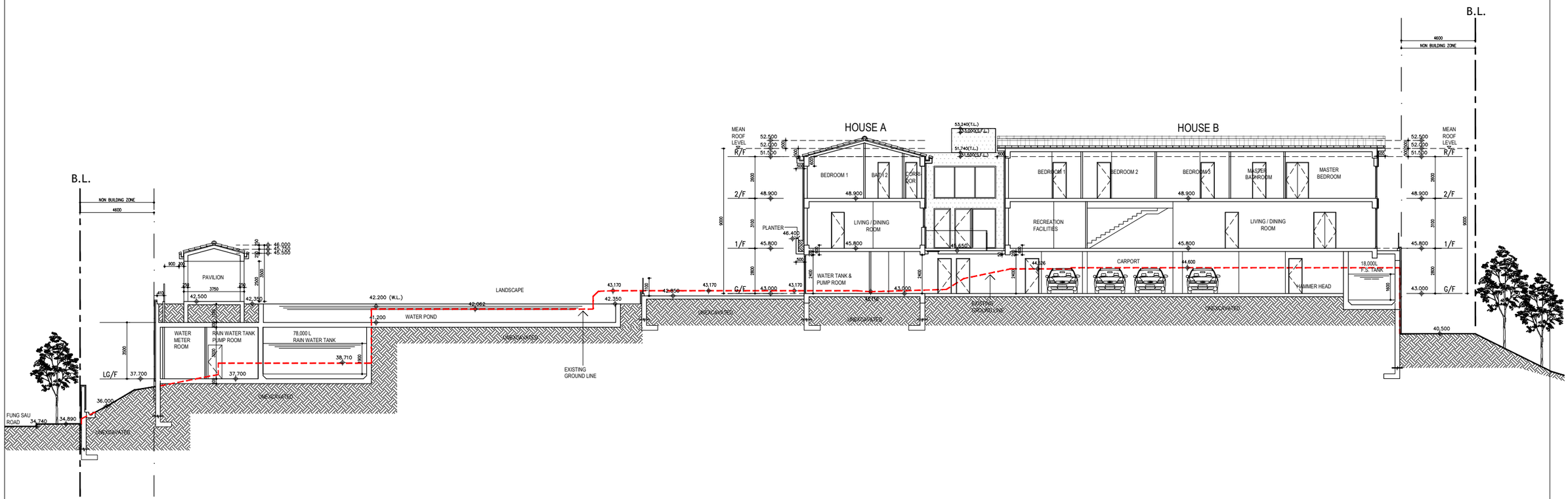
OZP COMPLIANT SCHEME Scale : 1:200@A4 2025-11-20

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION 1-1 P.8

No. 8 Fung Sau Rd, Sai Kung

OZP COMPLIANT SCHEME

Scale : 1:250@A3

2025-11-20

DCL architecture

Attachment 4

Revised Supplementary Planning Statement

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED RESIDENTIAL REDEVELOPMENT AT NO. 8 FUNG SAU ROAD, SAI KUNG

- Supplementary Planning Statement -

TOWNLAND CONSULTANTS LIMITED

SECTION 16 PLANNING APPLICATION

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CHAPTER 131) IN RESPECT OF THE APPROVED TAI MONG TSAI AND TSAM CHUK WAN OUTLINE ZONING PLAN NO. S/SK/TMT/4

SUPPLEMENTARY PLANNING STATEMENT

Applicant	Fung Sau Property Company Limited
Planning Consultant, Visual Impact and Submitting Agent	Townland Consultants Limited
Architect	Design Corporation Limited
Landscape Consultant	Adrian L. Norman Limited
Building Services Consultant	Dicky Lai Consultants Limited
Geotechnical Consultant	Greg Wong & Associates Limited

File Reference: FSRSK

For and on behalf of Townland Consultants Ltd.

Approved by : _____

Position : Associate

Date : 4 December 2025

4 December 2025

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APPENDICES

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EXECUTIVE SUMMARY

This Section 16 Planning Application (the "**S16 Application**") is submitted on behalf of Fung Sau Property Company Limited (the "**Applicant**") to seek permission for a Minor Relaxation of the Building Height Restriction on Lot 285 S.A. RP ("**Plot A**") and Lots 285 S.A. ss.1 and Lots 285 RP in D.D. 252 ("**Plot B**") at No. 8 Fung Sau Road, Sai Kung (the "**Application Site**"/ the "**Site**") to allow for the redevelopment of the existing residential buildings ("**Proposed Residential Redevelopment**").

According to the Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4 ("**Approved OZP**") gazetted on 20 March 2008, the Application Site falls within a "Residential (Group C)3" ("**R(C)3**") zone. The R(C) zone is intended primarily for low-rise, low-density residential developments and is subject to a maximum Building Height Restriction ("**BHR**") of 9m and Three (3) storeys including One (1) storey of carport. In addition, the Site is also restricted to a maximum Plot Ratio ("**PR**") of 0.3 and Site Coverage ("**SC**") of 40%.

The Applicant intends to amalgamate the two lots, Plot A and Plot B into One (1) plot of land with the Proposed Residential Redevelopment comprising a more organic and integrated design of two (2) houses adjoining each other to the southeast. As part of the redevelopment plan, Minor Relaxation of BHR are sought from 9m to 11.5m (at mean roof level) (+27.78%) at both Houses to create three (3)-storey block of domestic units including one (1)-storey of carport. Nonetheless, there is **no relaxation of the SC and PR restrictions** sought from the Approved OZP.

The architectural design intent is to create a bespoke resort in-house design that evokes relaxation, luxury and connection with nature. Opportunity is thereby taken to set the residential blocks further back from Fung Sau Road for improved visual impact as well as improving the space for recreational and landscaped features. The Minor Relaxation of BHR will (1) provide architectural flexibility for redevelopment of the existing houses with more innovative building design to fit in with the prestigious setting and local character; (2) provide for better integration of architectural, recreational and landscape components; and (3) enable an architectural layout that better suits the specific user requirements and enhance the quality of life of the residents / the Applicant. The BH of Proposed Residential Redevelopment will be compatible with the surrounding residential developments with a higher site levels.

This Supplementary Planning Statement ("**SPS**") demonstrates that the Minor Relaxation of Building Height Restriction is acceptable on the following grounds:

- The Proposed Minor Relaxation will **NOT** result in any increase in PR and SC as permitted under the OZP. The Proposed Minor Relaxation of BHR will allow a more innovative and integrated design to accommodate the site constraint of the hilly topography and to better fit in the prestigious setting and local character as compared with the OZP Compliant Scheme and the Approved GBPs;
- The Proposed Floor-to-Floor Height will fulfil modern habitable living standard and operational requirements;
- The Proposed Minor Relaxation is in accordance with the Statutory Planning Intention of the "R(C)3" zone;
- The Proposed Minor Relaxation is compatible with the surrounding developments;
- The Proposed Minor Relaxation of BHR is not unprecedented and there are several Planning Approvals for Minor Relaxation of BH Restrictions for other R(C) zones in the Sai Kung area;
- Indeed, the Proposed Residential Redevelopment will **NOT** result in any adverse visual impact and will not be incompatible with the low-rise, low density character of the Tai Mong Tsai area. Compared to the Approved GBPs and the OZP Compliant Scheme, the Proposed Scheme allows for a much more innovative design that can better integrate the existing environment;
- There will be no adverse impact on the natural environment and landscape features. In fact, the Proposed Residential Redevelopment will enhance the landscape and green amenity value of the neighbourhood; and
- The Proposed Minor Relaxation of BHR will have **NO** adverse visual, geotechnical, impact on the road network or other infrastructural provision.

Based on the above justifications and as detailed in this Supplementary Planning Statement ("**SPS**"), Members of the BOARD are therefore sincerely requested to give their favourable consideration to the Application.

行政撮要

（內文如有差異，應以英文版本為準）

根據《城市規劃條例》第16條，我司代表Fung Sau Property Company Limited（下稱「申請人」）呈交是次規劃申請，就重建坐落於香港西貢鳳秀路 8 號（下稱「申請地點」/ 「地盤」）的丈量約份第252約地段第 285 號 A 分段餘段（下稱「甲地段」）及第 285 號 A分段第1小分段及第 285 號餘段（下稱「乙地段」）略為放寬建築物高度限制，以重建現有住宅（下稱「擬議住宅重建」）。

根據 2008 年 3 月 20 日刊憲的大網仔及斬竹灣分區計劃大綱圖編號 S/SK-TMT/4（以下簡稱「核准圖」），申請地點屬「住宅（丙類）3」地帶。住宅（丙類）地帶的規劃意向主要作低層、低密度的住宅發展，當中該申請地點的建築物高度規限為 9 米及 3 層（包括一層開敞式停車間）。此外，該地盤最高地積比率為 0.3 倍和最大上蓋面積為 40%。

申請人有意把甲地段及乙地段合併為一個地段，以在擬議住宅重建中引入更有機及整合的建築設計，讓兩幢房屋在東南面互相毗鄰。作為重建計劃的一部份，是次擬議略為建築物高度限制由 9 米放寬至 11.5 米（平均屋頂水平）(+27.78%)，以興建三層高的住宅單位（包括一層停車間）。是次規劃申請<u>沒有要求放寬該地盤在核准圖上的上蓋面積及地積比率限制</u>。

擬議住宅重建的設計理念以締造一間度身訂造的度假屋為核心，以靜謐及奢華的設計營造輕鬆的氛圍和增強與大自然的聯繫。申請人同時藉此機會將樓宇向鳳秀路後移，以改善視覺效果和美化康樂及園景設施空間。是次擬議略為放寬建築物高度限制將 (1)增加樓宇設計靈活性，以更具創意的建築設計結合當地特色及配合周邊尊尚社區；(2)有助與周邊的建築、康樂和自然景觀融合；及 (3)使建築佈局更切合特定用戶的需要，並提高居民或申請人的生活素質。再者，擬議住宅重建仍然與周邊處於較高地盤水平的住宅發展相容。

此補充規劃文件詳述略為放寬建築物高度限制具備以下充分理據的支持：

- 擬議略為放寬放寬建築物高度限制<u>不會</u>增加核准圖所容許的上蓋面積及地積比率限制，並採用具創意及整合的建築設計，與符合分區計劃大綱圖規定及已核准的建築圖則方案相比下更能切合地盤的山坡地形限制，並結合地方特色及配合周邊尊尚社區；
- 是次規劃申請的樓底高度將符合現代可居住的生活標準和運作要求；
- 是次規劃申請符合法定規劃意向；
- 擬議發展項目與周邊發展相容；
- 擬議略為放寬建築物高度限制並非沒有規劃許可先例，西貢區內其他「住宅（丙類）」地帶亦有多個略為放寬建築物高度限制的規劃許可先例；
- 事實上，擬議住宅重建發展不但<u>不會</u>產生任何不良的視覺影響，亦不會與大網仔地區的低矮、低密度特色不兼容。相比於分區計劃大綱圖規定及已核准的建築圖則的方案，此申請方案能容納更多具創意及完全融入於現有環境的設計；
- 擬議住宅重建將不會對自然環境和景觀特色帶來負面影響。事實上，該擬議住宅重建發展將提升當區園景及綠化景觀價值；及
- 擬議住宅重建將<u>不會</u>對視覺、岩土、交通或其他基礎設施造成負面影響。

基於在這份補充規劃文件中內詳述的理由，我司懇請城規會對是次規劃申請予以支持。

Reference FSRSK/JANICE/01
Date 4 December 2025

TO THE TOWN PLANNING BOARD:

SECTION 16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)

MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
FOR PROPOSED RESIDENTIAL REDEVELOPMENT
AT NO. 8 FUNG SAU ROAD, SAI KUNG

- SUPPLEMENTARY PLANNING STATEMENT -

1 INTRODUCTION

1.1 We are instructed by Fung Sau Property Company Limited (the "**Applicant**"), to submit this Section 16 Planning Application (the "**S16 Application**") for a Minor Relaxation of the Building Height ("**BH**") Restriction on Lot No. 285 S.A. RP ("**Plot A**") and Lot Nos. 285 S.A. ss.1 and 285 RP in D.D. 252 ("**Plot B**") at No. 8 Fung Sau Road, Sai Kung (the "**Application Site**"/ the "**Site**") to allow for the redevelopment of the existing residential buildings ("**Proposed Residential Redevelopment**").

1.2 The Application Site falls within a "Residential (Group C)3" ("**R(C)3**") zone on the Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4 ("**Approved OZP**") gazetted on 20 March 2008 (***Figures 1.1* and *1.2*** refer). The "R(C)3" zone is subject to a maximum Building Height Restriction ("**BHR**") of 9m and Three (3) storeys including One (1) storey of carport, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater. The Site is also subject to a maximum Plot Ratio ("**PR**") of 0.3 and Site Coverage ("**SC**") of 40%, or the PR and SC of the existing building, whichever is the greater.

1.3 The Applicant intends to amalgamate the two lots, Plot A and Plot B into One (1) plot of land with the Proposed Residential Redevelopment comprising a more organic and integrated design of two houses adjoining each other to the southeast. As part of the redevelopment plan, Minor Relaxation of BHR is sought from 9m to 11.5m (at mean roof level) (i.e. approx. +27.78%). Opportunity is also taken to set the residential blocks further back from Fung Sau Road for improved visual impact as well as creating usable spaces for recreational use and landscaped features. The Minor Relaxation of BHR will (1) provide architectural flexibility for redevelopment of the existing houses with more innovative building design to fit in with the prestigious setting and local character; (2) provide for better integration of architectural, recreational and landscape components; and (3) enable an architectural layout that better suits the specific user requirements and enhance the quality of life of the residents / the Applicant. Please refer to Architectural Plans of the Proposed Residential Redevelopment attached at ***Appendix 1***.

1.4 The Applicant is NOT seeking any increase in PR and SC beyond that permitted in the Approved OZP. The Proposed Residential Redevelopment remains for residential use only and is in compliance with the statutory planning intention.

1.5 The purpose of this Supplementary Planning Statement ("**SPS**") is to furnish Town Planning Board ("**TPB**" / "**BOARD**") Members and relevant Government Departments with the information necessary to facilitate consideration of this S16 Application. For ease of reference, extracts of the OZP, relevant Statutory Notes, Site Location Plans and Site Photos are attached to this SPS.

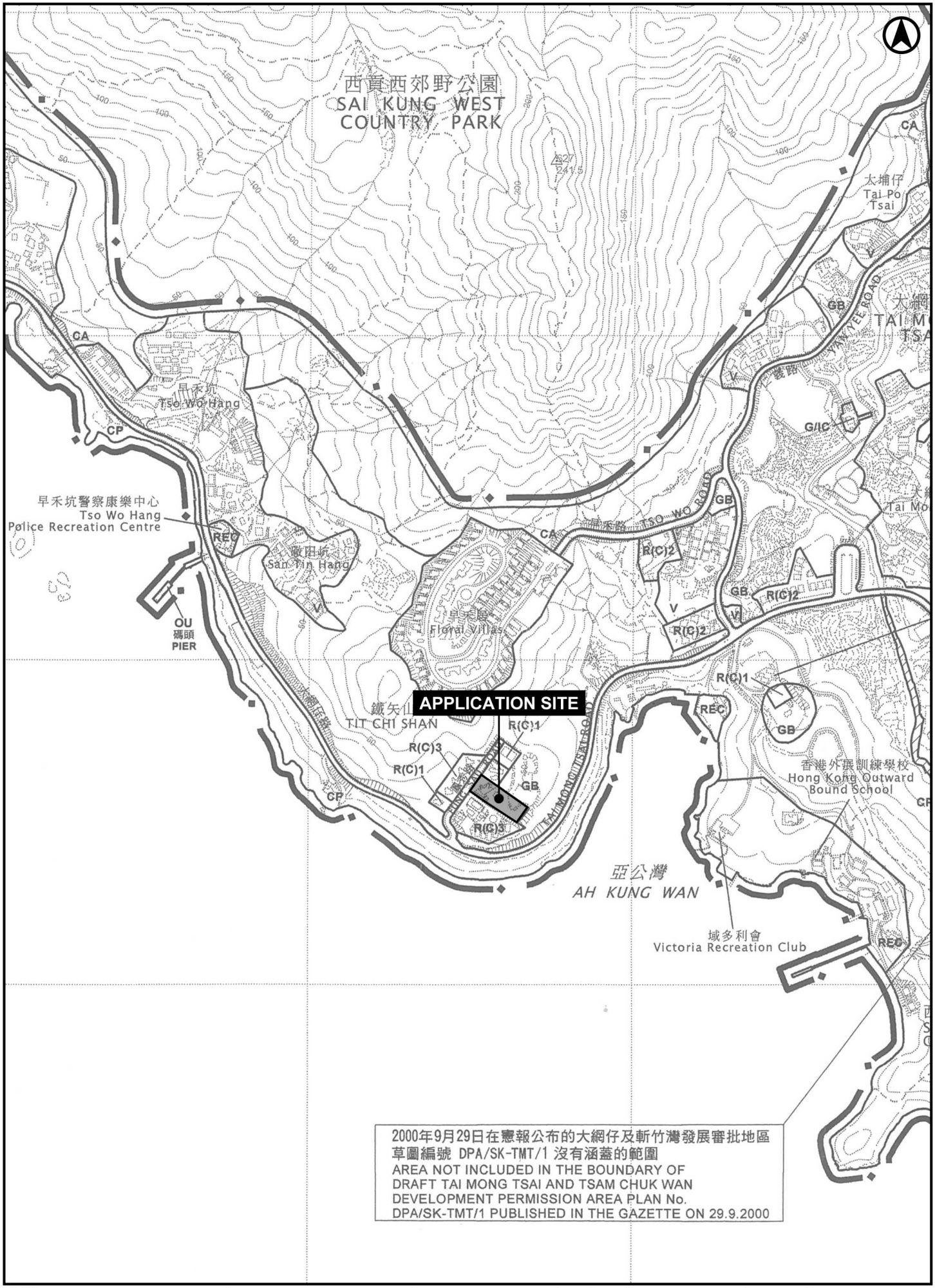

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FIGURE 1.1 APPROVED TAI MONG TSAI AND TSAM CHUK WAN OUTLINE ZONING PLAN NO. S/SK-TMT/4 (EXTRACT)

SCALE 1 : 7,500

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

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

Remarks

(Please see next page)

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FIGURE 1.2 STATUTORY NOTES ATTACHED TO THE APPROVED TAI MONG TSAI AND TSAM CHUK WAN OUTLINE ZONING PLAN NO. S/SK-TMT/4 (EXTRACT)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

(a) On land designated "Residential (Group C)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 plot ratio of 0.5, a maximum site coverage of 40%, and a maximum building height of 9m and 3 storeys including 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(b) On land designated "Residential (Group C)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 plot ratio of 0.4, a maximum site coverage of 40%, and a maximum building height of 9m and 3 storeys including 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(c) On land designated "Residential (Group C)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 plot ratio of 0.3, a maximum site coverage of 40%, and a maximum building height of 9m and 3 storeys including 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(d) In determining the relevant maximum plot ratio/site coverage for the purposes of paragraphs (a) to (c) 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 use and benefit of all the owners and 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.

(e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

FIGURE 1.2 (CONT'D) STATUTORY NOTES ATTACHED TO THE APPROVED TAI MONG TSAI AND TSAM CHUK WAN OUTLINE ZONING PLAN NO. S/SK-TMT/4 (EXTRACT)

2 SITE CONTEXT

2.1 Site Location

2.1.1 The Application Site is located at No. 8 Fung Sau Road, Sai Kung. It is part of a low-rise, low density residential community situated on the southeastern side of Fung Sau Road. Fung Sau Road is a local road which branches off from Tai Mong Tsai Road, a winding road set along the long coastline adjacent to the Sai Kung West Country Park areas overlooking the Inner Port Shelter, with high landscape and scenic value. Sai Kung is well known for its recreational facilities and is an important visitor and tourist destination in Hong Kong (***Figures 2.1*** and ***2.2*** *refer*).

2.2 Land Status

2.2.1 Lot 285 S.A. RP ("**Plot A**") is registered ownership of Ace Match Limited. The Ace Match limited has been notified of this Application. Lots 285 S.A. ss.1 and 285 RP in D.D. 252 ("**Plot B**") are owned by the Applicant. Both Plot A and Plot B are governed by the same land lease i.e. New Grant No. 6035 ("**NG 6035**") which is of 99 years from 4 December 1976 and is renewable for 99 years. Plot A and Plot B together have a total registered area of approx. 2,588.30m^2 (or approx. 27,860 sq. ft).

2.2.2 Under Special Condition No. 9 of the NG 6035, the built over area shall not exceed 15% of the area of the Lot for Plot A, and in addition, Plot B under Special Condition Nos. 8 and 9 it shall not exceed 2 storeys and the height shall not exceed 25 feet above mean formation level.

2.2.3 A 2-storey house over one storey carport of a height approx. 3.96m at Plot A was built in 1975 with a total BH of approx. 12.8m (at top roof level). It is noted that in 2006 and 2008, the Lot was subdivided into Plot A and Plot B with a site area of approx. 1,123.4m^2 and 1,464.9m^2, respectively.

2.2.4 An application for Lease Modification will be submitted to the District Lands Office for consideration upon approval of this Planning Application.

2.3 Existing Use and Surrounding Land Uses

2.3.1 The Application Site is currently occupied by two x three (3) storey detached houses including one (1) storey of carport in Plot A at the northeastern portion of the Site ("**Existing House A**") and Plot B at the southeastern portion of the Site ("**Existing House B**"). The two existing houses are segregated by the outdoor swimming pool and some natural vegetation in between nonetheless, they are connected via a narrow footpath. Another outdoor swimming pool is also located on the terrace of Existing House B. There is a significant level difference of approx. 13.8m between the lowest end at the northwestern side (approx. 33.65mPD) and the highest level at the southeastern side (+47.45mPD) of the Site. Photos of the Application Site viewed from Fung Sau Road are shown in ***Photos 1.1, 1.2, 1.3 and 1.4.***

2.3.2 The land use pattern around the Site is generally characterised by a mix of low-rise residential developments, green belt and country park areas (***Figures 2.1 and 2.2*** refer).

- The immediate area to the north, west and south of the Site along Fung Sau Road is predominantly of low-rise, low density residential developments of one to three storeys which fall within the sub-groups of the "Residential (Group C)" ("**R(C)**") zone (i.e. "R(C)1" and "R(C)3" zones). These residential developments include Fung Shu Villa, MORAIS, Fung Sau Terrace, Asiaciti Gardens and Bayview Pavilion. Floral Villas, the large-scale low-rise residential development zoned "R(C)3" are located to the further north of the Site across the Tit Chi Shan. Clusters of low-rise residential developments including Forest Hill Villa, Green Villas and The Capri zoned "R(C)2" are located to the further northeast of the Site.

- To the immediate east and further north of the Site are extensive vegetated hillslopes zoned "Green Belt" ("**GB**") which is part of the Tit Chi Shan and Sai Kung West Country Park area. The Victoria Recreation Club and Outward Bound Hong Kong – Ah Kung Wan Training Centre which falls within the "Recreation" ("**REC**") zone are situated across the Emerald Bay which is to the further east of the Site.

- To the further south of the Site on the seaward side across Tai Mong Tsai Road is an area zoned Country Park ("**CP**") which is characterised by a long natural coastline comprising of mangroves and ecological habitats overlooking the Inner Port Shelter (Sai Kung Hoi).

- To the further northwest of the Site are clusters of villages zoned "Village Type Development" ("**V**"), including Tso Wo Villa, Tso Wo Hang and Country Villa.

2.4 Accessibility

2.4.1 The Application Site is accessible by vehicles via Fung Sau Road. It is conveniently served by public transport with franchised buses and green minibuses along Tai Mong Tsai Road, where Fung Sau Road is connected to. The closest bus and minibus stops are located along Tai Mong Tsai Road (approx. 75m from the Site). There are also existing footpaths along the two sides of Fung Sau Road.

2.5 Utilities

2.5.1 The Tai Mong Tsai area is provided with an adequate supply of utility facilities, including water supply, sewerage, electricity and telephone services.

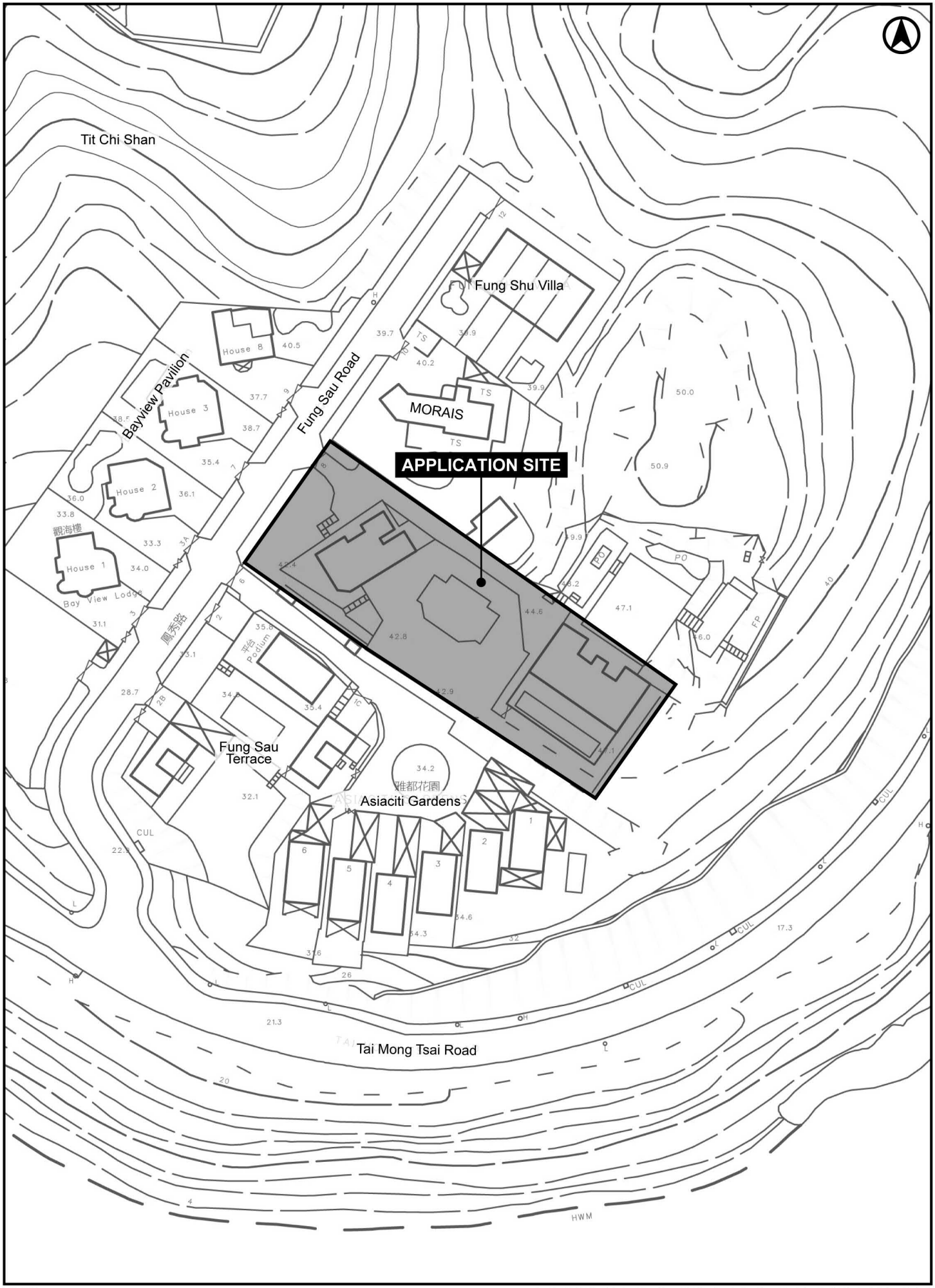

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FIGURE 2.1 SITE LOCATION PLAN

SCALE 1 : 1,000

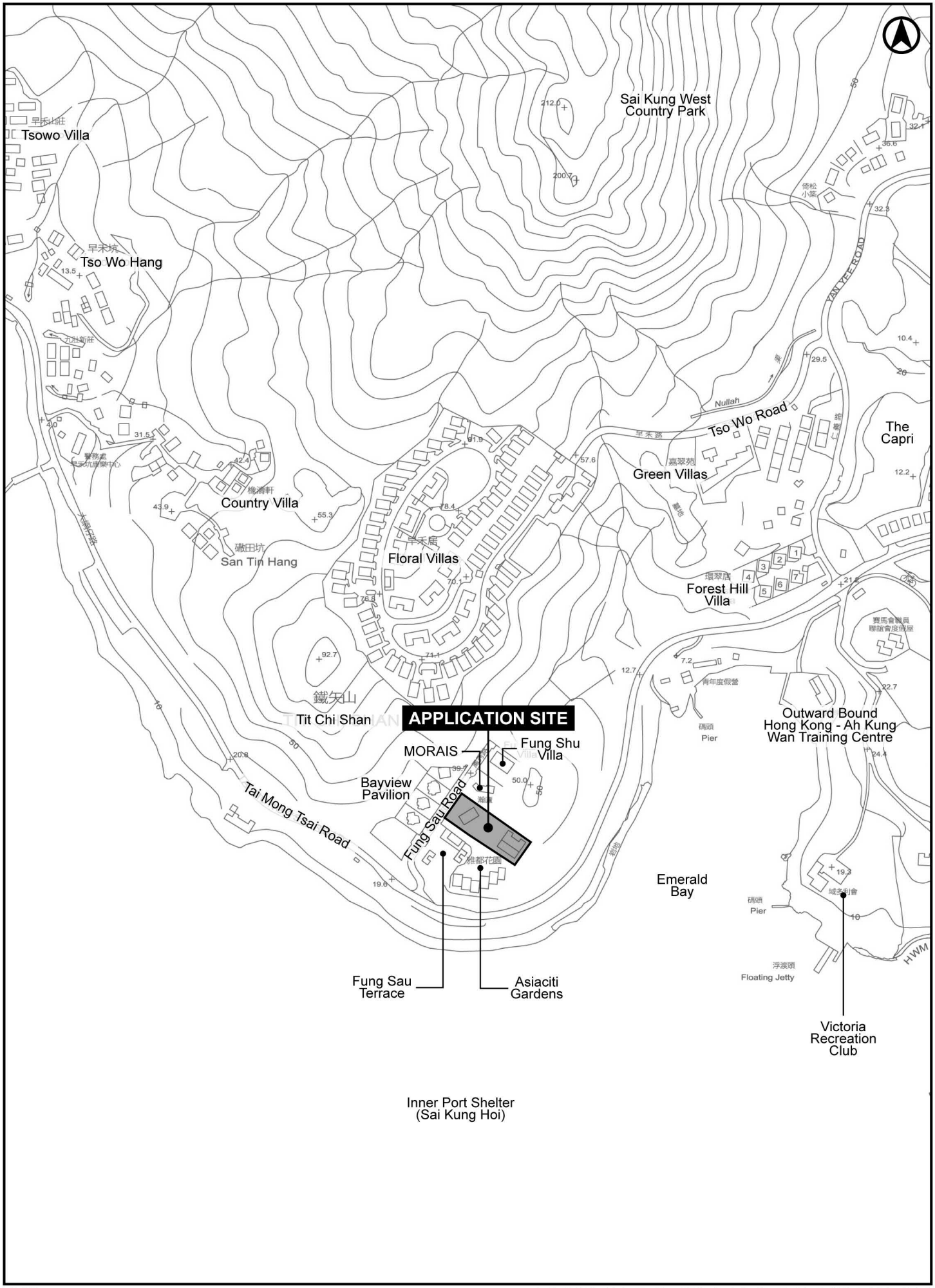

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FIGURE 2.2 SITE LOCATION PLAN

SCALE 1 : 5,000





Photos 1.1 (above) and 1.2 (below) **Views of Existing Development from Fung Sau Road**



Photo 1.3 **View of Existing House A Development**



Photo 1.4 **View of Existing House B Development**

3. PLANNING CONTEXT

3.1 Statutory Planning Intention

Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4

3.1.1 The Application Site is zoned "R(C)3" on the Approved OZP gazetted on 20 March 2008 *(**Figures 1.1*** and ***1.2*** refer).

Statutory Planning Intention in Respect of the "R(C)" zone

3.1.2 In accordance with the Statutory Notes attached to the Approved OZP, the "Residential (Group C)" ("**R(C)**") zone is *"intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board".* "Flat" and "House" are "Column 1" uses which are always permitted (***Figure 1.2*** refers).

3.1.3 Development within the "R(C)3" zone is subject to a maximum BHR of 9m and Three (3) storeys including One (1) storey of carport, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater. The "R(C)3" zone also stipulates maximum PR of 0.3 and SC of 40%, or the PR and SC of the existing building, whichever is greater. Nonetheless, the OZP also allows for minor relaxation of the said restriction application to the TPB under section 16 of the Town Planning Ordinance ("**TPO**") (***Figure 1.2*** refers).

3.1.4 As stated in the non-statutory Explanatory Statement ("**ES**") which accompanies the OZP, the imposition of PR, SC and BHR in the "R(C)" zone are "*to reflect the parameters of the existing and committed developments, to preserve the existing intensity and character of the developments so as to blend in with the surrounding natural environment and to avoid overtaxing the limited infrastructure*". The ES also outlines that in order to provide innovative architectural designs and planning merits that would enhance the amenity of the locality with considerations to the site constraints, minor relaxation of BHR, PR or SC may be considered by the BOARD based on individual merits based on the planning permission system.

3.2 Non-Statutory Planning Context

Residential Layout at Tai Mong Tsai – Sai Kung (Adopted Departmental Plan No. L/SK-TMT1/1A)

3.2.1 The Application Site falls with an Adopted Departmental Plan in Sai Kung titled "Residential Layout at Tai Mong Tsai – Sai Kung Plan No. L/SK-TMT1/1A" ("**Adopted Departmental Plan**") adopted on 28 March 1980. The Adopted Departmental Plan is an administrative plan without statutory authority. The Site is shown as "Residential Zone 4" ("**R4**") with a maximum PR restriction of 0.3 and maximum SC of 15%. The Plan shows that the requirements of non-building area ("**NBA**") of 3.05m in width along its northwestern and southeastern boundaries and 4.57m in width along its northeastern and southwestern boundaries of the Site. The Approved General Building Plans ("**GBPs**") currently comply with the said NBA requirements.

3.3 Planning History

3.3.1 The Application Site is subject to one (1) previous Section 16 Planning Approval (TPB Ref. A/SK-TMT/21) for the minor relaxation of BHR from 9m to 10m in Plot B ("**Approved S16 Scheme**"). The minor relaxation was mainly to meet the minimum height requirement of 2.4m clear headroom for basement carparking stipulated by the Transport Department ("**TD**") and to provide a reasonably comfortable headroom with a marginally higher ceiling. The proposed relaxation of BH restriction was considered minor and acceptable to the Rural and New Territories Planning Committee ("**RNTPC**") and the Application was approved with conditions by the Committee on 10 October 2008.

4. THE REDEVELOPMENT PROPOSAL

4.1 Proposed Minor Relaxation of BH Restriction for Permitted Residential Redevelopment

4.1.1 The Applicant has recently acquired Plot A of the Application Site and intends to amalgamate with Plot B to carry out a comprehensive redevelopment proposal to integrate the two (2) existing houses, which appear to have vastly different architectural styles and are segregated from one another.

4.1.2 Based on the statutory restrictions under the "R(C)3" zoning of the Application Site (i.e. maximum BH of 9m and 3 storeys including 1 storey of carport, 0.3 PR and 40% SC) ("**OZP Compliant Scheme**"), development could easily result in a lower floor-to-floor height ("**FTFH**") (i.e. maximum FTFH of 3m per floor). It will restrict meeting the minimum FTFH of habitation room under Buildings Department ("**BD**")'s Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ("**PNAP**") APP-5[1] with limited opportunities to introduce a bespoke building design that could accommodate the level differences within the Site. Furthermore, this could only marginally comply with the operational requirement for the at-grade private car park with a clear headroom of 2.4m (excluding ventilation duct and other associated installations). Please refer to ***Appendix 2*** for the OZP Compliant Scheme.

4.1.3 In this regard, a minor relaxation of the statutory BHR is sought from 9m to 11.5m (at mean roof level) (i.e. approx. +27.78%) to enable sufficient design flexibility for an innovative design with incorporation of more well-designed recreational amenities and landscape features. Minor relaxation of BHR is also sought with a view to better suit the requirements and future needs of the Applicants / residents for a healthier and quality living environment with more reasonable FTFH that meets the modern living standards, as well as to fit in with the prestigious setting and local character of the Tai Mong Tsai area.

4.1.4 Meanwhile, please note that there will be **no** relaxation of the maximum PR Restriction of 0.3 or maximum SC Restriction of 40% as stipulated in the Approved OZP in the Application Site. All building structures are confined within the Application Site.

4.2 The Approved General Building Plans

House A

4.2.1 In 1975, a set of GBPs were approved by Building Authority ("**BA**") for Existing House A comprising three (3) domestic storeys including one (1) storey of carport with a roof-top plant room ("**Approved GBPs A**"). The overall BH of Existing House A is approx. 10.25m at mean roof level (approx. +48.96mPD) and approx. 12.80m at top roof level (approx. +51.51mPD) including the roof top tank room structure. As the Existing House A is oriented to the northwest and southeast towards the front of the Site, it is setback of approx. 11.5m to 17.2m from the lot boundary of Fung Sau Road (***Figure 4.1*** refers). A pitched roof design is also adopted with a distinctive building form. House A was completed in the same year.

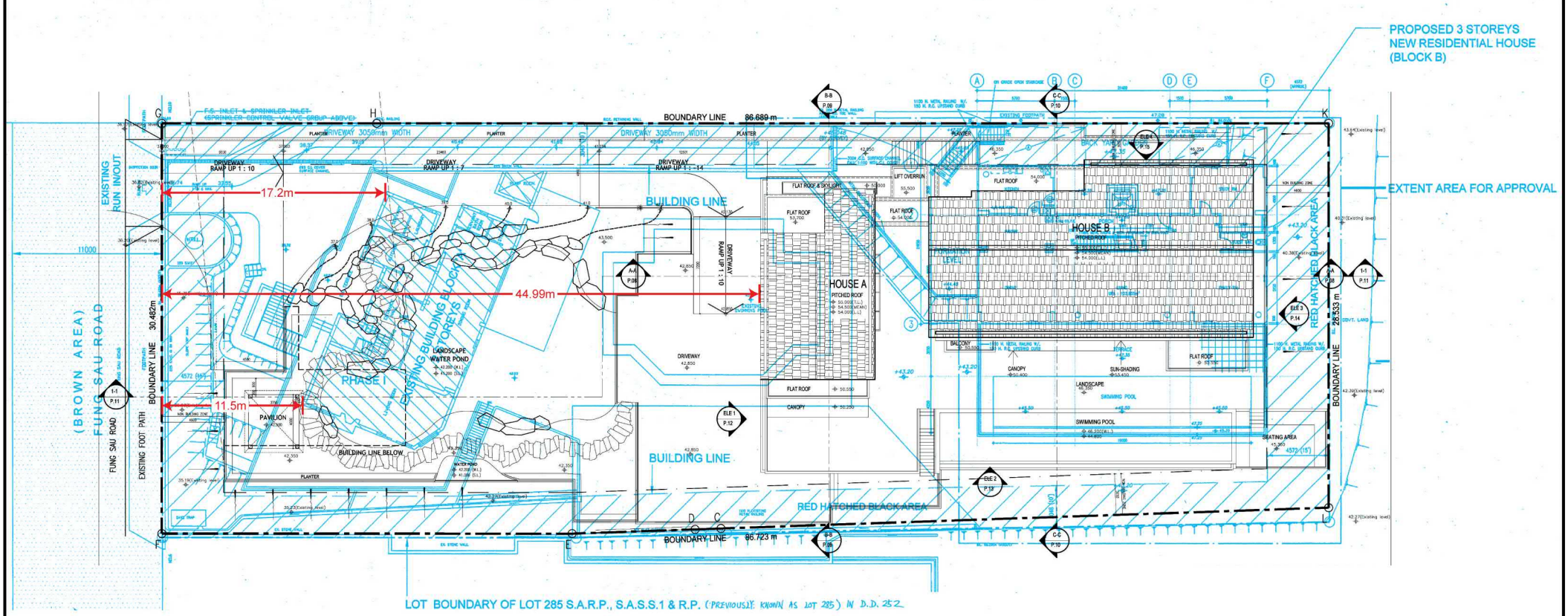
House B

4.2.2 In 2008, a S16 for minor relaxation of BHR (TPB Ref: A/SK-TMT/21) from 9m to 10m for Existing House B was approved by TPB ("**Approved S16 Scheme**"). In accordance with the Approved S16 Scheme, a set of GBPs were approved on 11 February 2010 for three (3) domestic storeys including one (1) storey of carport, which forms the Existing House B ("**Approved GBPs B**"). Existing House B is designed with a flat roof and of a more regularly shaped / box-like development (***Photo 1.4*** refers). The overall BH is approx. 10m at main roof level (approx. +54.6mPD) and approx. 12.8m at top roof level (+57.4mPD) including roof top structure.

[1] *According to PNAP APP-5 by the Buildings Department revised in May 2019, the minimum height of rooms for habitation or office for health reason is 2.5m measured from floor to ceiling, which applies generally to both flats and houses. A maximum storey height for house of 4.5m may be accepted by BD for the purposes of regulation 23(3)(a) of the B(P)R.*

4.2.3 The existing two houses are situated on either end of the Site and segregated by a stand-alone outdoor swimming pool of Existing House A in the centre. Due to the NBA restriction, both Existing House A and Existing House B are setback of approx. 3.05m at northwestern and southeastern boundary and approx. 4.57m at northeastern and southwestern boundary (***Figure 4.1*** and ***Appendix 1*** refers).

4.2.4 It is important to note that the BHs of both Existing Houses A and B exceeded the BHR stipulated on the Approved OZP of 9m. Overlay Plans of (i) Approved GPBs and Current Master Layout Plans (MLPs), (ii) House A Section Plan of Approved GBPs and Proposed Residential Redevelopment; and (iii) House B Section Plan of Approved GBPs and Proposed Residential Redevelopment in ***Figures 4.1 to 4.3***.



Legend

- Approved GBPs (2010)
- Proposed Residential Redevelopment

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FIGURE 4.1 OVERLAY OF APPROVED GBPS AND CURRENT MASTER LAYOUT PLAN

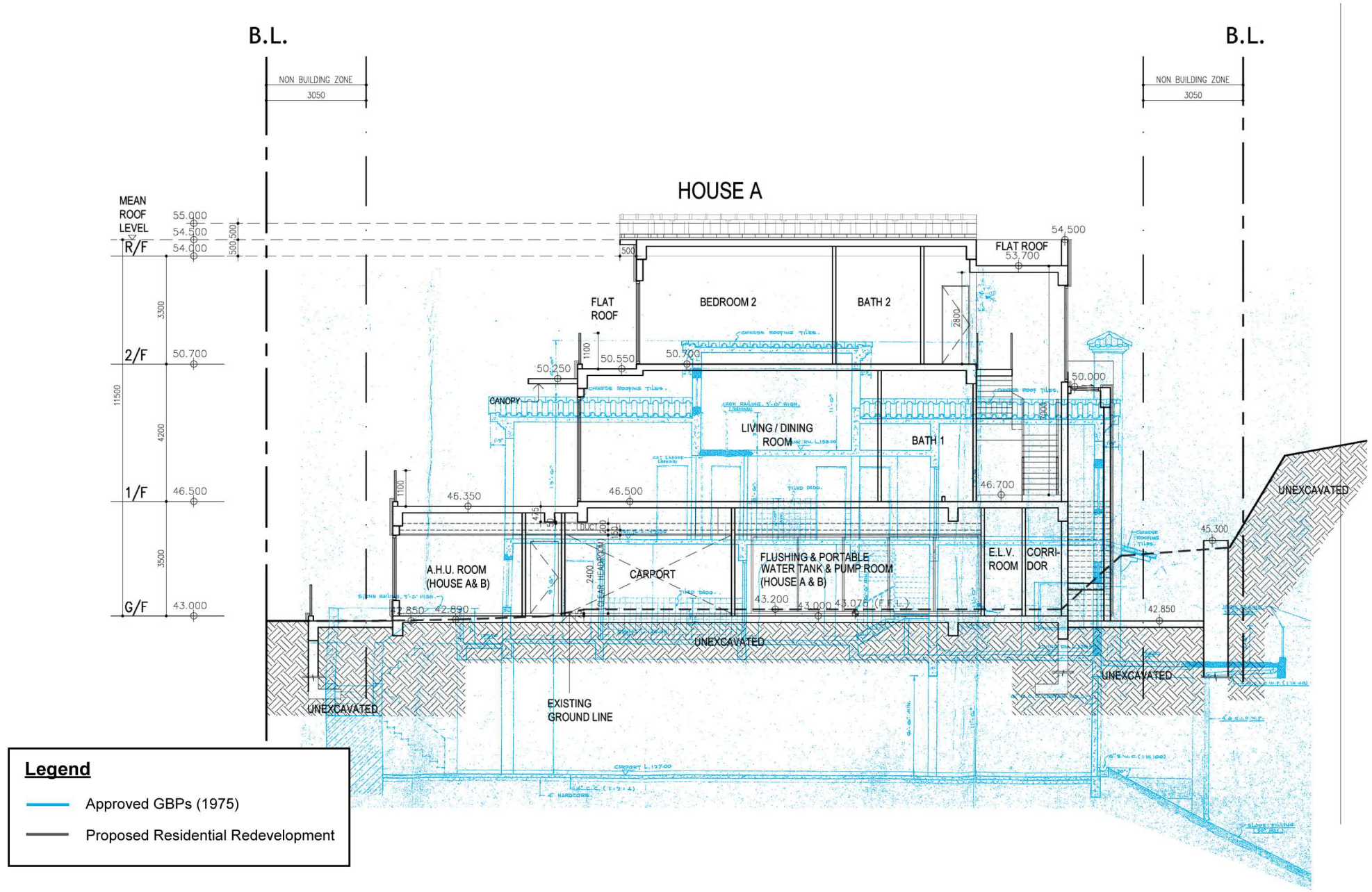

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FIGURE 4.2 OVERLAY OF HOUSE A SECTION PLAN OF APPROVED GBPS AND PROPOSED RESIDENTIAL REDEVELOPMENT

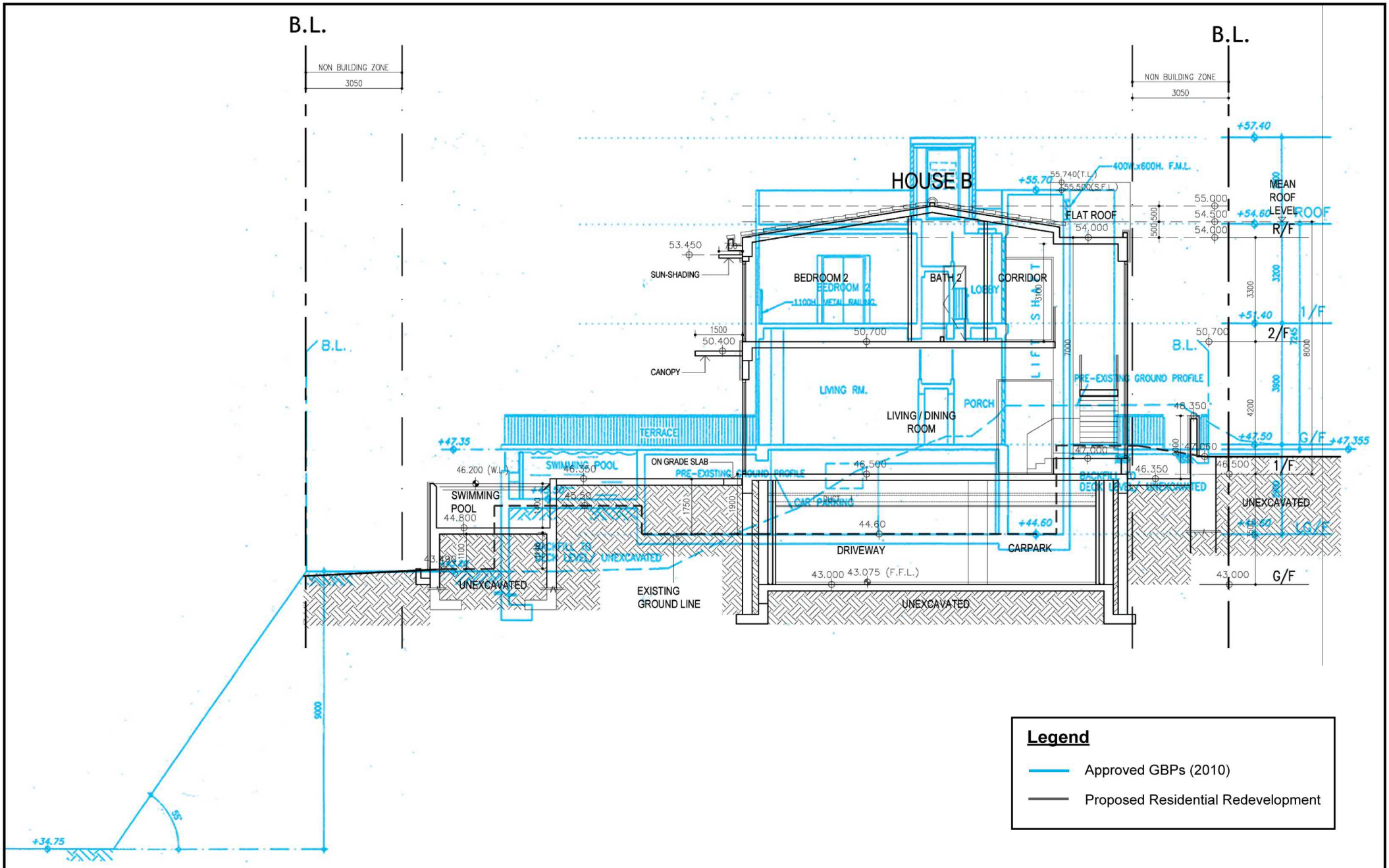

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FIGURE 4.3 OVERLAY OF HOUSE B SECTION PLAN OF APPROVED GBPS AND PROPOSED RESIDENTIAL REDEVELOPMENT

4.3 Proposed Residential Redevelopment

4.3.1 The Proposed Residential Redevelopment comprises two (2) houses, namely House A and House B at the southeastern portion of the Site. The domestic portion of the Site is setback further from the lot boundary of Fung Sau Road by approx. 45m (at House A) to accommodate extensive landscaping, a water pond and a landscaped pavilion in the front garden.

4.3.2 Both proposed houses are three (3) storeys in height including one (1) storey of carport at G/F. The Proposed Residential Redevelopment adopted a pitched roof design and has an overall BH of approx. 11.5m (at mean roof level). The proposed two houses share a common landscaped terrace with an outdoor infinity swimming pool and a landscape deck at 1/F platform. A common / disabled lift is accessible at all levels, serving both Houses A and B. The lift shaft on R/F is approx. +55.74mPD at top level, which is in accordance with the BHR requirements in the Joint Practice Notes No. 5 ("**JPN 5**").

4.3.3 Similar to the existing developments, the G/F of both houses are occupied by carport, Electrical and Mechanical ("**E&M**") / plant rooms, flushing water tank and pump room. The 1/F, where the main entrances for residents are located, contains living / dining rooms and kitchen for both houses as well as family room for House B. A recreation facility (clubhouse) with disabled lavatory is also located on the same floor which is shared between the two houses. The 2/F accommodates the bedroom areas for both houses with balcony / flat roof and canopies above to provide shelter and sun-shading effect on the residential entrances.

4.3.4 The proposed vehicular ingress/egress is maintained at Fung Sau Road on the northern end of the Site. The G/F will accommodate a total of Four (4) ancillary car parking spaces including One (1) disabled parking space.

4.3.5 Architectural drawings for the Proposed Residential Redevelopment are furnished in ***Appendix 1.*** A comparison table of Development Parameters between the OZP Compliant Scheme, the Approved GBPs and the Proposed Scheme is provided in ***Table 4.1***. An overlay of the Master Layout Plan ("**MLP**") and Sections of the Approved GBPs and the Proposed Residential Redevelopment are also attached in ***Figures 4.1 to 4.3*** to demonstrate the minor differences between BHs and FTFHs among the two schemes.

Table 4.1: Comparison of the Development Parameters

Development Parameters	OZP Compliant Scheme [a]	Approved GBPs (approved on 11.2.2010 and 27.9.1974) [b]	Proposed Scheme [c]
Application Site Area (m^2)	Approx. 2,588.30		
Plot Ratio (PR)	Max. 0.3	Approx. 0.299855 (rounded up to 0.3)	Approx. 0.3 *1
Gross Floor Area (GFA) (m^2)	N/A	Approx. 776.115	Approx. 776.49 *1
Site Coverage	Max. 40%	Approx. 14.95%	Approx. 40% *1
No. of Residential Blocks	N/A	2	2*2
No. of Storeys	3 including 1 storey of carport	3 including 1 storey of carport	3 including 1 storey of carport
Building Height (BH) in metres Mean Roof Level (excluding roof structure) House A House B Highest Roof Level (including roof structure) House A House B	Approx. 9m	 Approx. 10.248m*3 Approx. 10m*4 Approx. 12.801m*3 Approx. 12.8m*4	 Approx. 11.5m Approx. 12m*5
BH in mPD Mean Roof Level (excluding roof structure) House A House B Highest Roof Level (including roof structure) House A House B	N/A	 Approx. 48.958mPD*3 Approx. 54.6mPD (flat roof) Approx. 51.511mPD*3 Approx. 57.4mPD (flat roof)	 Approx. 54.5mPD Approx. 55mPD*5
No. of Ancillary Car Parking Spaces	N/A	House A: Unknown House B: 4	4 (including 1 disabled)

Remarks

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

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

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

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

*5 The highest roof level of the Proposed Residential Redevelopment refers to the top ridge level of Houses A and B. The flat roof level of the lift shaft between House A and B is approx. 55.74mPD.

4.4 Architectural Design Intent

4.4.1 The design concept of the Proposed Residential Redevelopment is to create a bespoke resort in house design with a comfortable living space that evokes relaxation, luxury and connection with nature, but confining of a private residence. The design also takes inspiration from the intentions of Joint Practice Note No. 1 for "Green and Innovative Buildings" to provide "green" architecture that integrates fully with the low-rise building profile of the surrounding development and the surrounding natural topography. The building's mass and orientation are strategically designed to maximise façade exposure toward the view, while thoughtfully integrating the adjacent garden area into the overall spatial composition.

4.4.2 With the vision in mind, the domestic blocks of the Proposed Residential Redevelopment have significantly setback from Fung Sau Road (approx. 45m from lot boundary) to incorporate an extensive landscaped garden with a water pond at the northwestern-end entrance of the Site. The landscaped water pond is to create a tranquil, resort-like welcoming atmosphere and a sense of comfort for the residents away from the hustle and bustle of city area. Notwithstanding, a design improvement to minimise the visual impact of the building bulk of the domestic blocks when viewed from Fung Sau Road.

4.4.3 Compared to the existing developments where two detached houses are segregated from one another afar, the Proposed Residential Redevelopment seeks to incorporate a more integrated and organic design with two houses adjoining one another over a shared communal podium on 1/F where the main entrances, living / dining and recreational areas for the residents are located. An outdoor infinity swimming pool of approx. 21.7m (l) x 3.6m (w) x 1.4m (h) and a landscape deck are featured at the southeastern end of the communal podium to cater for residents' recreation and leisure needs. The strategic positioning and design of the infinity pool is to align the pool edge with the boundless sea horizon overlooking the Inner Port Shelter (Sai Kung Hoi), creating a seamless transition with the natural landscape. The infinity pool offers a sense of relaxation for residents that further strengthens the vacation-like setting and getaway ambience of the Proposed Residential Redevelopment seeks to resemble. The landscaped deck adjacent to the pool is to visually integrate the pool with the surrounding natural landscape and harmonise with the hillside setting. The featuring of water elements in the form of an extensive landscaped pond, together with a landscaped deck and pavilion, adds to the aesthetic appeal of the overall development and echoes the theme of peace and connection with nature.

4.4.4 Apart from the natural integration, the Applicant takes the opportunity in this minor relaxation of BHR to achieve a more quality living environment with a higher FTFH of approx. 4.2m at 1/F and approx. 3.3m at 2/F living / dining and bedroom areas to meet the current modern standard for habitable living for houses. It also complies with the maximum allowable height under BD's PNAP APP-5 and echoes with the theme of resort-living. Tall windows will be adopted to maximize natural lighting and air ventilation entering the interior living environment. Overhead skylights are also provided, allowing daylighting for the enclosed stair hall, offering energy-efficient illumination and visual interest to the vertical circulation space.

4.4.5 The external finishes of the Proposed Residential Redevelopment will be of natural stone which aligns with the aesthetic and prestigious characteristics of the neighbourhood. The adoption of pitched roof design is complementary to the existing urban character that dominates Fung Sau Road, such as Fung Sau Terrace and Asiaciti Gardens. The pitched roof form reflects coastal vernacular style, creating a warm, residential character that harmonises with the seaside and mountain context. The choice and colour of the external finishes together will be confirmed at the detailed design stage to allow the Proposed Residential Redevelopment to integrate with the surrounding low-rise development and natural setting.

4.4.6 Moreover, the Proposed Residential Redevelopment has incorporated NBA zones of 3.05m in width on the northwestern and southeastern boundary and 4.69m in width on the northeastern and southwestern boundaries of the Site as referenced on the Adopted Departmental Plan to maintain building separation with the adjacent developments.

4.5 Proposed Landscape Design

4.5.1 A Landscape Proposal and Tree Preservation and Removal Proposal is prepared for the Proposed Residential Redevelopment as furnished in ***Appendix 4*** of the SPS. The Landscape Master Plan ("**LMP**") demonstrates that the redevelopment will help improve and enhance the existing landscape value and amenities of the Application Site.

4.5.2 The landscape design aims to integrate the Proposed Residential Redevelopment with the existing and planned landscape context, while maximizing greening opportunities on the Site and respecting the natural environment currently occupied by a large vegetation cluster with parts previously used as a garden. The landscaping is divided into two (2) main areas; 1) the Front Water Garden; and 2) the Outdoor Communal Landscape and Swimming Pool Area. Beautiful garden settings are created for the bespoke resort house, responding to both the design character of the architecture, together with the surrounding environment, taking inspiration from natural landscape character and topography.

Front Water Garden

4.5.3 A row of trees is lined along the entrance driveway and a feature tree is proposed at the entrance to enhance the arrival experience and create a lush and tropical character for the residence. A large front garden with water pond at the entrance located to the southwestern side to the Site. This provides a secluded natural setting and act as a buffer for the villa with a series of rock garden terraces creating a screen from the entrance. Views of the landscape are gradually revealed along the sloped driveway extending from Fung Sau Road at approx. 37mPD to approx. 42.85mPD to expose a tranquil water garden. The water garden serves a strong frontage to the villa while embracing the connection with the surrounding natural landscape. A mix of native and ornamental plants are proposed to develop a strong biophilic design mimicking the existing street character of Fung Sau Road. An informal stone pathway meanders along the southern edge of the water garden connecting the entrance driveway to the arrival courtyard allowing for views of the garden and the extensive ocean views to the south. A Pavilion is located near the front boundary to allow users to be engaged in the tranquil lush water garden setting. Users can enjoy tea sessions at various time of the day while appreciating the water garden and views of the houses in the background.

Outdoor Communal Landscape and Swimming Pool Area

4.5.4 A linear pool deck embraces the immediate external landscape of the villa with an infinity edge swimming pool visually connecting to the ocean views while reinforcing the geometric character of the villa. The extensive deck allows room for external landscaping area. To the front of the infinity pool an existing *Euphorbia antiquorum* and a row of palm trees are retained to reinforce the resort character of the villa and create some privacy while allowing ocean views from the deck through the canopies. Steps from the pool deck are provided connecting the arrival courtyard and water garden to the west and to a small intimate landscape deck to the east of the Site. The landscape treatment will help bring the nature into the development, as well as helping to soften the appearance of the building and provide a tranquil environment for the future residents.

Treatment to Peripheral Area

4.5.5 Lush planting is featured along the periphery of the Site to provide a smooth transition with the surrounding environment. A row of canopy trees along the driveway from the vehicular entrance at Fung Sau Road to the arrival courtyard of the Proposed Residential Redevelopment and overflowing of climbers from the natural stone wall at the northwestern periphery of the Site creates a strong sense of arrival at a luxury / resort-like destination. Existing trees, shrubs and palms are retained at the southeastern and southwestern peripheries acting as a green buffer to soften the development edges and enhance visual integration with the swimming pool. Various ornamental and native trees and shrubs are featured at the western periphery adjacent to Fung Sau Road for screening purposes to preserve the privacy of the Proposed Residential Redevelopment and reinforce the resort-like, nature-integrated design to connect to the front water garden and

improving the visual amenity of the Site.

Tree Survey

4.5.6 Maximum care has been taken in the landscape design to minimise disturbance to the existing vegetation within the Application Site. A total of 47 trees were surveyed at the Site as demonstrated in the Tree Survey Plan (***Appendix 4*** refers), in which 18 trees will be retained, 2 trees proposed to be transplanted and 27 trees proposed for felling due to poor health condition, low amenity value or on inaccessible slope etc. The 28 compensatory trees (i.e. with a minimum 1:1 ratio in terms of quantity) which predominately located within the northwestern periphery of the Site to reinforce the privacy of the Proposed Residential Redevelopment.

4.6 Proposed Fire Fighting Installation Works

4.6.1 All necessary fire service provisions have been accommodated on Site to comply with Fire Service requirements, including a 78,000-Litre rainwater harvesting tank located at LG/F underneath the front garden separated from the two houses with rainwater pump room and water meter room. While a 18,000-Litre F.S. water tank and their associated pump rooms and separate flushing, portable water tank and pump room (House A and B) and A.H.U Room (House A & B) are located at G/F adjacent to the carparking area (***Appendix 1*** refers).

4.6.2 According to the Practice Notes for Authorised Persons ("**PNAP**") APP-151 and ADM-2, the provision of flushing and potable waters and pump rooms located on LG/F are considered as "disregarded GFA" under Building (Planning) Regulations ("**B(P)R**") 23(3)(b). The only GFA accountable on LG/F is the storeroom and lavatory. A GFA calculation diagram indicating the areas that are accountable and non-accountable is provided in ***Appendix 1*** for easy reference. Details of the GFA to be exempted from the calculation will be provided at the GBP's Submission Stage for the approval of the Building Authority.

4.6.3 Please note in accordance with Regulation 30 of the B(P)R, natural lighting and ventilation will be provided to the kitchens of all flats. Details will be provided at the GBPs submission stage.

4.6.4 As the Applicant is proposing redevelopment at the Site, the electricity provision has been reassessed accordingly. Thus, new installations will be provided to meet the current standards and requirements of the CLP Power Hong Kong Limited ("**CLP**").

4.7 Proposed Site Formation Works

4.7.1 There is no slope feature identified within the Site. Nonetheless, the partially sunken design of the Proposed Residential Redevelopment would require excavation and filling works within the Application Site to help level the site formation levels of Houses A and B. It will alter the existing landform and the landscape character within the Site due to conflict with the development. All site formation works are confirmed within the building lots within the R(C)3 zone. A Geotechnical Planning Review Report is provided in ***Appendix 5***. An Excavation and Lateral Support ("**ELS**") plan will be submitted to Buildings Department ("**BD**") separately for any approval for excavation works deeper than 2.5m, and greater than 5m in length. Detailed design of the ELS works will be provided under separate submission, if required, at the detailed design stage.

4.7.2 Precautionary measures will be taken into account against heavy rainfall and typhoons during the proposed excavation works. Any necessary supporting measures will be addressed in the detailed design stage.

5. PLANNING JUSTIFICATIONS FOR PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION

5.1 Innovative and Integrated Design to Accommodate Site Constraints

5.1.1 As opposed to existing developments, which are two stand-alone detached houses with different architectural styles appearing visually and physically segregated from each other, the Proposed Residential Redevelopment reflects the Applicant's intention to amalgamate the individual lots within the Site in order to promulgate a more desirable spatial environment with better urban design.

5.1.2 The minor relaxation of BHR from 9m to approx. 11.5m (at mean roof level) to allow for a 3-storey development is consistent with the Existing Development, which merely to retain the degree of design flexibility allowed. The minor relaxation will facilitate a thoughtful, organic yet integrated design to better respond to the hilly topographical features of the Site and seamlessly fit in with the prestigious setting and local character of the low-rise residential neighbourhood in Tai Mong Tsai area.

5.1.3 The Proposed Residential Redevelopment is carefully designed to be significantly setback from the street boundary by a minimum of 45m at Proposed House A, while Proposed House B is setback further towards the rear of the site. This is to allow an extensive landscaped water garden near the vehicular entrance fronting Fung Sau Road, with a view to marry in with the existing topography within the Site, which includes a significant level difference of up to approx. 13.8m as stated in ***Para. 2.3.1***. In addition, the setback of the domestic portion also provides more on-site landscaping opportunities and maintains sufficient open areas within the Site for healthy living.

5.1.4 Furthermore, the Applicant also intended to overcome the significant ground level difference without further carrying out extensive excavation, filling of works or reducing the number of storeys which may lead to underutilising the development potential of the Site or potential disturbance to the natural environment. As such, the Applicant has lowered the site formation level of Proposed House B to approx. +43mPD (i.e. a reduction of approx. 1.6m) in order to level to the same existing ground line level aa Proposed House A (i.e. approx. +43.17 to +43.2mPD) being the common ground levels of both houses (i.e. approx. +43mPD). The carport at Existing House B will also be largely maintained to minimise soil filling, environmental disturbance and enhance cost-effectiveness. An excavation of approx. 1.6m will be carried out from the carport level at Existing House B (approx. +44.6mPD) to overcome the level differences within the domestic portion and to better align and integrate the two houses for accessibility and efficiency purposes. The proposed integrated design aligns the two houses together so that they are no longer separate entities as in the current condition. Particularly, a common lift provision, staircases and a communal terrace are proposed on the same level as 1/F (approx. +46.5mPD), which houses the major amenities (i.e. infinity pool and recreational activities area) for residents' recreational and leisure uses. The common lift also allows for barrier-free access to cater for the mobility needs of future residents.

5.1.5 In this regard, the innovative design approach not only minimises the visual impact of the building bulk from street level but also reinstates its architectural design intent to provide a bespoke resort house and private natural retreat which blends in with the green environment.

5.2 Higher Floor-to-Floor Height to Fulfil Modern Habitable Need

5.2.1 The minor relaxation of BHR enables a higher FTFH as outlined in ***Section 4.4***, with an approx. 4.2m and 3.3m FTFH on 1/F and 2/F for domestic use and approx. 3.5m FTFH on G/F carport. The proposed maximum 4.2m FTFH at 1/F fully complies with the maximum allowable for habitation for health reasons under PNAP APP-5 and is comparable to the modern living standard for resort-like, luxury living environment that the Applicant envisions in the Proposed Residential Redevelopment. The higher FTFH could improve the health and well-being of inhabitants by allowing better indoor air ventilation and natural lighting, which will promote the quality of life of the residents and the sustainability of the living environment.

5.2.2 The proposed FTFH of 3.5m at G/F carport is also considered reasonable to fulfil the operational

requirements for car parking and associated ancillary facilities. The FTFH includes a minimum clear headroom for car park of 2.4m which is in accordance with PNAP APP 111 with additional heights for a 150mm false celling, 200mm ductwork, 625mm beam, 75mm floor finish and a 50mm allowance for duct support. This could not be accommodated under the OZP Compliant Scheme of a FTFH of 2.8m (with a bare minimum of 2.4m clear headroom), which the beams must be partially inverted. This may pose risks of potential structural failures, durability concerns and safety risks. Compared to the OZP Compliant Scheme, the increase in FTFH allows for the additional height to better meet the operational requirements and ancillary facilities while ensuring proper ventilation and smoke control etc to enhance the safety of the development.

5.2.3 In addition, the proposed FTFHs of the Proposed Residential Redevelopment align with the current modern standards for houses. The FTFHs of 3.5m for G/F carport, 4.2m for 1/F living/dining and recreational purposes, and 3.3m for 2/F bedroom are considered relatively on the low side and consistent with the FTFHs for various approved S16 Planning Applications in the "R(C)" zones in the Sai Kung District and other district planning areas in the last 10 years, as tabulated in ***Table 5.1***.

5.2.4 Moreover, the FTFHs of the Proposed Residential Redevelopment are compatible with the FTFHs of other residential developments that are built within "R(C)" zone in the last 5 years such as *Whitesand Cove* in Sai Kung, *One Stanley* and *18 Camel Road* in Stanley and *50 La Salle Road* in Kowloon Tong. The FTFHs of carports, rooms with living/dining purposes and bedrooms of these developments ranging from 2.83-4.2m, 4.2-4.45m and 3.5-4.5m respectively. Therefore, the proposed FTFH is not incompatible with other approved and built developments.

Table 5.1 Relevant Approved S16 Planning Applications for Minor Relaxation of BHR in "R(C)" zones in the last 10 years

TPB Ref No.	Applied Use	Address	OZP / Zoning	FTFH	Approval Date
(1) Sai Kung District Planning Area					
A/SK-HC/364	Minor Relaxation of BHR for Permitted House Development from 9m to 11.3m	Lot 214 in D.D. 219 and the Extension thereto and Adjoining Government Land, Tin Shek Road, Sai Kung, New Territories	"R(C)2" on Draft Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/12	• B/F (Carpark): 3.3m • G/F (Domestic): 4.5m • 1/F (Domestic): 3.5m	Approved on 6.6.2025
A/SK-CWBN/41	Minor Relaxation of BHR for Permitted House Development from 9 to 11.2m	Lot 540 in D.D. 238, 30 Hang Hau Wing Lung Road, Sai Kung, New Territories	"R(C)3" on Approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6	• B/F (Carport): 3.7m • G/F (Living/Dining): 4.2m • 1/F (Bedroom): 3.3m	Approved on 14.9.2016
(2) Other District Planning Areas					
A/K18/349 and 350	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Permitted House Use	New Kowloon Inland Lot No. 714, 3 and 5 Lincoln Road, Kowloon Tong, Kowloon	"R(C)1" on Approved Kowloon Tong Outline Zoning Plan No. S/K18/21	• B/F (Carpark): 4.36m • G/F (Living/Dining): 4.5m • 1/F (Bedroom): 3.5m	Approved on 05.9.2025
A/K18/342	Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Permitted House Use	14 Kent Road, Kowloon Tong, Kowloon	"R(C)1" on Approved Kowloon Tong Outline Zoning Plan No. S/K18/21	• B/F (Carpark): 5.9m • G/F (Living/Dining): 4.5m • 1-2/F (Bedroom): 3.5m	Approved on 4.3.2022
A/K18/326	Minor Relaxation of PR Restriction from 0.6 to 0.6862 and BHR from 3 to 4 storeys for Permitted House Development	147 Waterloo Road, Kowloon Tong, Kowloon	"R(C)1" on Approved Kowloon Tong Outline Zoning Plan No. S/K18/21	• B/F (Carpark): 3.6m • G/F (Living/Dining): 4m • 1/F (Bedroom): 3.5m	Approved on 3.8.2018
A/K7/113	Minor Relaxation of BHR from 2 to 3 storeys for Permitted House Development	No. 36A Braga Circuit, Ho Man Tin, Kowloon (Kowloon Inland Lot 2657 S.A ss.11 S.A ss.1)	"R(C)" on Approved Ho Man Tin Outline Zoning Plan (OZP) No. S/K7/2	• B/F (Carpark): 3.85m • G/F (Living/Dining): 4.5m • 1/F (Bedroom): 3.5m	Approved on 9.6.2017
A/K7/112	Minor Relaxation of Plot Ratio from 0.6 to 0.6513, 0.6634, 0.6446 and Building Height Restrictions from 2 to 3 storeys for Permitted Residential Redevelopment	Nos. 10, 12 and 14 Braga Circuit, Ho Man Tin, Kowloon (Kowloon Inland Lot Nos. 6812RP, 6813RP and 6814RP)	"R(C)" on Approved Ho Man Tin Outline Zoning Plan No. S/K7/24	• B/F (Carpark): 3.85m • GF (Domestic): 4.5m • 1/F (Domestic): 3.5m	Approved on 24.6.2016

5.3 In Line With Statutory Planning Intention

5.3.1 The Proposed Residential Redevelopment is in line with the statutory planning intention in respect of the "R(C)3" zone of the Approved OZP, which is intended primarily for low-rise, low-density residential developments. The Proposed Residential Redevelopment has a maximum PR of 0.3, SC of not more than 40%, and maximum BH of 9m and 3-storeys, including 1 carport as permitted under "R(C)3" zone.

5.3.2 The proposed minor relaxation of BHR from 9m to 11.5m (at mean roof level) does not jeopardise the rationales for imposition of the development restrictions, which is to reflect the existing and committed developments and to preserve the existing intensity and character of the developments blending in with the surrounding natural environment while avoiding overtaxing the limited infrastructure in the neighbourhood.

5.3.3 To maintain the established character and amenity of the Tai Mong Tsai area, the Applicant has carefully considered the natural topography, surrounding building profile and respectful landscape design in the Proposed Residential Redevelopment. The proposed architecture, disposition, building setback and incorporation of better building design and landscape provisions collectively enable the Proposed Residential Redevelopment to blend in with the existing character and surrounding natural environment. The proposed minimum setback of approx. 45m (at Proposed House A) from the lot boundary of Fung Sau Road represents an increase setback of over approx. 27.8m to 33.5m from the Existing House A, creating a sense of openness that enhances the visual appeal of the streetscape and visually makes the Proposed Residential Redevelopment appear insignificant from the streetscape. The incorporation of an extensive landscaped area with water pond and landscaped pavilion in the front setback area and the infinity pool as outlined in ***Section 4.4*** also resembles the Applicant's endeavour to integrate the Proposed Residential Redevelopment with nature and respect the surrounding topography. The proposed pitched roof design is also in line with the adjoining developments on the southeastern side of Fung Sau Road, as shown in ***Photos 5.1 and 5.2***.

5.3.4 The external façade materials, dominated by timber and stone cladding, are also chosen to offer natural textures that will be harmonious with the surrounding hilly landscape and vegetation clusters of the Site, subject to detailed design. The Proposed Residential Redevelopment will be highly compatible with both the prestigious residential area and the natural setting.

5.3.5 With no increase in the development intensity compared to the existing developments except BHR, no additional development impact on road capacities or utility services is anticipated.

5.4 Compatible with Surrounding Developments

5.4.1 Despite adopting a pitched roof design with a sloping ceiling, the mean roof level of the Proposed Residential Redevelopment (at approx. +54.5mPD) is consistent with the mean roof level of Existing House B which has a flat roof design (at approx. +54.6mPD). The top roof levels of the Proposed Residential Redevelopment (approx. +55mPD at top ridge level and approx. +55.74mPD with lift shaft) are lower than that of Existing House B (at approx. +57.4mPD) by approx. 2.4m and approx. 1.66m respectively. It is therefore considered comparable to the existing condition in terms of BH. Furthermore, as no minor relaxation of PR and SC will be sought in this S16, the Proposed Residential Redevelopment is considered not incompatible with the surrounding developments in terms of scale, massing and development intensity.

5.4.2 The Proposed Residential Redevelopment has been carefully designed to integrate with the surrounding low-rise building height profile, landscape and rural character. The Architect has taken special consideration to ensure that the design and orientation of the Proposed Residential Redevelopment will minimise the impacts on the surrounding natural environment and is also in line with the adjacent residential developments. As outlined in ***Section 4.4***, the pitched roof design is adopted in the Proposed Residential Redevelopment to offer a classic and timeless look which blends in with the surrounding low-rise developments with pitched roof design on Fung Sau Road

(***Photos 5.1 and 5.2*** refer)

5.4.3 In this regard, the proposed BH relaxation is compatible with the adjacent residential developments, which are predominantly 3-storey residential developments with BH of mostly above 9m excluding rooftop structure.



Photo 5.1 **Fung Sau Terrace, No. 2 Fung Sau Road, Sai Kung**



Photo 5.2 MORAIS, No. 10 Fung Sau Road, Sai Kung

Photos 5.1 and 5.2 **Surrounding Developments with Pitched Roof design on Fung Sau Road**

5.5 Established Planning Precedent

5.5.1 Apart from the approved S16 Planning Application by TPB on 10 October 2008 for minor relaxation of BHR 9m to 10m (TPB Ref. A/SK-TMT/21) in Plot B within the Application Site, there are several TPB Approvals for similar Applications for Minor Relaxation of BHR for house developments in the "R(C)" zones and its sub-areas within the Sai Kung District and in other Districts (***Tables 5.1*** in ***Section 5.2*** refers).

5.5.2 With reference to ***Table 5.1*** in Section 5.2 above, applications for minor relaxation of BHR for residential developments (house) are not unprecedented. In particular, the two (2) relevant approved S16 Planning Applications in the "R(C)" zone in Sai Kung District Planning Area (i.e. TPB Ref. A/SK-HC/364 and A/SK-CWBN/41) both apply for minor relaxation of BHR up to approx. 11.3m and 11.2m, respectively, to put forth redevelopment proposals of 3-storey houses including 1 level of carport/carpark use, which is similar to the design and BH of the Proposed Residential Redevelopment (i.e. 3 storeys, including 1 carport and BH of 11.5m). While the two precedents adopt an underground carpark which lowers the BH visible aboveground, the Proposed Residential Redevelopment also adopt the lower existing ground level for both houses with excavation works which shares similar design merit.

5.5.3 In addition, the Proposed Residential Redevelopment also share a similar FTFH and design composition for the six (6) relevant S16 Planning Applications approved by TPB for Minor Relaxation of BHR in the last ten years in other Districts, as tabulated in ***Table 5.1*** of ***Section 5.2*** above.

5.6 No Adverse Visual Impact

5.6.1 The Application Site is located within Tai Mong Tsai, which is a well-established low-rise residential area and can only be accessed via Fung Sau Road. Given the proposed BH of 11.5m (at mean roof level) is similar to other residential developments within the Tai Mong Tsai area that are also situated at a higher site level. The Proposed Residential Redevelopment ("**Proposed Scheme**") is therefore not visually prominent from public viewpoints and will not result in any adverse visual impact on the surrounding area given that the Site is surrounded by developments of similar scale in the vicinity and proposed landscaping.

5.6.2 This section evaluates the visual impact of the Proposed Scheme by comparing it with the existing condition and the OZP Compliant Scheme. An Initial Assessment Area is delineated to cover the area of visual influence within which the Proposed Scheme is pronouncedly visible from key sensitive viewers, which is set out with regard to the BH and size of the development, the site context, the distance and location of sensitive viewers. Reference is made to the Initial Assessment Area Boundary of TPB PG-No 41, which is equivalent to approximately three (3) times the overall BH of the Proposed Scheme, i.e. a radius of about 34.5m when adopting the proposed BH of 11.5m at the mean roof level (***Figure 1 of Appendix 3*** refers).

5.6.3 Five (5) local Viewpoints ("**VPs**"), which are commonly patronised by the public, have been selected to best represent the key visual receivers looking towards the Proposed Residential Redevelopment (***Figure 1 of Appendix 3*** refers). These include the following:

- Viewpoint 1 (VP1): View from Sha Ha Beach
- Viewpoint 2 (VP2): View from Tai Mong Tsai Road Bus Stop
- Viewpoint 3 (VP3): View from Hiking Trail in Sai Kung West Country Park
- Viewpoint 4 (VP4): View from Emerald Bay outside Victoria Recreation Club
- Viewpoint 5 (VP5): View from Fung Sau Road

5.6.4 Photomontages at ***Figures 2 to 6 of Appendix 3*** illustrate the existing condition and OZP Compliant Scheme against the Proposed Scheme.

Viewpoint 1 (VP1): View from Sha Ha Beach (*Figure 2* of *Appendix 3 refers*)

5.6.5 This is a long-range static VP with a distance of approx. 1.77km and is further west of the Application Site. Sha Ha Beach is located next to the Sha Ha Village in Sai Kung, facing Sai Kung West Country Park. This VP is a popular recreational spot for water sports activities such as kayaking and canoeing and is frequented by local residents and visitors / tourists for walking, resting, leisure or sightseeing purposes. The visual sensitivity of this VP is considered ***low*** as this VP is far away from the Site.

5.6.6 **Visual composition:** As shown in the Photomontage in ***Figure 2 of Appendix 3***, this VP is dominated by the kayaks and paddles on the beach and the sea horizon against a hilly backdrop with several low-rise housing and an open sky. The Proposed Scheme will blend in with the surrounding low-rise housing scattered within the hilly vegetation with compatible scale, massing and height. No significant difference compared to the OZP Compliant Scheme.

5.6.7 **Visual obstruction:** Neither the OZP Compliant Scheme nor the Proposed Scheme will have adverse impact on the visual openness at this VP.

5.6.8 **Effect on public viewers:** As the VP is far away from the Site and is partially screened by the natural landscape features on the mountain, the Application Site is barely visible to public viewers. The effect of visual change is considered negligible.

5.6.9 **Effect on visual resources:** Similar to the Existing Condition and the OZP Compliant Scheme, the Proposed Scheme will integrate with the surrounding low-rise residential developments and the mountain backdrop with no obstruction to the ridgeline or open sky backdrop. The condition, quality and character of the assessment area will not be degraded.

5.6.10 In this regard, the visual effect from this VP is considered ***negligible***.

Viewpoint 2 (VP2): View from Tai Mong Tsai Road Bus Stop (*Figure 3* of *Appendix 3* refers)

5.6.11 This short-range static VP is located approx. 90m southwest of the Application Site, which is adjacent to the bus stop along Tai Mong Tsai Road. The VP represents nearby local residents and pedestrian passers-by in the Fung Sau Road residential area. This visual sensitivity is considered ***medium*** as the VP is in proximity to the Site despite being completely obstructed by the natural vegetation in the foreground.

5.6.12 The level at which the Tai Mong Tsai Road Bus Stop is located is approx. +19.6mPD while Fung Shau Road is situated uphill between approx. +22.9mPD to +39.7mPD (***Figures 2.1*** and ***2.2*** refer). According to ***Figure 3 of Appendix 3***, the Application Site in all scenarios are fully screened due to the steep slope and dense vegetation cluster / mature trees in the foreground. In light of the above, the resultant visual impact from the Proposed Scheme is considered ***negligible*** from this VP.

Viewpoint 3 (VP3): View from Hiking Trail in Sai Kung West Country Park (*Figure 4* of *Appendix 3* refers)

5.6.13 This is a long-range kinetic VP with a distance of approx. 800m southwest of the Application Site from the hiking trail in Sai Kung West Country Park. The VP is a bird-eye view from the hiking trail, which overlooks the natural coastline and Inner Port Shelter (Sai Kung Hoi), where several yachts are moored and the outlying islands against the open sky. This VP represents the users of the trail for exercising, leisure and recreational purposes and for users who wish to enjoy the view of the Sai Kung Peninsula and Inner Port Shelter (Sai Kung Hoi). Given the recreational nature and direct bird-eye view, the visual sensitivity of this VP is considered ***medium-high*** despite the long-range distance.

5.6.14 **Visual composition:** As illustrated by ***Figure 4 of Appendix 3***, the Site is located at the top of

the mountain to the southeast of Floral Villas, among the cluster of low-rise and low-density residential developments along Fung Sau Road. Blocks of white low-rise residential developments of Floral Villas and the dense vegetation growth along the mountainside dominate the foreground of this VP. Both the OZP Compliant Scheme and the Proposed Scheme will blend in seamlessly with the nearby low-rise residential developments in the neighbourhood with similar massing, scale, form and pitched roof design.

5.6.15 **Visual obstruction:** Both the OZP Compliant Scheme and Proposed Scheme will largely preserve the open sky view and the visual openness will remain the same. The degree of visual obstruction is considered negligible.

5.6.16 **Effect on public viewers:** The VP is located on the hiking trail where the public enjoys the views of Sai Kung Peninsula and Inner Port Shelter (Sai Kung Hoi). It is apparent that in the Existing Condition the Existing House A and Existing House B appear visually segregated by a dense vegetation cluster in the middle of the Site and are seen as two separate standalone houses due to their variation in architectural styles. Existing House B also appears distinctive and different from the design of its immediate residential developments, with a darker and modernist outlook. The Proposed Scheme will bring forth an improvement through the integration of two houses. Nevertheless, the roof level of House B is consistent between the OZP Compliant Scheme and the Proposed Scheme, and there is no noticeable difference among the two schemes demonstrated in the photomontage with the slight increase of BH. The effect of visual change is regarded as a slight improvement to the existing condition and negligible to the OZP Compliant Scheme.

5.6.17 **Effect on visual resources:** As the Proposed Scheme will not result in any significant obstruction of views towards the mountain backdrop, the natural coastline and open sky backdrop. The Proposed Scheme is also considered not incompatible with the surrounding development context and will integrate well with the nearby neighbourhood. Notwithstanding, the photomontages demonstrate that in both the scenarios of the OZP Compliant Scheme and the Proposed Scheme, the Proposed Residential Redevelopment will facilitate integration of the Site with the surroundings through the adoption of pitched roof design and distinctive façade treatment of natural elements (i.e. stone / timber cladding) enriching the character of the area.

5.6.18 The resultant visual impact is therefore regarded as ***negligible*** when compared to the OZP Compliant Scheme and ***enhanced*** to the Existing Condition.

Viewpoint 4 (VP4): View from Emerald Bay outside Victoria Recreation Club (*Figure 5* of *Appendix 3* refers)

5.6.19 This is a medium-range static VP with a distance of approx. 280m to the east of the Application Site at the pier outside Victoria Recreation Club overlooking Emerald Bay where several yachts are moored with the mountain where some low-rise residential developments are situated in, including the Application Site. Open sky view is in the backdrop. The VP represents local residents, visitors / tourists and members of the Victoria Recreation Club for sitting-out, leisure, recreational or sightseeing purposes. As the Site is substantially shielded by the vegetation cluster and generally accessed by members of the Victoria Recreation Club, the visual sensitivity of the Site is considered ***medium*** despite the recreational nature of the location.

5.6.20 **Visual composition:** The VP is dominated by the sea view outside the pier and the dense vegetation cluster over the hilly terrain. As illustrated in ***Figure 5 of Appendix 3***, the Existing House B is largely screened from this angle by the dense vegetation in middle ground with only the upper part of the development visible. The OZP Compliant Scheme shares similar view with and is also largely screened by the dense vegetation. Despite slightly higher BH, the Proposed Scheme will also be substantially screened by the vegetation cluster and has no apparent difference to the Existing Condition and the OZP Compliant Scheme. The impact to visual composition is considered negligible.

5.6.21 **Visual obstruction:** The visual openness remains largely unchanged and the degree of obstruction is considered negligible.

5.6.22 **Effect on public viewers:** As the development will be largely screened by the dense vegetation in all scenarios and it blend in with the vegetation with its dark coloured façade, the minor relaxation of BH with the pitched roof design is not considered significant in the photomontages. The effect of visual change is considered negligible.

5.6.23 **Effect on visual resources:** As the open sky view, natural landscape of sea view and vegetation cluster are largely preserved in this VP, the Proposed Scheme will cause negligible impact to the visual resources and amenities of this VP.

5.6.24 In light of the above, the visual effect from this VP is regarded as ***negligible***.

Viewpoint 5 (VP5): View from Fung Sau Road (*Figure 6* of *Appendix 3* refers)

5.6.25 This is a short-range kinetic VP with approx. 15m to the southwest of the Application Site. It is located at the footpath along Fung Sau Road in front of Bay View Pavilion. This VP represents the nearby residents, visitors and pedestrian passers-by of the surrounding developments in the Fung Sau Road residential area. Given this VP is situated on the only prominent route for local residents and visitors to access the Fung Sau Road residential neighbourhood and offers an unobstructed direct sightline to the Site, the visual sensitivity is considered ***high***.

5.6.26 **Visual composition:** The visual composition in the existing view of this VP is dominated by the white boundary fence wall, Existing House A, street planting including trees and shrubs along Fung Sau Road footpath and an open sky backdrop. Given the proximity of this VP, both the OZP Compliant Scheme and Proposed Scheme will positively alter the visual composition through the introduction of a significant setback of the main buildings (i.e. Houses A and B) towards the rear of the Site, away from Fung Sau Road and improve the visual openness of the Site.

5.6.27 **Visual obstruction:** Similar to the OZP Compliant Scheme, the Proposed Scheme will not further obstruct any particular visual resources due to the short-range kinetic nature of the VP.

5.6.28 **Effect on public viewers:** Due to the proximity to the Site, the visual change to be experienced by the public viewers is expected to be substantial from the existing condition. The view after redevelopment is dominated by an elevated traditional-style stone-made pavilion in the front garden above the LG/F Plantroom, which enriches the visual layers of the Site and facilitates integration between the surrounding natural landscapes and the houses. The strategic positioning of the pavilion also helps enhance the tranquil, relaxing atmosphere that the Proposed Residential Redevelopment (reflected in both OZP Compliant Scheme and Proposed Scheme) seeks to create. Nevertheless, extensive street greenery and varied landscape treatments of diverse species, including shrubs and climbers on the wall introduced at the Site, significantly help soften the building bulk of the LG/F Plantroom at the front garden and enhance the streetscape and visual amenity of the area. In particular, a row of canopy trees is incorporated within the Application Site's driveway area to complement the landscape character of the residential area. Glass balustrades are also introduced atop LG/F to allow more visibility of the landscaping from street level to create visual interest. Nevertheless, due to the introduction of the setback area, the photomontages demonstrate that there is no noticeable difference among the OZP Compliant Scheme and the Proposed Scheme, as their building blocks are both largely screened by the boundary fence wall of the adjacent residential building.

5.6.29 **Effect on visual resources:** Both the OZP Compliant Scheme and Proposed Scheme will enhance the condition, quality and character of the area through the introduction of extensive landscape and recreational areas upon redevelopment, which will add visual amenity to the area.

5.6.30 The resultant visual impact of the Proposed Residential Redevelopment is therefore considered ***enhanced*** from the existing condition and ***negligible*** from the OZP Compliant Scheme.

Summary

5.6.31 In conclusion, the photomontages demonstrate that there will not be any adverse visual impact due to the Proposed Residential Redevelopment overall. The visual appraisal concludes that the Proposed Scheme, when compared to the OZP Compliant Scheme, will have "***negligible***" visual impacts when viewed from the Five (5) short-to-long-range VPs above.

5.7 Enhancement of Landscape Value and Amenities of the Application Site and the Surrounding Area

5.7.1 The Proposed Residential Redevelopment will not have any adverse impact on the landscape value and amenities of the Application Site and the surrounding environment. According to the Landscape Proposal (***Appendix 4*** refers).

5.7.2 The importance of the existing landscape context to the existing character of the neighbourhood has also been taken into account in the design of the Proposed Residential Redevelopment. The Landscape Proposal in ***Appendix 4*** seeks to fully utilise the available space for greening opportunities, including the periphery of the Application Site and the driveways, entrances, planters along the western periphery of the building block, 1/F landscaped terraced and balconies etc, to enhance the existing landscape framework, while responding to the design intent and future ambience of the Redevelopment.

5.7.3 There will be no adverse impacts on the surrounding area. The building bulk of the Proposed Residential Redevelopment will be further softened by the landscape treatments and meet the minimum 1:1 tree compensatory ratio of the Proposed Residential Redevelopment. The existing natural character will be maintained, and the visual quality will be improved. No disturbance from the Proposed Residential Redevelopment to the natural landscape is anticipated.

5.7.4 Furthermore, the Proposed Residential Redevelopment will incorporate balconies and skylight within the domestic blocks to allow better sunlight penetration and facilitate the integration of internal/external environments. Amenities such as the communal landscaped terrace, the infinity pool, recreational activities area and landscaped water pond are also featured to enhance residents' living experience and comfort. A Landscape Master Plan attached to the Landscape Proposal in ***Appendix 4*** demonstrates that the Proposed Residential Redevelopment will help improve and enhance the existing landscape value and amenities of the Application Site.

5.8 No Adverse Impact on Infrastructural Provision

5.8.1 It is reiterated that this Application is for the same development intensity in the Existing Development, and therefore there will be no adverse implications vis-à-vis the statutory Planning Intention and infrastructural provision in the Area. The Proposed Minor Relaxation of the BHR will have no adverse impact on the road network or other infrastructural provision. It is also explained in ***Sections 2.4 and 2.5*** above that the Tai Mong Tsai area which the Site is located, is reasonably accessible and is provided with an adequate supply of utility facilities and services.

5.8.2 The sewage from the Proposed Residential Redevelopment, including the backwash from swimming pool filter will be discharged to the septic tank at the Application Site, which is designed in accordance with the requirements as laid down under ProPECCPN 1/23. Annual emptying of swimming pool will only be discharged to the public storm drain during dry weather, which will not affect the drainage capacity in use during wet weather.

5.9 No Adverse Geotechnical Impact

5.9.1 The Geotechnical Planning Review Report furnished in ***Appendix 5*** concludes that the Proposed Residential Redevelopment is considered geotechnically feasible, and site formation works to be

carried out for the Proposed Residential Redevelopment will be minimal. Implementation of slope stabilisation measures will be carried out to ensure there is no geotechnical impact due to the geotechnical and foundation works of the Proposed Residential Redevelopment.

6. CONCLUSION

6.1 This S16 Application seeks planning permission from the BOARD for the Minor Relaxation of the Building Height Restriction for a Proposed Residential Redevelopment at No. 8 Fung Sau Road, Sai Kung. This SPS has demonstrated that the Proposal is justified for the following reasons:

- The Proposed Minor Relaxation will **NOT** result in any increase in PR and SC as permitted under the OZP. The Proposed Minor Relaxation of BHR will allow a more innovative and integrated design to accommodate the site constraint of the hilly topography and to better fit in the prestigious setting and local character as compared with the OZP Compliant Scheme and the Approved GBPs;
- The Proposed Floor-to-Floor Height will fulfil modern habitable living standard and operational requirements;
- The Proposed Minor Relaxation is in accordance with the Statutory Planning Intention of the "R(C)3" zone;
- The Proposed Minor Relaxation is compatible with the surrounding developments;
- The Proposed Minor Relaxation of BHR is not unprecedented and there are several Planning Approvals for Minor Relaxation of BH Restrictions for other R(C) zones in the Sai Kung area;
- Indeed, the Proposed Residential Redevelopment will **NOT** result in any adverse visual impact and will not be incompatible with the low-rise, low-density character of the Tai Mong Tsai area. Compared to the Approved GBPs and the OZP Compliant Scheme, the Proposed Scheme allows for a much more innovative design that can better integrate the existing environment;
- There will be no adverse impact on the natural environment and landscape features. In fact, the Proposed Residential Redevelopment will enhance the landscape and green amenity value of the neighbourhood; and
- The Proposed Residential Redevelopment will have **NO** adverse visual, geotechnical impact, impact on the road network or other infrastructural provision.

6.2 In light of the planning and design merits and justifications put forward in this SPS, we trust that the BOARD will give favourable consideration to the Application.

Approved and Edited by:	Delius Wong
Prepared by:	Janice Wong
Date:	4 December 2025
File Ref:	FSRSK

Attachment 5

Revised Landscape Proposal and Tree Preservation and Removal Proposal

PROPOSED RESIDENTIAL DEVELOPMENT AT

NO. 8 FUNG SAU ROAD, SAI KUNG HONG KONG

LANDSCAPE PROPOSAL AND TREE PRESERVATION AND REMOVAL PROPOSAL

TO SUPPORT SECTION 16 PLANNING APPLICATION

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27 NOVEMBER 2025

PREPARED BY	REVIEWED AND ENDORSED BY
ADRIAN L.NORMAN LIMITED	**MARK LUP FUNG NG (HKILA RLA – 013)**
27 November 2025	27 November 2025

DEVELOPER **FUNG SAU PROPERTY COMPANY LTD**
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This report has been issued and amended as follows:

Issue	Revision	Description	Date	Remarks
1	-	1st submission	4 September 2025	
2	A	1st Resubmission	27 November 2025	

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FIGURE A3: Landscape Section B-B (Rev. A)

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FIGURE B1.2: Tree Treatment Plan (Rev. A) – Tree Survey superimposed with the proposed development

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1.0 INTRODUCTION

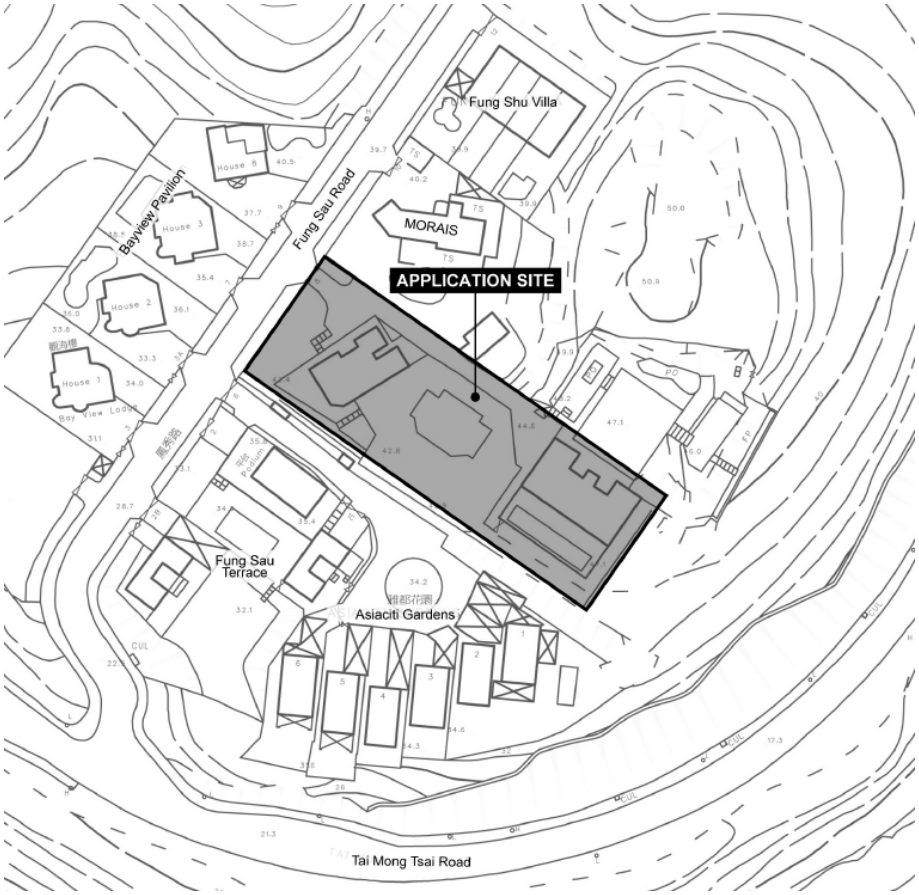
This Landscape Proposal and Tree Preservation and Removal Proposal Report has been prepared for Design Corporation Limited for Fung Sau Property Company Limited. The Report elaborates on the Landscape Proposals for the new development and identifies all existing trees within the Section 16 Application Site area affected by the proposed development and makes recommendations on the tree treatments and compensatory tree planting. To minimize the impact on existing trees, the design of the proposed works has been reviewed with the consultant team (Architects' and Engineers').

2.0 SITE BACKGROUND

The Section 16 Planning Application (S16 Application) seeks permission for a Minor Relaxation of the Building Height Restriction on Lot 285 S.A. RP ("Plot A") and Lots 285 S.A. ss.1 and Lots 285 RP in D.D. 252 ("Plot B") at No. 8 Fung Sau Road, Sai Kung (the "**Application Site**"/ the "**Site**") to allow for the redevelopment of the existing residential buildings ("**Proposed Residential Redevelopment**"). Refer to **Figure 1.0 Location Plan** below.

The Applicant intends to amalgamate the two lots, Plot A and Plot B into One (1) Plot with the Proposed Residential Redevelopment comprising of a more organic and integrated design of two (2) houses adjoining each other towards the southeast. Existing site level varies from above ground +33.65mPD to +47.45mPD.

Figure 1.0 Location Plan



3.0 TREE SURVEY FOR EXISTING TREES

The site is located in No. 8 Fung Sau Road, (north of Tai Mong Tsai Road) in Sai Kung. Tree identification and field survey was completed on 1 August 2025 after initial topographical survey completed in 18 July 2025. There are 47 No of trees within the site boundary. The majority of the surveyed tree form were found "Average" to "Poor". Health condition of majority of the existing trees were "Average". No Rare or Old and Valuable Tree are identified. *Michelia x alba* (T1) and *Lagerstroemia speciosa* (T6, T7 and T8) were identified and considered as purely "cultivated" although they are listed in Cap 96A. Tree No. T28 *Euphorbia antiquorum* is scheduled under "Endangered Species of Animal and Plants in Hong Kong (Cap. 586) and identified as a tree of particular interest and therefore retained in this Rev. A resubmission.

4.0 ENVIRONMENTAL LEGISLATIONS, STANDARDS AND GUIDELINES

The following legislation, standards and guidelines are applicable to the tree survey, felling, and compensatory planting associated with the proposed works for the project.

- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- Forests and Countryside Ordinance (Cap 96) and its subsidiary legislations;
- DevB TC (W) No. 5/2020 - Registration of Old and Valuable Trees;
- Lands Administration Office Practice Note (LAO PN) No.6/2023 and Guidance Notes;
- PlanD Practice Note for Professional Persons No. 1/2019;
- AFCD Conservation Branch Nature Conservation Practice Note No. 02 (2006).

5.0 TREE SURVEY METHODOLOGY

- All existing individual trees with a trunk diameter larger than 95mm (300mm girth) when measured 1300mm above ground level (in accordance with AFCD Conservation Branch Nature Conservation Practice Note No. 02 (2006) and identified with the following information recorded (in accordance to Lands Administration Office Practice Note (LAO PN) No.6/2023 Guidance Notes:

  (a) Drawing No. : Drawing where individual trees are found (**APPENDIX B** - FIGURE B1.1: Tree Survey Plan – Existing Conditions).

  (b) Tree No. : Individual trees as numbered, labelled on site and denoted on plan.

  (c) Photo No. : The photograph reference number of the tree being identified. (**APPENDIX D** – Tree Photos Rev. A)

  (d) Species: Botanical and Chinese names of the trees surveyed.

  (e) Jurisdiction: The authority for tree felling on private lot is under the jurisdiction of the District Lands Office

  (f) Tree size:

    (i) Overall Height: Height measured from ground level to the of the canopy.

    (ii) Trunk Diameter: Diameter of the main trunk measured at 1300mm high above ground level.

    (iii) Crown Spread: Average diameter of the foliage canopy.

  (g) Form:

    (i) Good - Well-balanced crown and straight strong trunk(s);

    (ii) Fair - Slightly unbalanced crown and non-straight trunk(s);

    (iii) Poor - Misshapen or awkwardly forked trunk and / or unbalanced crown.

(h) Health:

(i) Good - Sound and healthy trees

(ii) Fair - Trees which are with few or no visible defects or health problem.

(iii) Poor - Rot and / or cavities in the main trunk and / or crown die back, severely infected with disease.

(i) Amenity Value: A measure of the visual quality of a tree from their form, size, age, condition of the tree itself, and contribution to the local environment:

(i) High - Trees that are of high visual quality due to their size, character, and historical value;

(ii) Medium - Trees of moderate visual quality which individually or collectively make a useful but not vital contribution to the local environment; and that should be retained if practical

(iii) Low - Trees of little or no visual quality which generally in poor form and shape .

(j) Suitability for Transplanting:

(i) High - Trees which have high chances of survival and anticipated vigorous recovery after transplanting.

(ii) Medium - Trees which have medium chances of survival and fair recovery after transplanting

(iii) Low - Trees of over-mature, tap-rooted, species intolerant to root-pruning, poor health or restricted by site constraints e.g. inaccessibility, unfavourable substratum, closeness to walls footing or wall-tree etc. contribute to low chances survival and poor or unable recovery from transplanting.

(k) Recommendations: Proposed action for individual species which fall into three categories:

(i) Retain

(ii) Transplant

(iii) Fell

(l) Justification for Proposed Tree Removal

(m) Remarks: Supplementary notes on the assessment.

6.0 PROPOSED TREE TREATMENT

The envisaged landscape treatment is intended to create an environment that is compatible with the surroundings. The landscape approach is further described in Section 7.0 with existing and new tree planting as indicated. A minimum 1200mm soil depth is provided where tree planting is proposed.

In this Report, a total of 47 trees are surveyed, in which 18 trees are proposed to be retained, 2 trees proposed to be transplanted and 27 no of trees proposed for felling due to direct conflict with the new development. (**APPENDIX B** – FIGURE B1.2: Tree Treatment Plan – tree survey superimposed with the proposed development).

Retained Trees that would not be affected by proposed works shall be retained on site. During construction period, retained trees will be protected from construction activities and maintained by specialist contractor according to the proposed Maintenance Schedule. (**APPENDIX F** – Proposed Maintenance Schedule for Retain and Compensatory Trees). Retained trees may require crown pruning, to remove dieback and crossing

branches, or crown lifting according to method of statement to be detailed to suit the site and to be kept minimum disturbance to the trees. The overall crown pruning shall not be more than 25%.

The affected trees not selected for retention or transplanting due to direct conflict with the development, poor health condition, low amenity value, and on the inaccessible slope, low survival rate after transplanting, or with structural defects are proposed to be felled and removed during site clearance and excavation.

A detailed Tree Assessment of the affected trees is summarized in **(APPENDIX C –** Tree Assessment Schedule Rev. A and **Figure 2.0** below.

Figure 2.0 Summary of the proposed treatment to the existing trees

Existing Trees Surveyed	Within the Lot
To be retained	18
To be Transplanted	2
To be felled	27
Total existing tree surveyed	47

7.0 LANDSCAPE PROPOSAL

Landscape Design Intent

The design intent for the residential landscape is to create a beautiful garden design setting for the bespoke resort house which responds to both the design character of the architecture as well as the surrounding environment, taking inspiration from both the natural landscape character and topography. Refer to **APPENDIX A**, FIGURE A1: Landscape Master Plan (Rev. A), FIGURE A2: Landscape Section A-A, FIGURE A3: Landscape Section B-B (Rev. A) and FIGURE A4: Landscape Section C-C (Rev. A).

Indicative Layout and Level of Hard and Soft Landscape Areas

A large front garden provides a secluded natural setting and buffer for the villa with a series of rock garden terraces creating a screen from the entrance. Views of the landscape are gradually revealed along the sloped driveway extending from Fung Sau Road at +37.00mPD to +43.00mPD to expose a tranquil water garden at a general level of +42.35mPD. The water garden serves a strong frontage to the villa while embracing the connection to the surrounding landscape. A mix of native and ornamental plants are proposed to develop a strong biophilic design and enhance the connection to the surrounding landscape. An informal stone pathway meanders along the water gardens southern edge connecting the entrance driveway to the arrival courtyard allowing for views of the garden and the extensive ocean views to the south. There is a Landscape Pavilion (midway along the meandering path) allowing for morning, afternoon and evening tea sessions, while enjoying the water gardens and looking back at the houses. The Pavilion is located further away from the house to be more engaged with the tranquil lush water garden setting.

A linear pool deck embraces the immediate external landscape of the villa with an infinity edge swimming pool visually connecting to the ocean views while reinforcing the geometric character of the villa. The extensive deck allows room for external lounges and dining. To the front of the infinity pool an existing *Euphorbia antiquorum* (scheduled under “Endangered Species of Animal and Plants in Hong Kong (Cap. 586)) and palm trees are

retained to preserve the endangered tree as well as to reinforce the resort character of the villa and create some privacy while allowing ocean views from the deck through the canopies. Steps from the pool deck connect to the arrival courtyard and beyond to the water garden to the west and to a smaller (more intimate) landscape deck to the east.

Materiality

Careful use of material are considered to match both the aesthetics of the villa and the natural setting of the site. As such high quality random natural stone is proposed with colour to match the architecture for the driveway, walls and courtyard, while more geometric stone is proposed for the pool deck areas.

Treatment to Periphery Areas

The periphery of the development is fully embraced by lush planting and consists of existing and new trees. These trees help to enhance the transition between the site and the surrounding environment.

On the northern edge, an existing natural stone wall is reinforced with climbers while a row of native trees create a strong, green and lush arrival along the driveway from the Fung Sau Road entrance to the arrival courtyard.

To the east, a group of existing trees (*Syzygium rehderianum* and *Ficus benjamina*) are retained with shrub and ground cover planting creating a green buffer between the site and boundary.

The southern edge retains the existing *Euphorbia antiquorum* and palms (*Livistona chinensis*) in front of the linear pool while shrub and ground cover species are used to visually connect to the water garden.

To the west, a diverse range of ornamental and native trees and shrubs are used to reinforce the resort character surrounding the water garden and to create a screen and privacy for the villa from Fung Sau Road. The majority of the compensatory trees are located within the south and southwest corner to reinforce the privacy of the villa. Should the existing slope be greater than 1:3 (where tree planting is proposed), tree rings will be used and structural/ geotechnical engineering advice will be strictly followed.

8.0 COMPENSATORY / REINSTATEMENT PROPOSAL

a) Compensatory tree planting scheme for the proposed development aims to compensate for the loss of existing trees and to enhance the landscape design and character for the development and its neighbourhood. As assessed in Clause 6.0 above, 18 trees are proposed to be retained, 2 trees transplanted and 27 no of trees are proposed for felling within Lot. Compensatory tree planting is required.

b) In general principle, the compensatory planting plan shall be proposed to compensate tree loss at least 1:1 ratio, in terms of quantity. Feature tree planting is proposed at the entrance and a native tree-lined driveway to the Arrival Courtyard enhances the arrival experience and creates a lush and leafy character for the residence. Native trees as compensatory tree planting on the northwest corner provide screening. Adequate growing distance is allowed for healthy growth of the trees.

c) All compensatory trees, their sizes and numbers are indicated Figure 3.0 (below) and in **APPENDIX B** - FIGURE B1.3: Compensatory Planting Plan (Rev. A).

Figure 3.0 Compensatory Proposals

Proposed Compensatory Tree Species	Chinese Name	DBH (m)	Overall Height (m)	Spread (m)	Quantity (Nos)	Total DBH for Compensatory Trees (m)	Live Crown Ratio
**Cinnamomum burmannii (Cb1)*	陰香	0.120	4	2.5	4	0.480	40
**Cinnamomum burmannii (Cb2)*	陰香	0.180	7	4	2	0.360	40
** Ilex rotunda var. microcarpa (Ir)*	小果鐵冬青	0.180	5.5	4	1	0.180	40
Lagerstroemia indica (Li)	紫薇	0.150	4.5	3.5	3	0.450	60
** Podocarpus macrophyllus (Thunb.) Sweet (Pm)*	羅漢松	0.100	4.5	1.2	16	1.600	60
Plumeria rubra (Pr1)	雞蛋花	**#**Multistem (approx. 0.060)	2	2	1	0.060	50
Plumeria rubra (Pr2)	雞蛋花	**#**Multistem (approx. 0.150)	5.5	4	1	0.150	50
Total					**28**	**3.280**	

*Native tree species

approx. measurement of DBH (multistem) based on AFCD Conservation Branch Nature Conservation Practice Note No. 02

d) There are 27 nos trees proposed for felling with a total DBH of **7.04m** (See **APPENDIX C** - Tree Assessment Schedule Rev. B).

e) 28 nos of compensatory trees have been incorporated into the proposed landscape design of the development. (**Appendix B** – FIGURE B1.3: Compensatory Tree Plan (Rev. A). The total DBH of the compensatory trees is **3.280m.** The ratio between proposed felled trees and compensatory trees is **1:0.46** (DBH) and **1:1.03** (Quantity of trees).

Under the guidelines in Lands Administration Office Practice Note (LAO PN) No.6/2023. All compensatory trees will be planted in a minimum soil depth of 1.2m excluding drainage layer.

Where the existing slope is greater than 1:3 gradient, proposed trees will be planted within Tree Rings (following CEDD Dwg No's. C2104/1A and C2104/2A) or as recommended by the Structural/ Geotechnical Engineers.

Figure 4.0 Summary of DBH of Surveyed Tree and its Proposed Treatment

Proposed Treatment	Surveyed Trees	
	Nos.	Total DBH(m)
No. of trees to be retained	18	3.89
No. of trees to be transplanted	2	0.70
No. of trees proposed to be felled	27	7.04
Total no. of trees involved	**47**	**11.63**

DBH Ratio between Proposed Felled Tree (Figure 4.0) and Compensatory Tree (Figure 3.0) = **1:0.46**

Quantity Ratio between Proposed Felled Tree and Compensatory Tree = **1: 1.03**

DBH refers to Depth of Breast Height in accordance with AFCD nature Conservation Practice Note 02/2003 "Measurement of Diameter at Breast Height"

Figure 5.0 Summary of Surveyed Trees Species to be felled

Species	**Nos of Trees Proposed to be felled**	**Nos of Native Species**	**Percentage of Native Trees Proposed to be Felled among surveyed trees**
Acacia confusa	3	0	11.11%
Bougainvillea spectabilis	1	0	
Callistemon viminalis	3	0	
Dead Tree	1	0	
Erythrina speciosa	1	0	
Ficus benjamina	1	0	
Ficus elastica variegata	1	0	
Lagerstroemia speciosa	3	0	
Livistona chinensis	8	0	
**Mallotus paniculatus*	1	1	
Michelia x alba	1	0	
**Podocarpus macrophyllus*	1	1	
Ravenea rivularis	1	0	
**Syzygium rehderianum*	1	1	
Total	27	3	

*Native species

Figure 6.0 Summary of Proposed Tree Species for Compensation

Proposed Compensatory Tree Species	Chinese Name	Quantity (Nos)	Nos of Native	Percentage of Native Trees Proposed for Compensation
* *Cinnamomum burmannii*	陰香	6	6	82.14%
* *Ilex rotunda var. microcarpa*	小果鐵冬青	1	1	
Lagerstroemia indica	紫薇	3	0	
* *Podocarpus macrophyllus (Thunb.) Sweet*	羅漢松	16	16	
Plumeria rubra	雞蛋花	2	0	
	Total	28	23	

*Native species

9.0 GUIDELINES OF NEW TREE PLANTING WORK

The Contractor is required to execute the tree preservation works strictly referring to all guidelines in the government technical circulars and the general specifications of government works as follows:

- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)
- Forests and Countryside Ordinance (Cap 96) and its subsidiary legislations
- ArchSD General Specification for Building 2022 Edition, HKSAR
- Lands Administration Office Practice Note (LAO PN) No.6/2023
- GLTMS DevB, Guidelines on Tree Preservation during Development
- GEO Publication No. 1/2011, GEO CEDD, HKSAR

10.0 PLANTING & MAINTENANCE

The Contractor shall prepare and dig the tree pits the day before tree planting on site. In the stage of trenching, dig around the marked rootball size in the above table at approved recipient site. The supply of trees shall be wrapped the balls with burlap and kept the surrounding soil in place for minimizing root exposure to desiccation and reducing the risk of root breakage. All burlap shall be removed after planting and before backfilling in the tree pit.

Avoid damage of tree trunk internal tissue due to overloading, and uplifting straps will also be attached to the rootball during uplifting for balancing the weight load, if the crane lorry is used for planting. Any minor abrasions or broken branches will be repaired and pruned after transplantation.

Watering and soaking the rootballs thoroughly after planting at recipient site. Regular watering practice shall be executed evenings and early morning. Bamboo stakes or guying will be provided to secure and ensure stability

of the trees after planting. After planting and watering, spread, level and firming up, mulch 50 mm thick on areas where the gradient is less than 10° and within 72 hours after planting. It shall be placed in accordance with the proper mulching practices. For trees, mulching shall be extended 150 mm beyond the perimeter of the tree pit and/or covered at least the entire root ball zone and shall always be kept out of contact with tree trunk or root collar.

After completion of work, the Contractor would take up 1 year establishment period for maintaining. The Establishment period will be commenced from the day after the completion work.

Maintenance Operation Works Programme & Manual is required to be submitted by the Contractor in prior to the completion of works. The programme includes a wide range of maintenance works applied for maintain the existing trees, such as carrying out including but not limiting to watering, replacement planting due to parasitic plants, firming up, securing stakes and ties, pruning works, thinning, fertilizing, aeration, mulching, regular control of pests, fungal, infestation and disease and establishment of protective fencing.

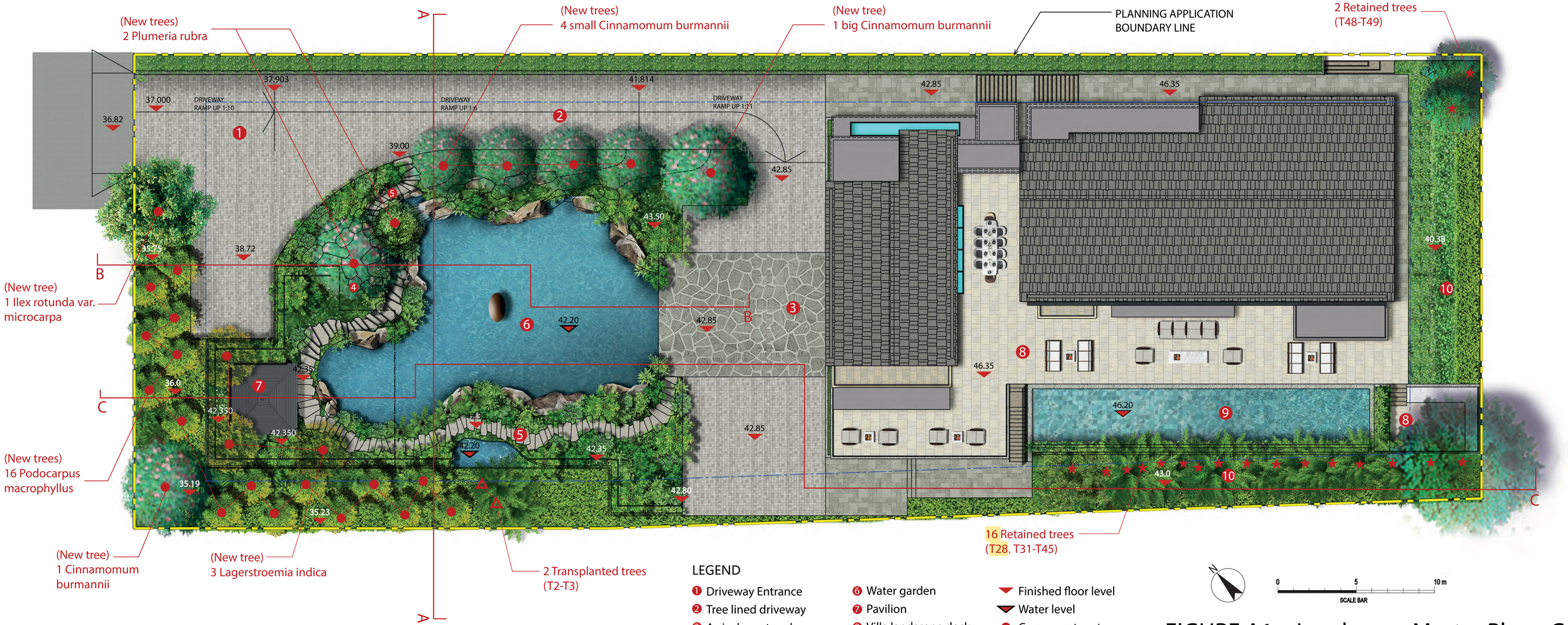
APPENDIX A

FIGURE A1: Landscape Master Plan – G/F (Rev. A)

FIGURE A2: Landscape Section A-A

FIGURE A3: Landscape Section B-B (Rev. A)

FIGURE A4: Landscape Section C-C (Rev. A)



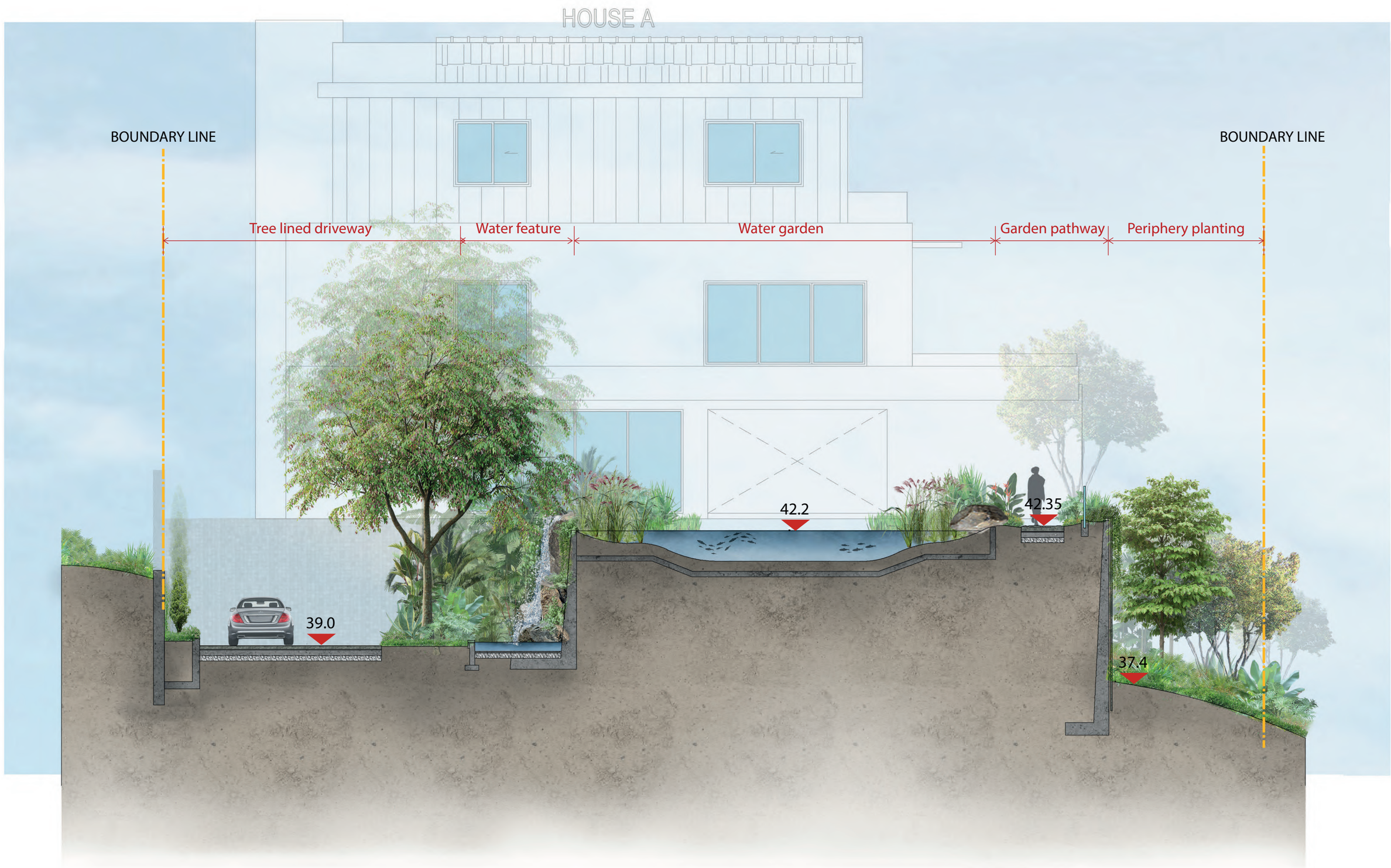
LEGEND

❶ Driveway Entrance	❻ Water garden	Finished floor level
❷ Tree lined driveway	❼ Pavilion	Water level
❸ Arrival courtyard	❽ Villa landscape deck	Compensatory tree
❹ Feature tree	❾ Infinity pool	Transplanted tree
❺ Garden pathway	❿ Garden perimeter	Existing tree

Natural granite paving
Natural granite crazy cut
Porcelain tile
Shrub

0 5 10 m
SCALE BAR

FIGURE A1. - Landscape Master Plan - G/F
No.8 Fung Sau Road, Sai Kung (Rev. A)

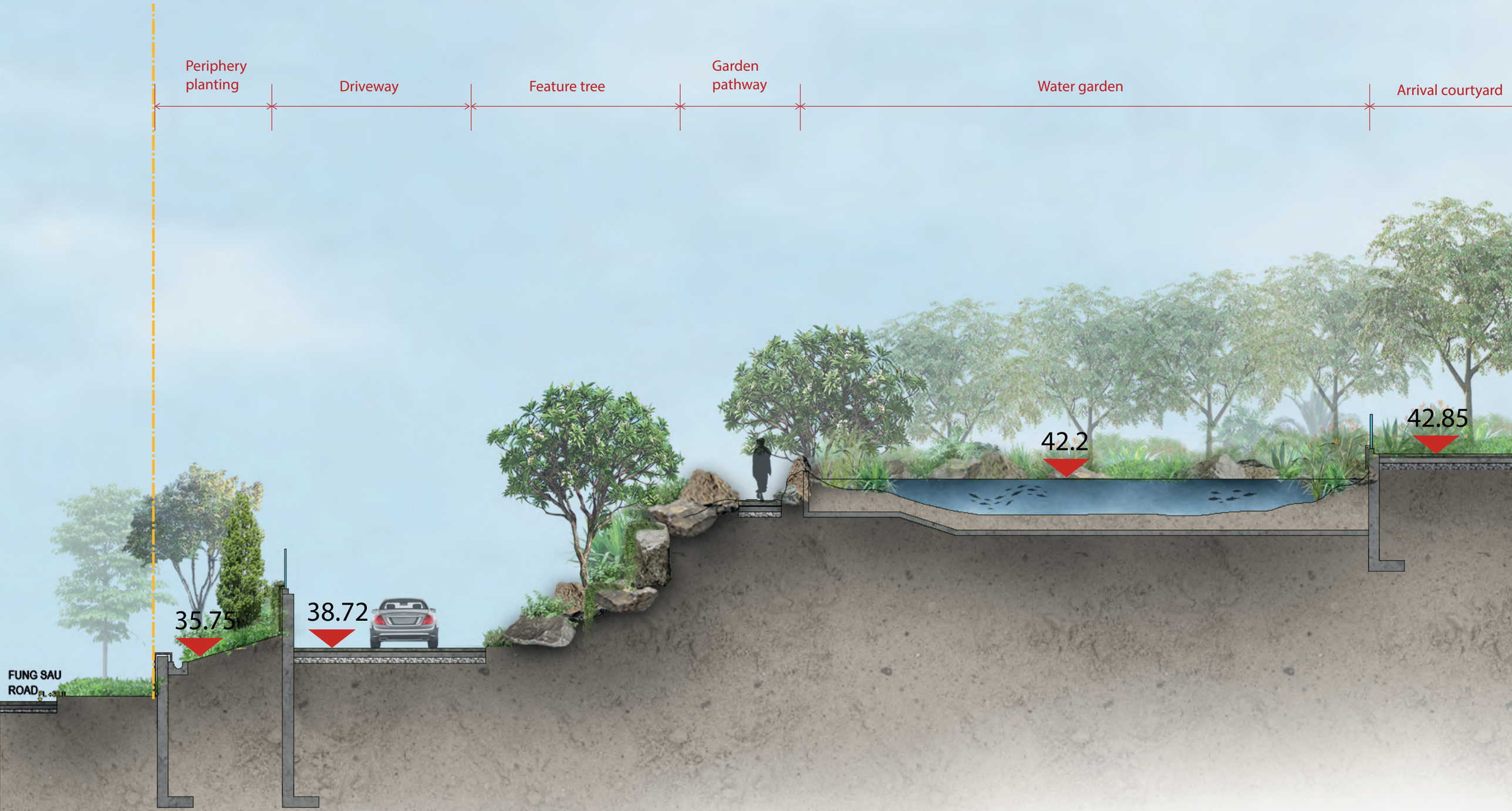


0 5 10 m

SCALE BAR

FIGURE A2. - Landscape Section A-A
No.8 Fung Sau Road, Sai Kung

BOUNDARY LINE



0 5 10 m

SCALE BAR

FIGURE A3. - Landscape Section B-B
No.8 Fung Sau Road, Sai Kung (Rev. A)



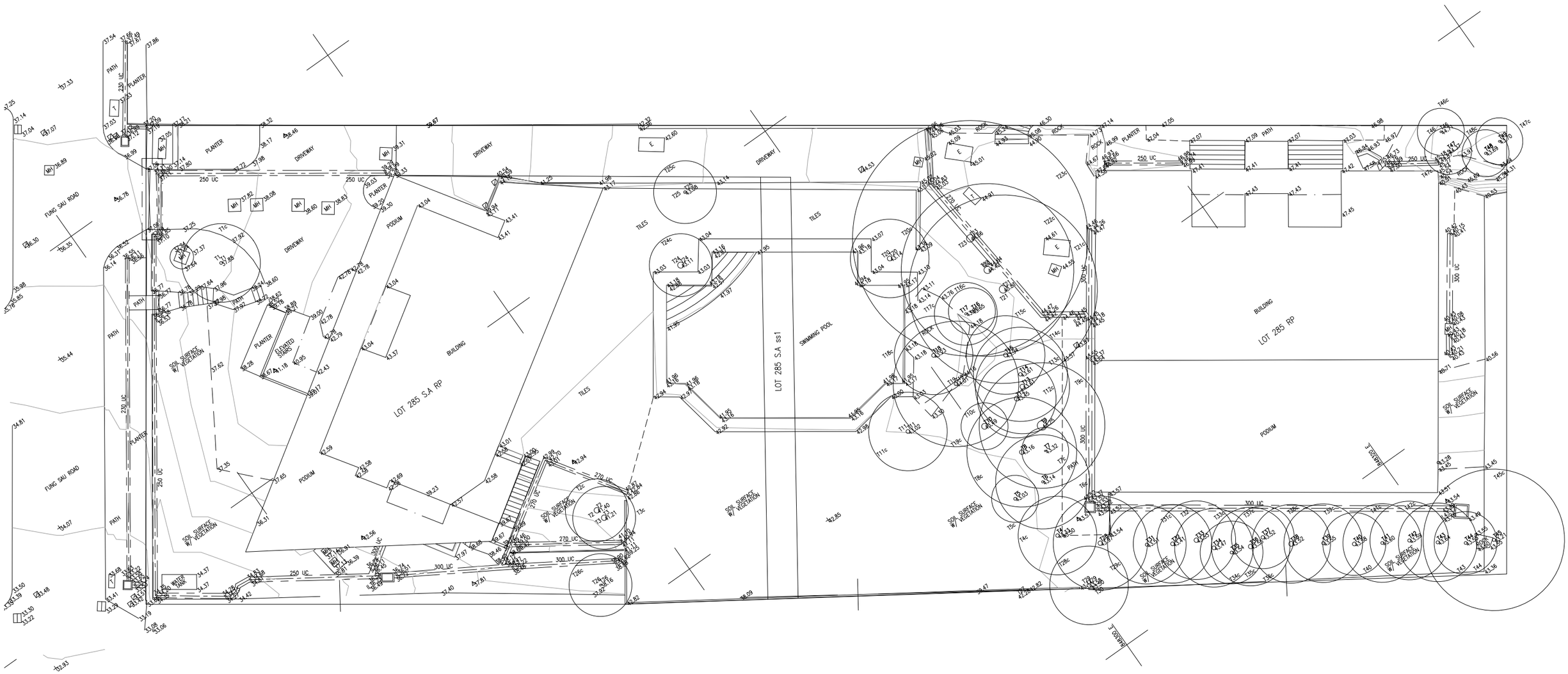
0 10 m 20 m

SCALE BAR

FIGURE A4. - Landscape Section C-C
No.8 Fung Sau Road, Sai Kung (Rev. A)

Appendix B

- **FIGURE B1.1: Tree Survey Plan – Existing Conditions**
- **FIGURE B1.2: Tree Treatment Plan (Rev. A) – Tree Survey superimposed with the proposed development**
- **FIGURE B1.3: Compensatory Planting Plan (Rev. A)**

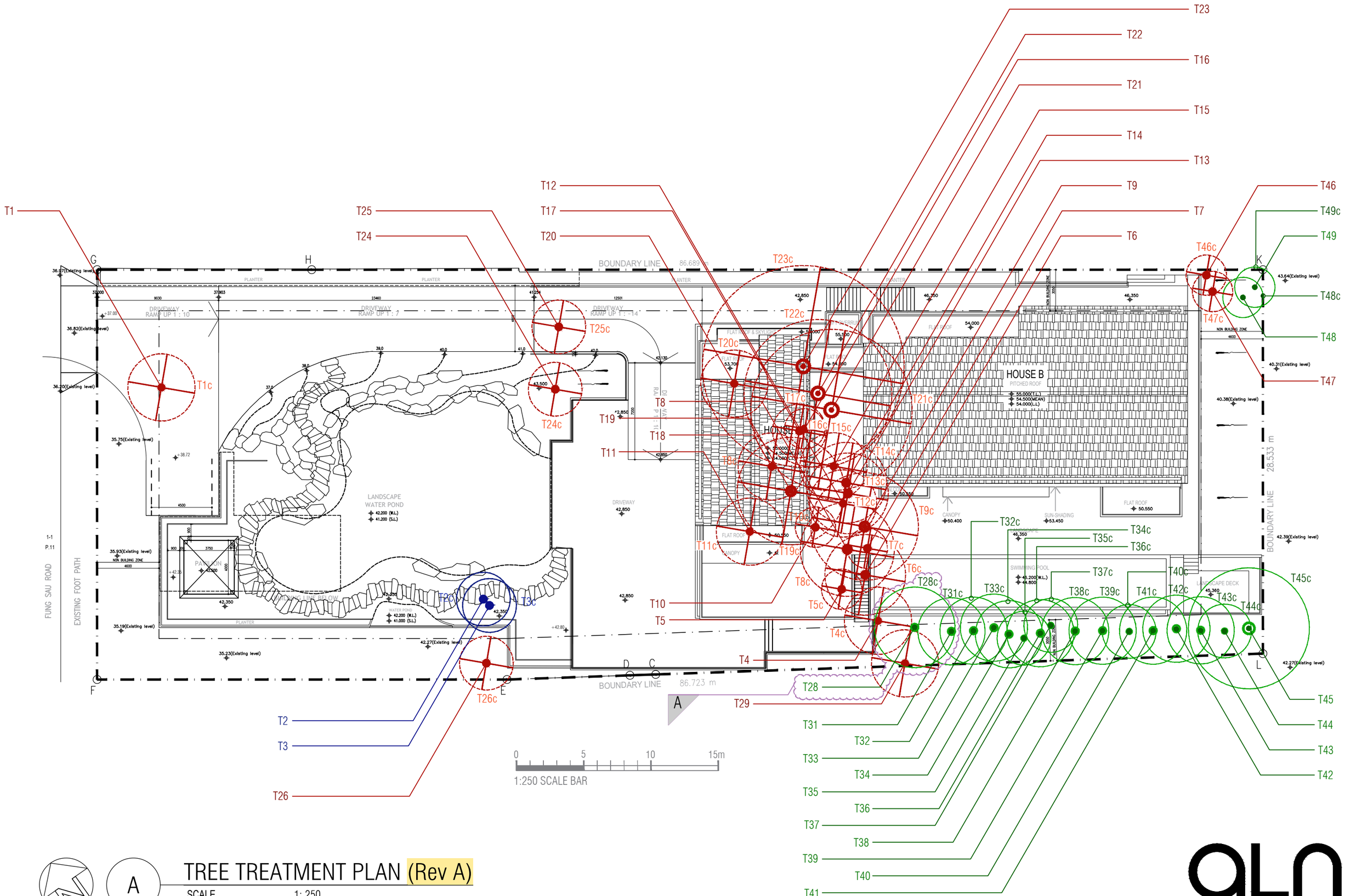


TREE SURVEY PLAN

A

SCALE 1: 250

aLN
LANDSCAPE ● MASTERPLANNING ● URBAN DESIGN
1/F, On Tin Centre, #1 Sheung Hei Street, San Po Kong, Kowloon, Hong Kong



A

TREE TREATMENT PLAN (Rev A)

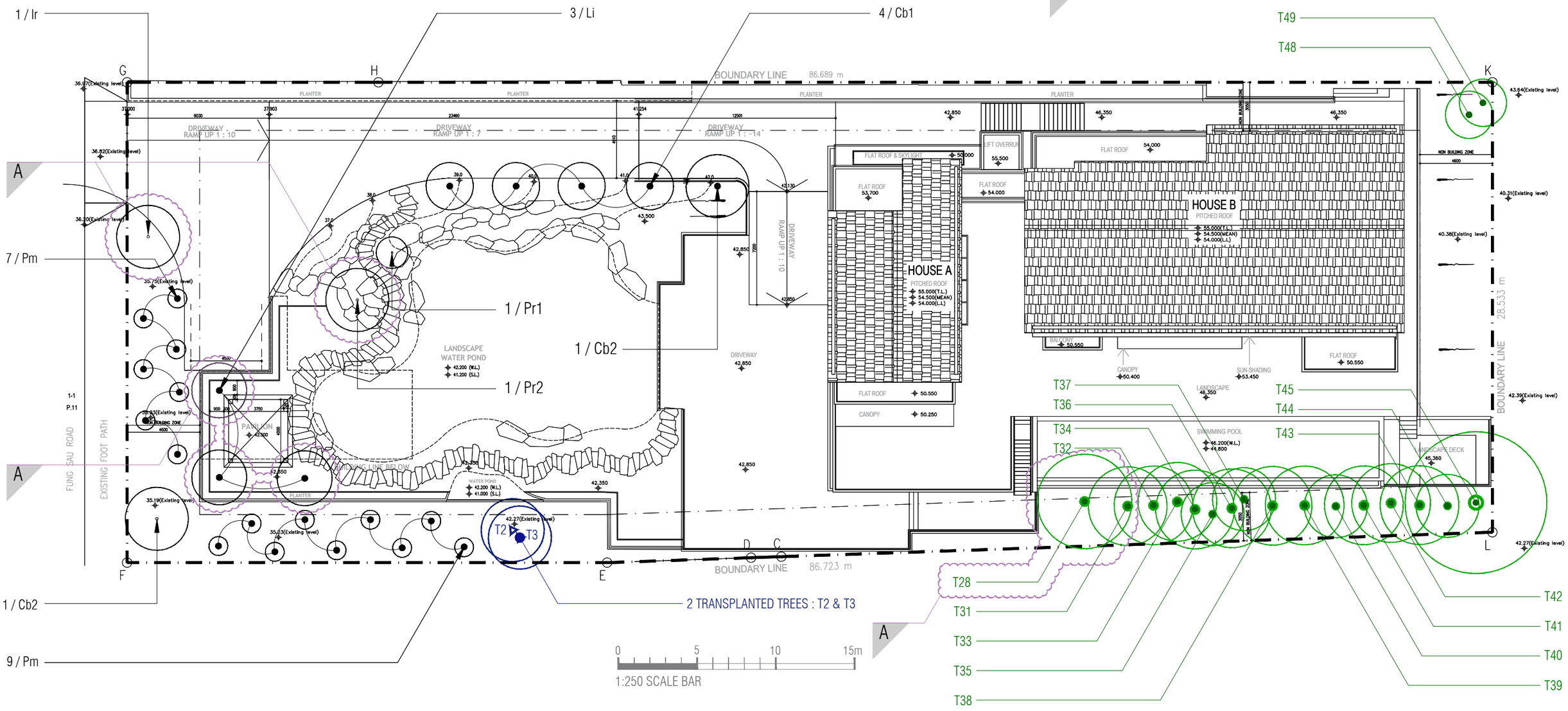
SCALE 1: 250

LANDSCAPE ● MASTERPLANNING ● URBAN DESIGN

1/F, On Tin Centre, #1 Sheung Hei Street, San Po Kong, Kowloon, Hong Kong

COMPENSATORY TREE SCHEDULE

CODE	BOTANICAL NAME	CHINESE NAME	DBH (mm)	CROWN SPREAD (m)	OVERALL HEIGHT (m)	QUANTITY (no's)	LIVE CROWN RATIO %
*Cb1	Cinnamumum burmannii	除香	120	3	4	4	40
*Cb2	Cinnamumum burmannii	除香	180	4	7	2	40
*Ir	Ilex rotunda var. microcarpa	小果鐵冬青	180	4	5.5	1	40
Li	Lagerstroemia indica	紫薇	150	3.5	4.5	3	60
*Pm	Podocarpus macrophyllus (Thunb.) Sweet	羅漢松	100	1.2	4.5	16	60
Pr1	Plumeria rubra	雞蛋花	#multistem 60	2	2	1	50
Pr2	Plumeria rubra	雞蛋花	#multistem 150	4	5.5	1	50
# approx. measurement of DBH (multistem) based on AFCD Conservation Branch Nature Conservation Practice Note No. 02							
* = Native Trees							
		Total				28	



A

COMPENSATORY TREE PLANTING PLAN (Rev A)

SCALE 1: 250

LANDSCAPE ● MASTERPLANNING ● URBAN DESIGN
1/F, On Tin Centre, #1 Sheung Hei Street, San Po Kong, Kowloon, Hong Kong

APPENDIX C - Tree Assessment Schedule (Rev. A)

Tree Assessment Schedule

Address: No. 8A & B, Fung Sau Road, Sai King , N. T. Hong Kong Lot: Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)

Prepared by: Chiky, Wong Cheuk Yuet (ISA BCMA HK-0309B,TRAQ)/ ALN

Field Survey was conducted/updated on: 1-Aug-25

Topographical Survey by: JBA Surveys Ltd (18 July 2025)

To be read in conjunction with drawing nos.: Tree Survey Plan rev.: 1_200_A1

Registered Landscape Architect: NG Lup Fung Mark R013 (ALN Limited)

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T1	*Michelia x alba*	白蘭	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	7	0.17	5	Medium	Average	Average	Average	Low	This tree is considered purely cultivated though listed in Cap 96A	Fell	Fell	Direct clash with the proposed driveway and turning requirements.	Slightly bent, in tree ring.
T2	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.35	4	Medium	Average	Average	Average	Medium	NIL	Transplant	Transplant	Clash with new landscape design	Both T2 and T3 shall be transplanted together due to their root balls being very close.
T3	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.35	4	Medium	Average	Average	Average	Medium	NIL	Transplant	Transplant	Clash with new landscape design	Both T2 and T3 shall be transplanted together due to their root balls being very close.
T4	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.22	5	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	
T5	*Podocarpus macrophyllus* (native to HK)	羅漢松	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.18	3	Low	Poor	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced. Multi-stems (many pruned).

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T6	*Lagerstroemia speciosa*	大花紫薇	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.14	6	Low	Poor	Average	Poor	Low	This tree is considered purely cultivated though listed in Cap 96A	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalance, high centre of weight, bending branch
T7	*Lagerstroemia speciosa*	大花紫薇	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.1	3	Low	Poor	Average	Poor	Low	This tree is considered purely cultivated though listed in Cap 96A	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalance, poor taper. Low fork, 2 major scaffold tipped (1 branch left).
T8	*Lagerstroemia speciosa*	大花紫薇	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	10	0.28	7	Low	Poor	Average	Average	Low	This tree is considered purely cultivated though listed in Cap 96A	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced.
T9	*Ficus elastica variegata*	斑葉印度榕	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	13	0.6	8	Medium	Poor	Average	Poor	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced, heavy lateral limb (supported by T27).
T10	Dead tree	死樹	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.36	3	N/A	N/A	Dead	N/A	N/A	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	
T11	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.25	5	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T12	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.30	5	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	
T13	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	11	0.30	6	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	
T14	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	10	0.23	6	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	
T15	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	10	0.26	5	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	
T16	*Callistemon viminalis*	串錢柳	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.14	3	Low	Poor	Average	Poor	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced, 1 branch left, decaying wound.
T17	*Callistemon viminalis*	串錢柳	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.13	4	Low	Poor	Average	Poor	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Leaning 45 degrees.
T18	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	9	0.25	5	Low	Poor	Average	Average	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Bending head.

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T19	*Callistemon viminalis*	串錢柳	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.22	8	Low	Poor	Average	Average	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Crown from epicormics, broken branches.
T20	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	8	0.30	5	Low	Poor	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Bending.
T21	*Acacia confusa*	台灣相思	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	16	0.50	12	Low	Poor	Poor	Poor	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced, sparse foliage, codominant branches (1 branch supported by T14). Leaning 15°, decaying wound.
T22	*Acacia confusa*	台灣相思	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	15	0.46	11	Low	Poor	Average	Average	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced, codominant branches with included bark. Leaning 25°.
T23	*Acacia confusa*	台灣相思	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	15	0.48	15	Low	Poor	Poor	Average	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Slightly sparse foliage.
T24	*Ravenea rivularis*	國王椰子	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.40	4	Medium	Average	Average	Average	Medium	NIL	Fell	Fell	Conflicts with the proposed landscape design	
T25	*Bougainvillea spectabilis*	簕杜鵑	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.18	4	Low	Poor	Average	Poor	Low	NIL	Fell	Fell	Direct clash with the proposed driveway and turning requirements.	

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T26	*Mallotus paniculatus* (native to HK)	白楸	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.12	4	Low	Poor	Average	Poor	Low	NIL	Fell	Fell	Embedded with chain-link fence, leaning 40 degrees, basal wound. Poor Form and Structural condition. Tree to be felled and compensated to improve the amenity value.	
T27	Not Used															
T28	*Euphorbia antiquorum*	火殃簕	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.29	6	High	Good	Good	Average	High	Scheduled under "Endangered Species of Animal and Plants in Hong Kong (Cap. 586))	Fell	Retain		
T29	*Erythrina speciosa*	象牙花	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.25	5	Low	Poor	Poor	Average	Low	NIL	Fell	Fell	Conflicts with the proposed development (new building and external proposals).	Imbalanced, covered by massive climbers, topped, crown sparse. 3 stems (1 bent and cracked), included bark.
T30	Not Used															
T31	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	7	0.21	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T32	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.24	5	Low	Poor	Average	Average	Medium	NIL	Retain	Retain		
T33	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	7	0.28	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T34	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.24	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T35	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	4	0.17	4	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T36	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.28	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T37	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.22	4	Low	Poor	Average	Average	Medium	NIL	Retain	Retain		
T38	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.30	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T39	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.20	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T40	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.24	4	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T41	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.19	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T42	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	7	0.21	5	Medium	Average	Average	Good	Medium	NIL	Retain	Retain		
T43	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.20	5	Medium	Average	Average	Average	Medium	NIL	Retain	Retain		
T44	*Livistona chinensis*	蒲葵	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.17	4	Medium	Average	Average	Average	Medium	NIL	Retain	Retain		
T45	*Schefflera heptaphylla* (native to HK)	鵝掌柴	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	10	0.20	9	Low	Poor	Poor	Average	Low	NIL	Retain	Retain		
T46	*Syzygium rehderianum* (native to HK)	紅枝蒲桃	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.11	3	Low	Poor	Poor	Average	Low	NIL	Fell	Fell	Leaning over 60 degrees, Poor "Form" and "Structural" condition. Tree to be felled and compensated to improve the amenity value.	

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Scientific name	Chinese name		Height (m)	DBH (m)	Crown spread (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		
T47	*Ficus benjamina*	垂葉榕	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	5	0.11	3	Low	Poor	Poor	Average	Low	NIL	Fell	Fell	Low forked trunk, Poor "Form" and "Structural" condition. Tree to be felled and compensated to improve the amenity value.	
T48	*Syzygium rehderianum* (native to HK)	紅枝蒲桃	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.13	3	Medium	Average	Poor	Average	Low	NIL	Retain	Retain		
T49	*Ficus benjamina*	垂葉榕	Within planning application boundary (DD252 285 S.A.RP and DD252 285 RP)	6	0.12	3	Low	Poor	Poor	Average	Low	NIL	Retain	Retain		

Tree ID number	Species		Original location (Lot/ GA/YA/GHBA, etc.)	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for proposed tree removal	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. X depth in mm), and any other on-site condition, etc.)
	Chinese name	Scientific name		Crown spread (m)	DBH (m)	Height (m)	(High/ Medium/Low)	(Good/ Average/ Poor)			(High/ Medium/Low Suitability for transplanting)		in First Application (Retain/ Transplant/ Fell)	Rev. A (1st Resubmission)		

Summary Table

	Number of Tree(s)	Aggregate DBH (m)
Tree to be Retained	18	3.89
Tree to be Transplanted	2	0.70
Tree to be Felled	27	7.04
Total Number of Existing Trees	47	11.63

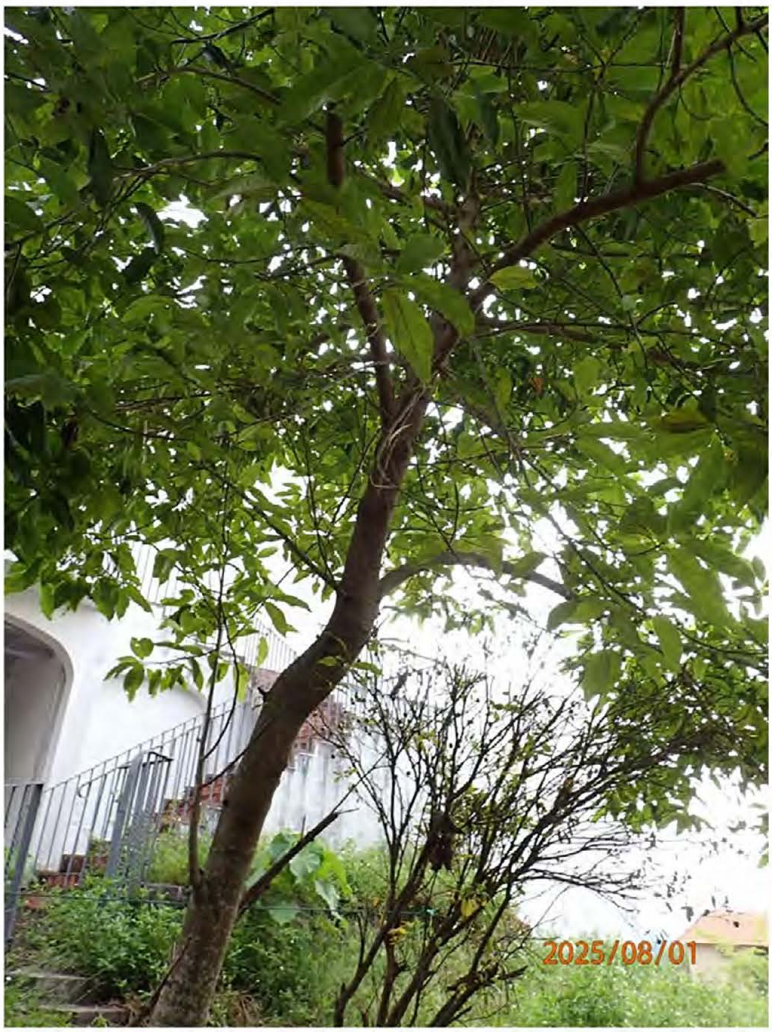
APPENDIX D – Tree Photos (Rev. A)



T1__Whole view



T1_rootnear planter wall, intree ring



T1_trunk slightly bent



T2__Whole view



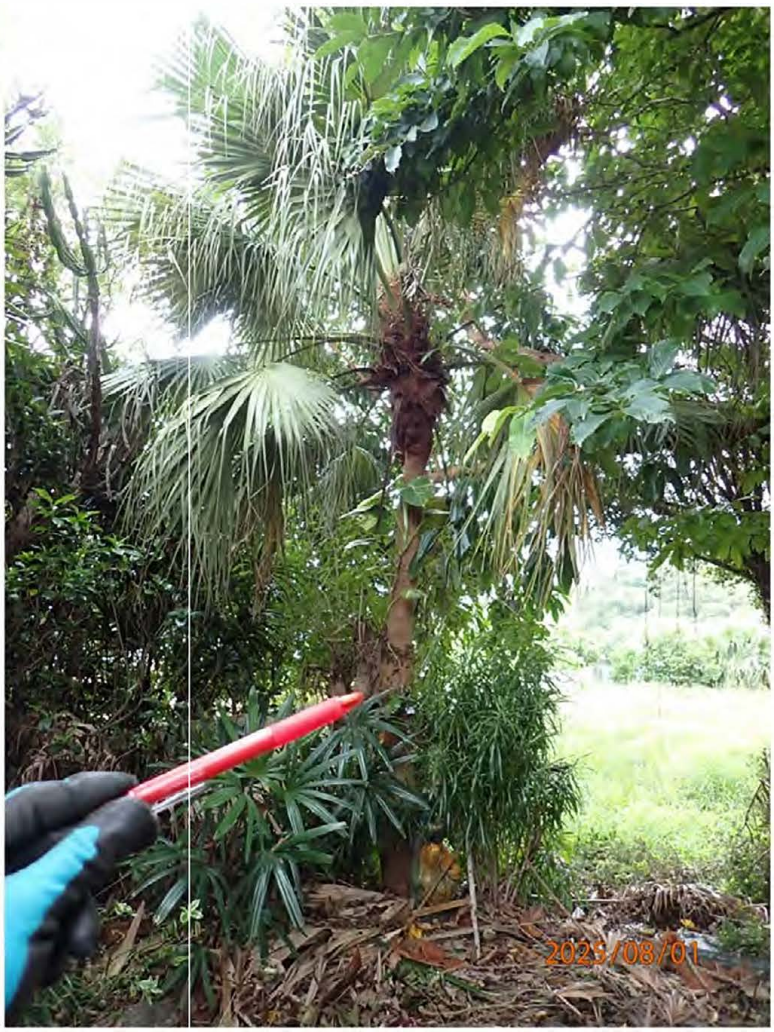
T2_close to T3



T3__Whole view



T3_close to T2



T4__Whole view



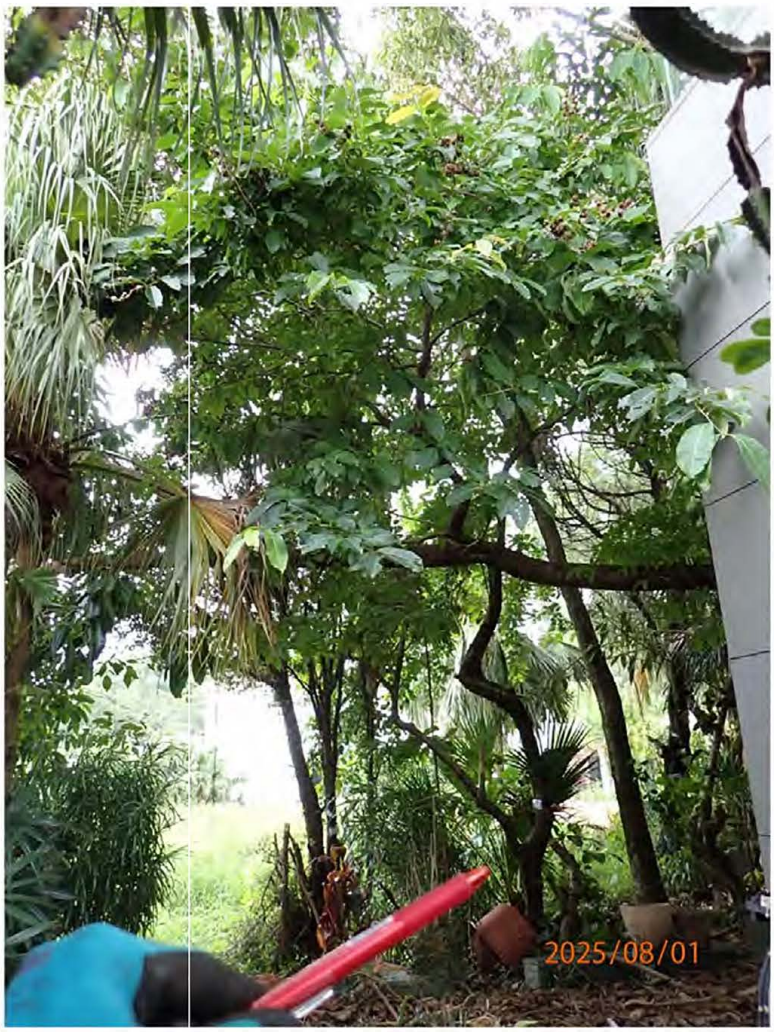
T4_near footpath



T5__Whole view



T5_multi-stems (many pruned)



T6__Whole view



T6_bending branch



T6_high centre of weight



T7__Whole view



T7_1 branch left



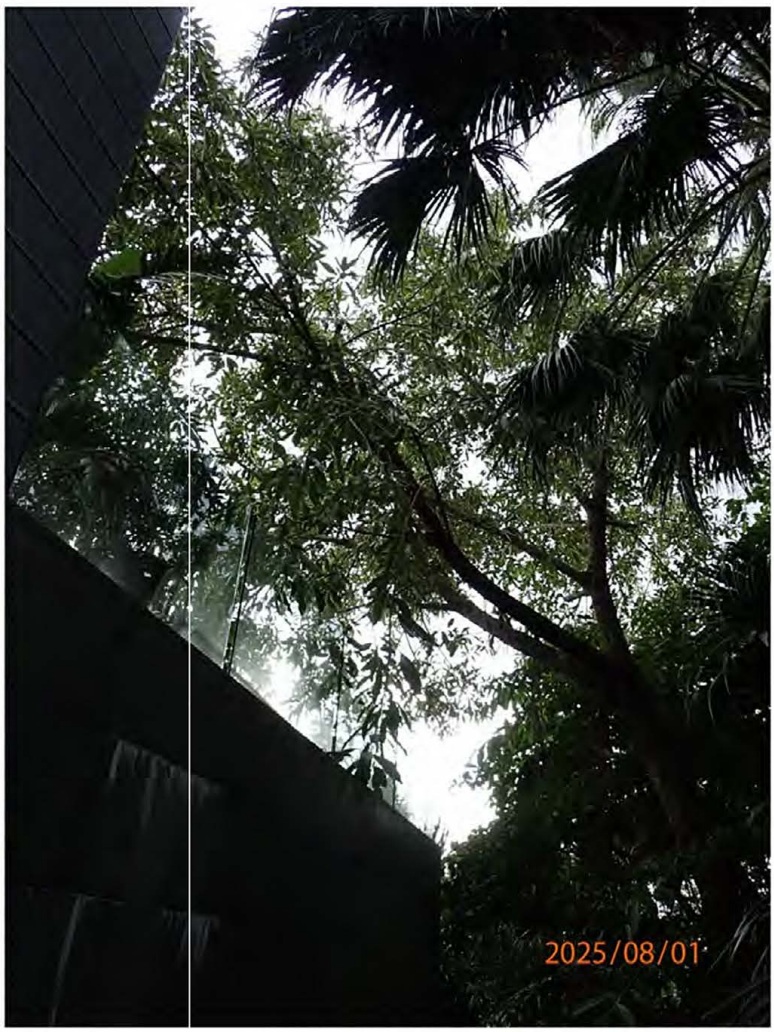
T7_low fork, 2 major scaffold tipped



T8__Whole view



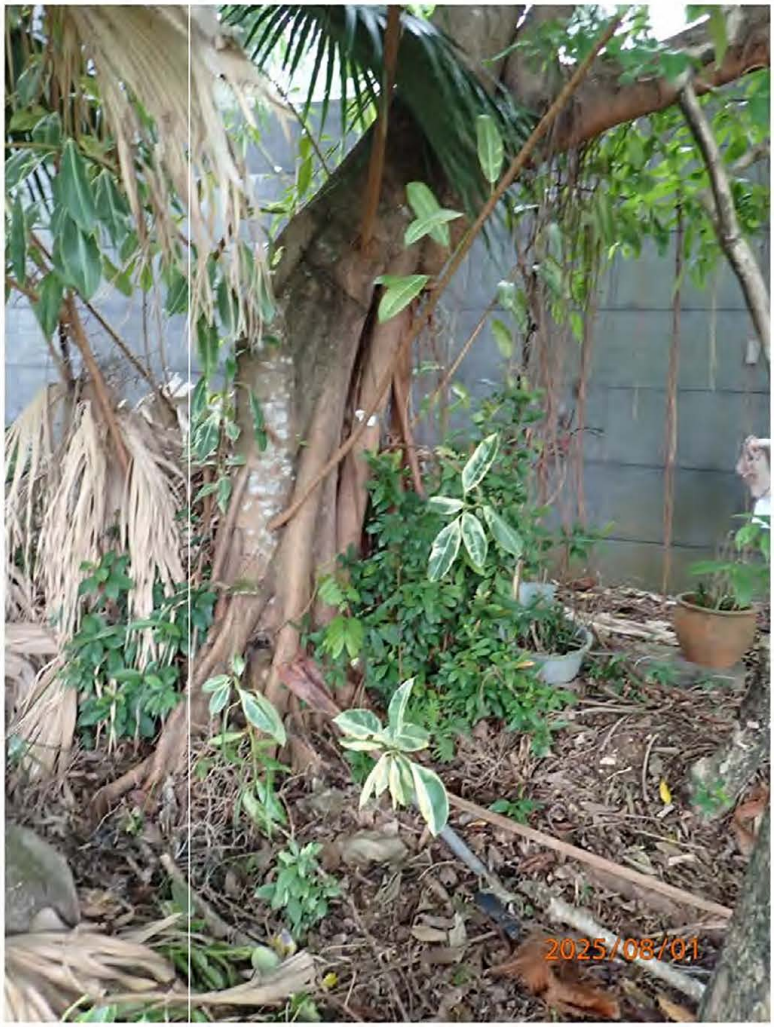
T9__Whole view1



T9__Whole view2



T9_heavy lateral limb



T9_near footpath



T10__Whole view



T10_dead tree



T11__Whole view



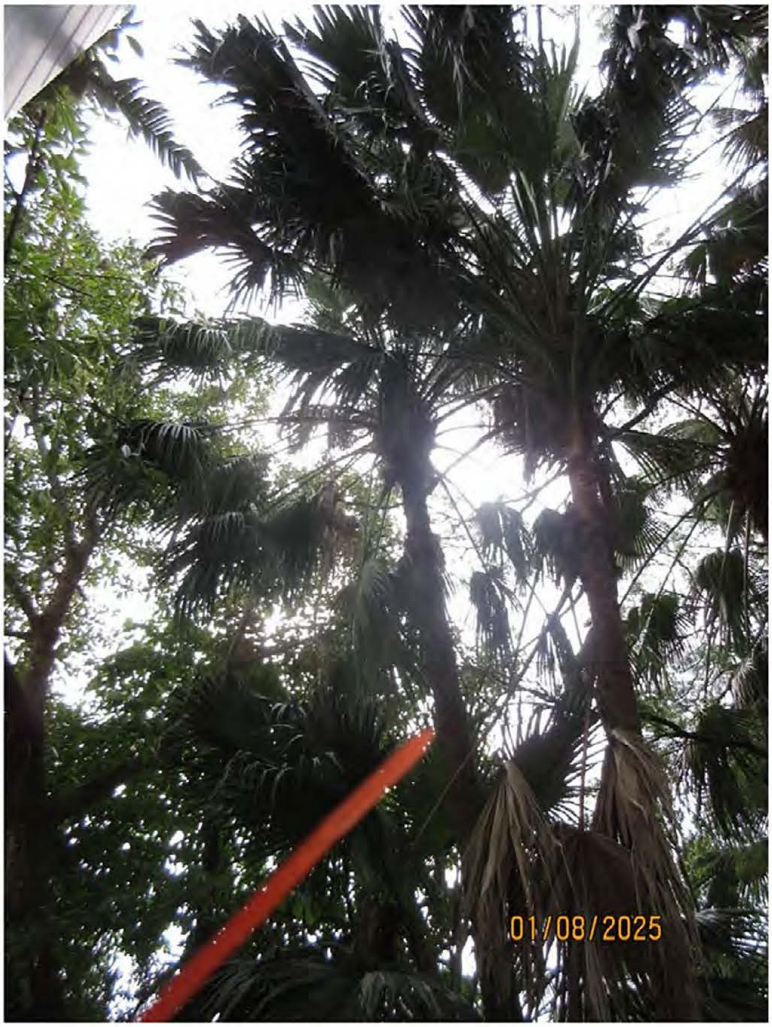
T12__Whole view



T12_close to T13



T13__Whole view1



T13__Whole view2



T13_close to T14



T14__Whole view



T15__Whole view1



T15__Whole view2



T15_close to T14, near rock (on surface)



T16__Whole view



T16_close to T17, near rock



T16_decaying wound



T16_topped, included bark, 1 branch left



T17__Whole view



T17_close to T16



T18__Whole view1



T18__Whole view2



T19__Whole view



T19_codominant stems, near rock



T19_crown from epicormics, broken branches



T19_ficus on trunk



T20__Whole view



T20_bending trunk



T21__Whole view1



T21__Whole view2



T21_1 branch supported by T14



T21_decaying trunk wound



T21_near rock, pavement and U-channel



T21_sparse foliage, codominant branches



T22__Whole view



T22_codominant branches with included bark



T22_on crest of slope



T23__Whole view1



T23__Whole view2



T23_2 stems, low fork, on crest of slope



T23_near pavement and U-channel



T23_slightly sparse foliage



T24__Whole view



T24_near edge of swimming pool



T25__Whole view



T25_at toe of wall (narrow planting space), crack between soil and wall



T25_trunk moved away from wall



T26__Whole view



T26_basal wound



T26_branch embedded with chain-link fence



T26_codominant stems, lying on and supported by fence



T28_Close up of Root Collar



T28_Close up of Canopy



T28_Close up of Canopy



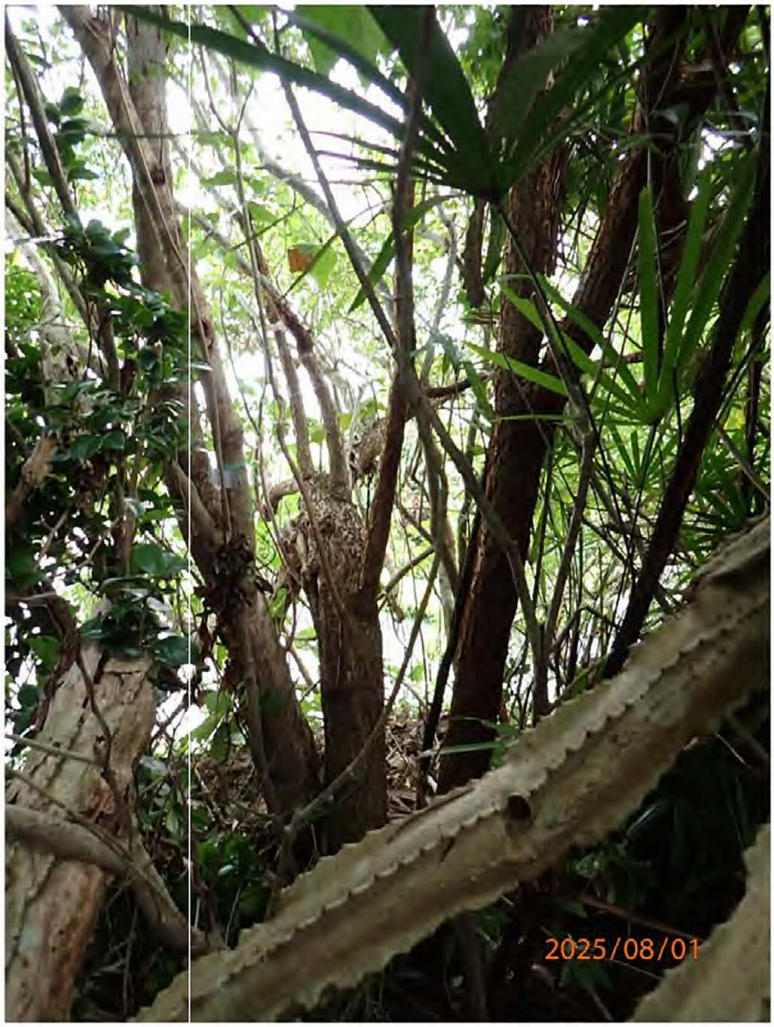
T28__Whole view



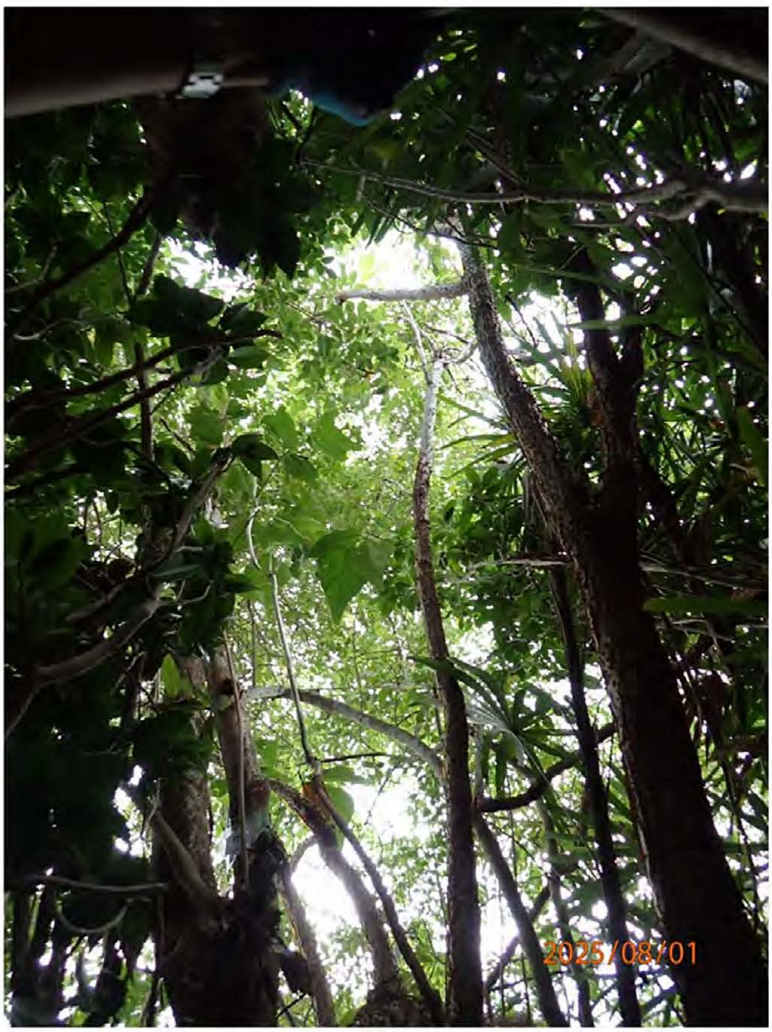
T28_3 stems



T28_near footpath



T29__Whole view1



T29__Whole view2



T29_1 stems bent and cracked



T29_3 stems, included bark



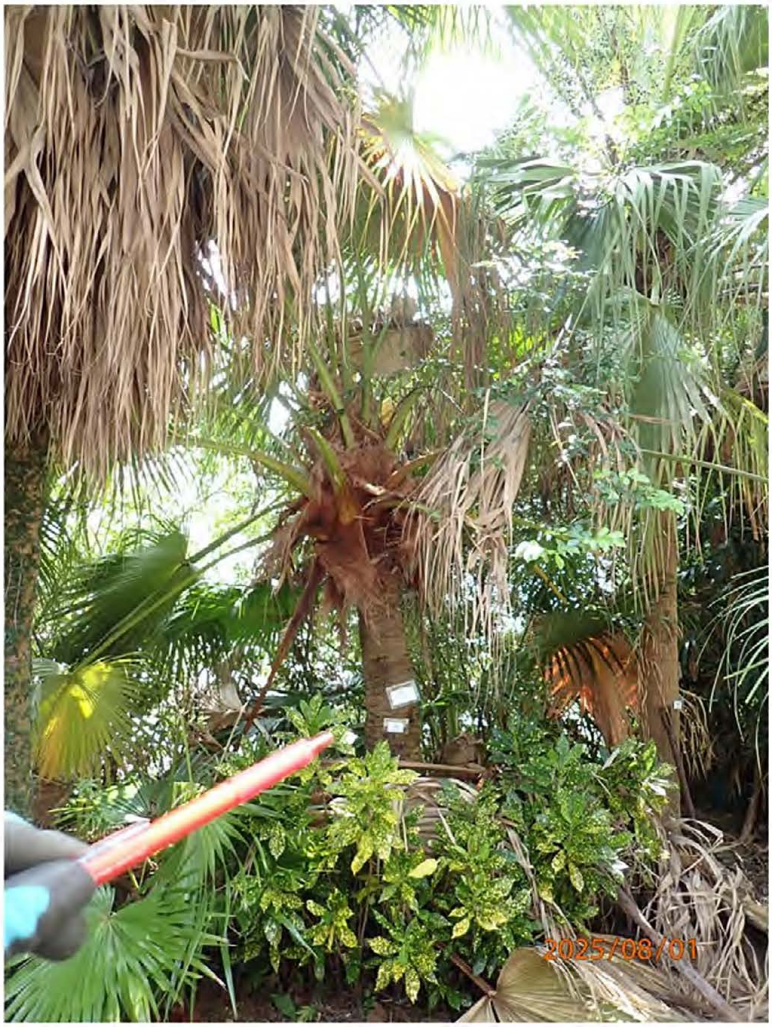
T29_topped, crown covered by massive climbers



T31__Whole view1



T31__Whole view2



T32__Whole view



T32_bending trunk



T33__Whole view1



T33__Whole view2



T33 close to T34



T34 Whole view 1



T34__Whole view2



T34_close to T33, T35



T35__Whole view



T35_close to T34, T36



T36__Whole view



T36_close to T35



T36_close to T37



T37__Whole view



T37_bending head



T37_close to T36



T38__Whole view1



T38__Whole view2



T39__Whole view



T40__Whole view



T41__Whole view



T42__Whole view



T43__Whole view



T44__Whole view



T45__Whole view1



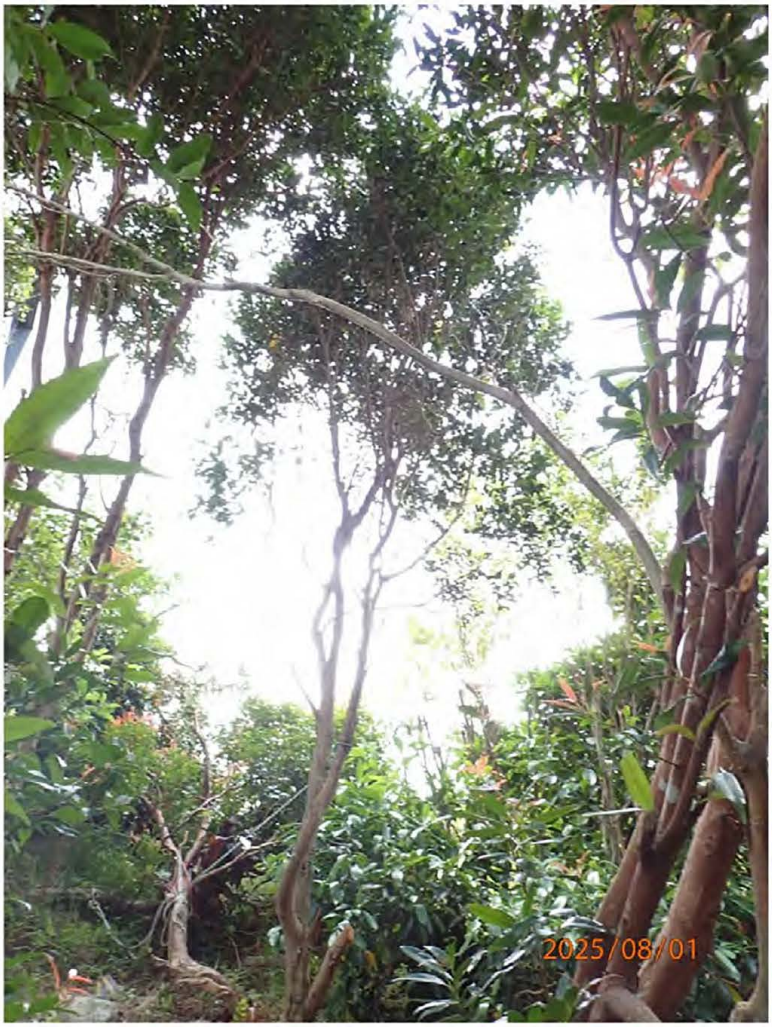
T45__Whole view2



T45_near rock



T46__Whole view1



T46__Whole view2



T47__Whole view



T47_low fork, near U-channel, on crest of slope



T48__Whole view1



T48__Whole view2



T48_on crest of retaining wall, close to T49



T48_trunk wound



T49__Whole view1



T49__Whole view2



T49_uprooted before, low fork

APPENDIX E – Method of Statement for Tree Preservation and Felling

TREE PRESERVATION AND FELLING

1.01 TREE FELLING

Prior to starting any tree felling works all trees to be retained shall be identified and the necessary tree protection fencing installed. (refer to Clause 1.03)

Felling of trees to be removed shall involve the complete removal of trees indicated, including stumps, by one of the following methods to be approved by the Architect before work commences:

(a) Bulldozer
A bulldozer shall be used to push over the whole tree which shall then be cut by chain saw and removed from Site. The method shall only be used where no trees are to be retained.

(b) Winches
Power mounted or hand winches shall be used for pulling over the whole tree, the main support roots having first being severed either by mechanical means or by hand grubbing. Preserved trees shall not be used as anchor points for winching without approved adequate protection.

(c) Chain Saws
Felling by this method shall be in accordance with BS 3998 (1989), either felling the whole tree at once or in sections. The stump shall be removed by hand grubbing and winching, stump cutting machine, hydraulic lifting or another method approved by the Architect before work commences.

1.02 WORKS NEAR EXISTING TREES

(a) Where excavation is required near existing trees for construction of works, the following precautions shall be taken to protect the roots:-
  (i) Roots temporarily exposed during excavation shall be wrapped with damp straw or hessian during construction of the works. Cutting of the roots shall be kept to a minimum;
  (ii) Before backfilling, roots shall be cut cleanly back to undamaged tissue and treated with an approved fungicidal gel.
  (iii) Excavated trenches around tree roots shall be backfilled with topsoil mixed with an approved conditioner as specified, including sufficient slow release fertilizer to assure a rate of application of 500 g/m³.

(b) Trench excavation for services, including drainage and sewage, should not come within the spread of the tree crown. Detailed location of services shall be agreed with the Architect before excavation commences if this minimum cannot be achieved. Large roots (i.e. greater than 75mm in diameter), exposed in trench excavations and above the final line of the installation shall be preserved, and excavation close to trees shall be carried out with particular care to ensure this. Following installation of the services, severed roots shall be cut back cleanly to undamaged tissue and treated with an approved fungicidal gel. Trenches shall be backfilled with topsoil as required, including approved soil conditioner and slow release fertilizer to achieve a rate of application of 500 g/m³.

(c) Trees and woodland areas to be retained shall be protected during the contract work by sturdy, impenetrable fencing, as specified in Clause 1.03 (d).

1.03 PROTECTION OF EXISTING TREES

(a) In respect of all existing trees, the Contractor shall ensure for the whole duration of the Contract, the following:-
  - no unnecessary intrusion into areas of protective planting area is made;

- all access routes to construction areas which need to pass through protective planting area shall be approved by the Architect;
- the limits of site clearance are to be agreed by the Architect on site before site clearance commences. All trees to be cleared shall be marked by the Contractor and approved by the Architect before felling;
- no nails or other fixings shall be driven into trees;
- no fencing or signs shall be attached to trees;
- no materials or machinery shall be stored within the area of a tree's crown diameter.
- no workshop, canteens, or similar shall be installed beneath trees, nor shall equipment maintenance etc. be carried out under trees;
- no trees shall be used as anchors for ropes or chains used in guying, pulling and the like.

(b) The Contractor shall exercise the greatest care during the progress of the work to avoid damage to any tree which the contract does not require to be cleared.
As soon as the site or any part thereof becomes available the Contractor shall erect Temporary Protective Fencing around each such tree or group of trees, preferably to protect the whole area within the spread of the tree's crown, but no closer than 2m from the trunk of any such tree. The Contractor shall inform the Architect if works are to be carried out within such fenced areas and, save with the express permission of the Architect or on his order, all such work shall be executed using only hand-held tools. The rates in the Contract shall include for this restriction.

(c) The Contractor shall maintain the Temporary Protective Fencing in good repair and subsequently remove it. Removal shall be subject to the permission of the Architect which shall not normally be given earlier than the substantial completion of an adjacent part of the Works other than Landscape Softworks. The Contractor may seek permission to remove the fencing temporarily if its removal is necessary for the satisfactory execution of the Works. The Contractor shall reinstate the temporary protective fencing as soon as possible.

(d) Temporary Protective Fencing shall be 1500-2000mm high, and shall ideally be constructed of strong, impenetrable material such as steel sheet or wooden board (Refer to Fig. 1.1).

In certain circumstances where space for tree protection is a particular problem, protection of the tree trunk with planks may be acceptable (Refer to Fig. 1.2). In these cases, the ground within the root zone should be protected from compaction with mats and gravel or boards/tracks for vehicles. (It should be noted that these treatments should only be used temporarily so that anaerobic soil conditions do not build up in the root zone).

(e) Unless adequate proof is submitted by the contractor to demonstrate that death or damage of existing vegetation was caused by circumstances beyond his control, replacement of dead or damaged plants of similar sizes of the same species will be required as instructed by the Architect. When instructed by the Architect, slow release fertilizer shall be applied to existing mature trees as and when required. Slow release fertilizer shall be inserted in the holes, bulked up if necessary with sand or fine peat, at the rate of 1kg/25mm of trunk diameter at a height of 1.3 metres from ground level. The fertilizer shall be applied between March and June or as directed by the Architect.

1.04 PRUNING OF EXISTING TREES

(a) Existing trees which are to be retained shall be pruned to remove dead or dangerous branches and to produce a balanced crown. All work shall be carried out in accordance with good horticultural practice and British Standard 3998 (1989) “Recommendations for the Tree Work," and shall be directed by the Architect. Tree pruning and surgery should be undertaken by a fully qualified arboriculturist. Safety precautions shall be taken to protect those engaged in operations as well as people and property in the vicinity. Pruning and removal of branches shall be done using sharp, clean implements to give a single flat, sloping face (Refer to Fig. 1.3). Ragged edges of bark or wood are to be trimmed with a sharp knife. Large branches shall be removed in stages beginning with removal of the main weight of the branch, with the final cut on a line outside the "branch bark ridge" and "branch collar". All cuts shall be made to avoid splintering or tearing of bark which would catch water and encourage rot. Twigs less than 15mm diameter may be cut with sharp secateurs. Cleanly cut boughs on healthy trees will not normally require a bituminous sealant to close the wound. All tools shall be cleaned with bleach before pruning for another tree.

(b) Where cavities or rotten wood exist, all rotten or dead wood can be removed. However, cutting back to live wood is not recommended as this may cause new infection. Filling cavities is not recommended. Trees weakened by large cavities may require specialised arboricultural treatment such as bracing. The Architect will instruct on these situations following detailed arboricultural advice.

(c) Any material pruned from trees shall be collected and removed from Site.

(d) Crown pruning shall be carried out to reduce the tree mass to balance that of the reduced root mass as a result of root pruning. Crown pruning should be carried out in stages to reflect the stages of root pruning. Crown pruning shall produce a well-shaped and well-balanced form (Refer to Fig. 1.4). Dead decayed, dying, disease, infected, broken, crossed, competing and dangerous branches shall be removed as priority. The extend of pruning or thinning will be as follows;

(i) When the trees with a DBH between 95 to 500mm, the aggregate of total foliage removal(s) from the existing foliage in any 12 months period shall not be more than 25 % and the part of the branch pruned at all times shall not have a diameter of greater than 100mm. The pruning shall not adversely affect the structure and form of the trees.

(ii) When the trees with DBH greater than 500mm, the aggregate of the total foliage removal(s) from the existing foliage at any one time shall not be more than 15% and in any 12 months period not more than 25% and the part of the branch pruned at all times shall not have a diameter of greater than 100mm or 15% of the diameter of the DBH, whichever is greater. The pruning shall not adversely affect the structure and form of the trees

(e) Where treatment of wounds is required, trim all damaged tissue, rotten and dead wood with a clean, sharp implement, with all margins rounded, leaving no pointed tips to the cut areas. Treat with an approved fungicidal gel (Refer to Fig. 1.5).

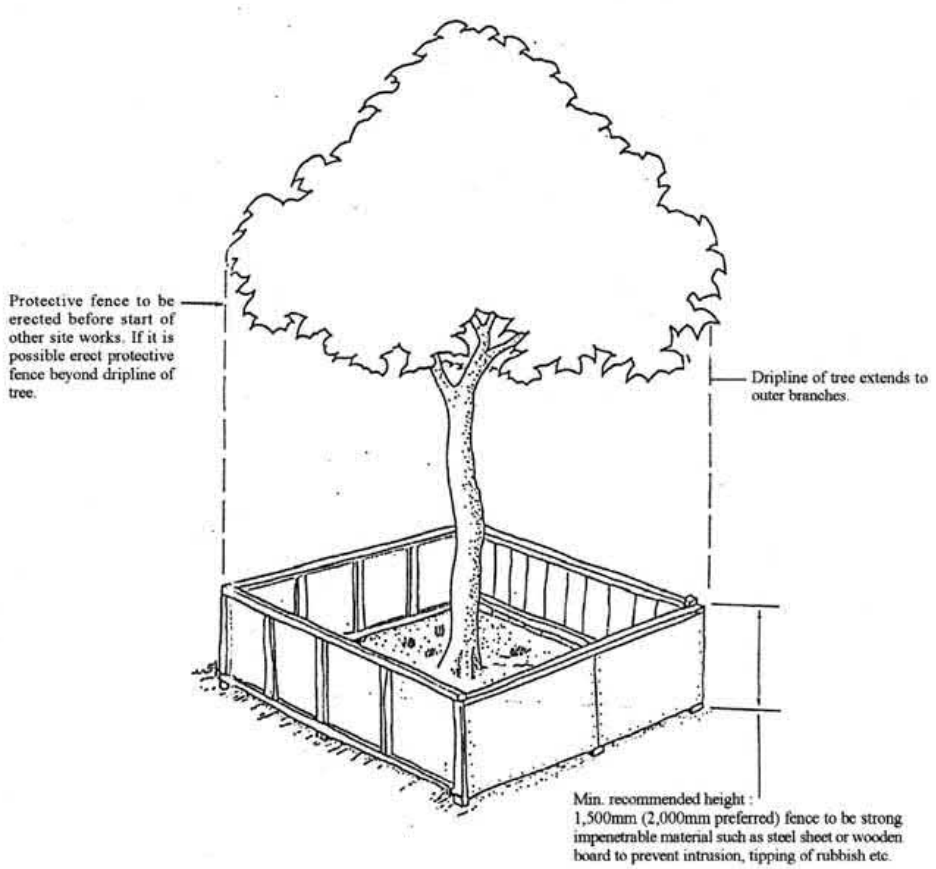


Fig.1.1 Temporary Protective Fencing

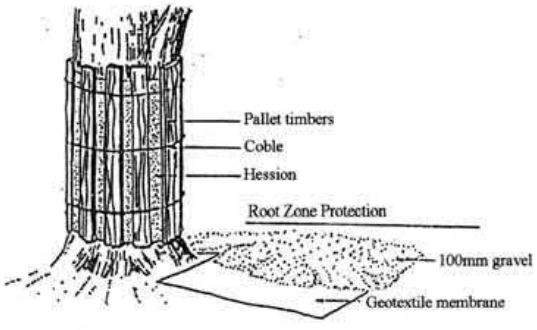


Fig. 1.2 Trunk and Rootzone Protection

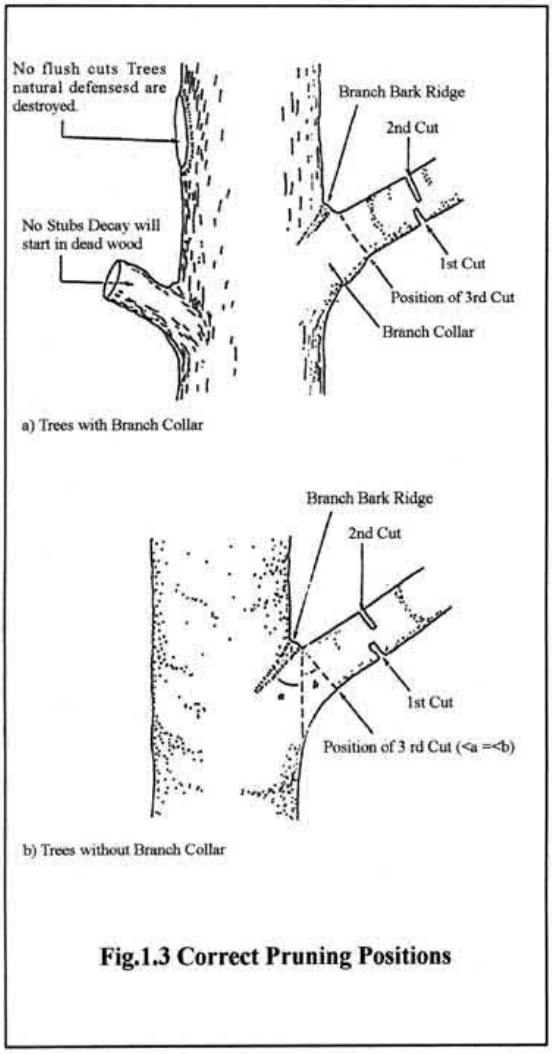


Fig.1.3 Correct Pruning Positions

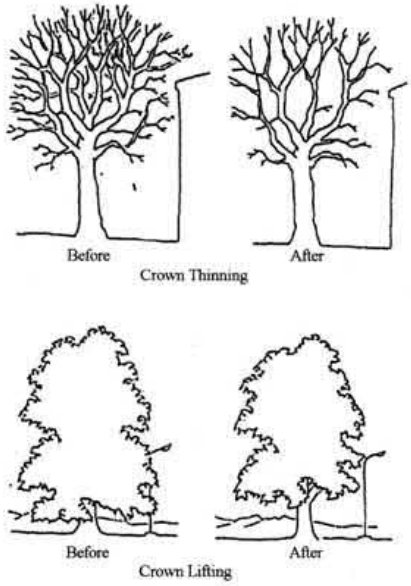


Fig.1.4 Crown Pruning

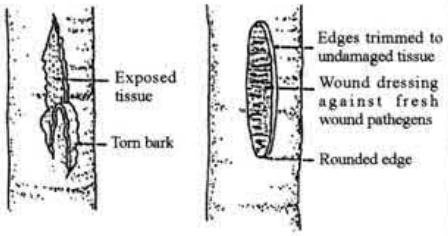


Fig.1.5 Wound Treatment

APPENDIX F - Maintenance Schedule for Retain and Compensatory Trees

Maintenance Schedule for Retained and Compensatory Trees

Maintenance Works Description	Frequency for Compensatory Tree	Frequency for Retained Trees	Anticipate duration for each operation
Watering	156-250 times/year	When necessary	½ day
Weeding	12 times/year	12 times/year	2 days
Pruning - For dying and broken branches only	When necessary	When necessary	1 day
Firming up and staking	Before and after inclement weather and when necessary	When necessary	1 day
Fertilizing	When necessary	When necessary	½ day
Pest Control	As required	As required	½ day
Aeration	As required	As required	3 days
Mulching	When necessary	When necessary	1 day
Inspection on tree health and photographic report	Bimonthly	Bimonthly	2 weeks
Joint Site Inspection with Contractors and Landscape Architect's representative	2 times/year and when necessary	2 times/year and when necessary	½ day
Inspection for Tree Protection during construction period	When necessary	12 times/year and when necessary	1 day
Tree Risk Assessment for Individual Trees within Lot	1 time/year and when necessary	1 time/year and when necessary	1 week

Attachment 6

Geotechnical Planning Review Report

PROJECT NO. P2606

GEOTECHNICAL PLANNING REVIEW REPORT

FOR

SECTION 16 PLANNING APPLICATION FOR

MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION OF

PROPOSED RESIDENTIAL DEVELOPMENT

AT NO.8 FUNG SAU ROAD, SAI KUNG

GREG WONG & ASSOCIATES LTD.

Prepared by:	Kelvin Au Yeung
Checked by:	Kevin Tang
Approved by:	Kevin Tang
Revision:	-
Date:	Nov 2025

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4. Existing Information....4
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6. Proposed Works on Existing Features....5
7. Impacts on Adjacent Premises / Geotechnical Features....7
8. Conclusion....8

Appendices

Appendix A Site Location Plan
Appendix B Architectural Plans of Proposed Scheme
Appendix C Slope Feature Information
Appendix D SIMAR
Appendix E Previous G.I. Information in Vicinity
Appendix F Records of Existing Utilities
Appendix G Part Print of the Geological Survey Map
Appendix H Scheme of Proposed Foundation & Site Formation Works
Appendix I Natural Terrain Assessment Plan and Section

1. Introduction

This Geotechnical Planning Review Report (GPRR) is prepared by Greg Wong & Associated Ltd (GWAL), the geotechnical consultant, to support the Section 16 Planning Application for the Minor Relaxation of the Building Height Restriction on Lot 285 S.A. RP ("**Plot A**") and Lots 285 S.A. ss.1 and Lots 285 RP in D.D. 252 ("**Plot B**") at No. 8 Fung Sau Road, Sai Kung (the "**Application Site**"/ the "**Site**") to allow for the redevelopment of the existing residential buildings ("**Proposed Residential Redevelopment**"). The report is prepared in accordance with the requirement set out in PNAP-APP25. This report contains the following as listed.

- Impact and proposed investigation to the adjoining premises
- Conclusion and recommendation

2. Site Location and Description

2.1 Site Location

The Application Site is located at No. 8 Fung Sau Road, Sai Kung. It is part of a low-rise, low density residential community situated on the southeastern side of Fung Sau Road, which is a local road branching off from Tai Mong Tsai Road. Please see **Appendix A** for the Site Location Plan. The captioned site is in rectangle shape. The total area of the site is about 2588.3 m^2. Currently, there are two existing 3-storey residential houses including 1-storey of carport within the site. The elevation of the site is about +33.65mPD and +47.45mPD.

2.2 Existing Features

According to the Slope Information Slope, there are 6 existing features (slope and retaining walls) in close proximity to the site. The features are listed as follow. Location plan & detail information of the features are attached in **Appendix C** and **Appendix D**.

Feature No.	Type	Location	Responsibility	Height(m)	Angle(^{0})	Length(m)
8SW-A/C56	Cut Slope	North	LandsD	6.3	55	5.2
8SW-A/C62	Cut Slope	North	DD252 LOT285	2.4	45	8
8SW-A/C64	Cut Slope	North	LandsD	3.5	50	35
8SW-A/CR29	Cut Slope	South	DD252 LOT288	8.5	55	4.2
	Retaining Wall			4.3	85	24
8SW-A/F27	Fill Slope	Southeast	LandsD	6	30	27
8SW-A/R34	Retaining Wall	North	DD252 LOT285RP (1)	3.3	87	60
			DD252 LOT259 (2)			

2.3 Existing Buildings & Structures in Vicinity

The land use pattern around the Site is generally characterised by a mix of low-rise residential developments, green belt and country park areas. Immediate area to the north, west and south of the Site along Fung Sau Road is predominantly of low-rise, low density residential developments of one to three storeys, including Fung Shu Villa, MORAIS, Fung Sau Terrace, Asiaciti Gardens and Bayview Pavilion.

There is no sensitive historical building close to the site.

3. The Proposed Redevelopment

The applicant proposed to carry out a comprehensive redevelopment proposal to integrate the two houses adjoining each other to the southeast. Minor relaxation of building height restriction ("BHR") is sought from 9m to 11.5m at mean roof level for both House A and House B, which are proposed with three (3) storeys including one (1) storey of carport at G/F. Please see **Appendix B** for the Architectural Plans of the Proposed Scheme.

4. Existing Information

4.1 Ground Investigation Information

The available GI information was carried out by The Boring Engineering Ltd. in Sept 1997 (i.e. hole no. BH1 to BH6, BH9). The holes are terminated at around 17m to 25.5m deep below the existing ground. SPT were carried out and Mazier samples were taken in the boreholes. Location and detailed information of boreholes is attached in **Appendix E**.

The available information indicates that the site might be covered by a layer of residual soil of 3m thick. Underneath the residual soil might be a layer of grade V to IV Tuff. Grade III or better grade of Tuff might be found at a depth of 17m to 20m below existing ground level.

4.2 Laboratory Test Record

No available laboratory test record was found.

4.3 Layout of Existing Utilities

Utilities adjacent to site are located around all sides of the site. They include drain pipes, electric cables and telecommunication cables, etc. The utilities information of various utilities parties has been shown on the submission drawings and attached in Appendix F.

4.4 Schedule Area

The site is checked to be located outside of the scheduled area.

5. Ground Conditions

5.1 Topography

The elevation of the site is about +33.65mPD and +47.45mPD. The site can be accessed by Fung Sau Road. The total area of the site is about 2588.3m^2. The site is currently occupied by two existing three (3) storey detached houses.

5.2 Geology

According to the 1:20000 scale geological map published by the Geotechnical control Office (Sheet 11:HGM20 Series: Edition 1 - 1986), the site is underlain by fine ash vitric

TUFF which is inconsistence with the existing GI record. The rock type shall be verified by the proposed ground investigation works. Part print of geological map is enclosed in **Appendix E**.

Based on the borehole information of ground investigation, the area shall be covered by a layer of grade IV residual soil of 3m thick in average. Underneath the residual soil might be a layer of grade V to IV Tuff. Grade III or better grade of Tuff might be found at a depth of 17m to 20m below existing ground level. (i.e. at about +22.42mPD to +29.37mPD in general).

Soil Properties

Fill
Fill material generally consists of dark grey to dark brownish grey cobbles and gravels.

Residual Soil
Residual Soil generally consists of sort, reddish brown and pinkish brown slightly sandy silt.

CDT
The completely decomposed Tuff consists of extremely weak to very weak greyish brown and pinkish brown completely decomposed Tuff.

MDT
The moderately decomposed Tuff consists of moderately strong to strong greyish brown and grey mottled with white moderately decomposed Tuff.

6. Proposed Works on Existing Features

6.1 Proposed Works on Existing Features

There are 6 existing features in close vicinity to the Site. The proposed site formation, foundation & buildings works will be confined within the Site and is not anticipated to cause any adverse impact to these features. Nonetheless, monitoring on these features shall be carried out throughout the construction period.

Feature No.	*Proposed Works*
8SW-A/C56	No proposed work Monitoring shall be carried out during construction
8SW-A/C62	No proposed work Monitoring shall be carried out during construction
8SW-A/C64	No proposed work Monitoring shall be carried out during construction
8SW-A/CR29	No proposed work Monitoring shall be carried out during construction
8SW-A/F27	No proposed work Monitoring shall be carried out during construction
8SW-A/R34	No proposed work Monitoring shall be carried out during construction

Nevertheless, stability of existing feature within or close to the site (including any unregistered features) affecting or being affected by the development during

construction works shall be assessed. Monitoring works shall be carried out during the whole construction period. Remedial or upgrading works shall be proposed and carried out if found necessary by the lot owner.

6.2 Proposed Works on Natural Terrain

According to GEO Report No. 138 Section 2.3.4, natural terrain hazard studies shall be carried out when Alert Criteria is reached. "When there is a natural terrain outside the site, but within the same catchment, that is at an angular elevation of 20 degrees or more from the site and when there is ground sloping at more than 15 degrees within 50m horizontally upslope of the site boundary, provided that there is a credible debris flow path to the site."

There are no natural terrain with an angular elevation of > 20 degrees and > 15 degrees within 50m horizontally overlooking the development site which does not fall within the Alert Criteria set out in GEO Report No. 138. It is concluded that natural terrain hazard studies is not required. The Natural Terrain Assessment plan and section is attached in Appendix I.

Nevertheless, if any, stability of the natural terrain affecting or being affected by the development permanently or temporarily during demolition & construction works shall be monitored thought the whole construction period. Mitigation works shall be proposed and carried out as necessary.

6.3 Proposed Foundation Works

The proposed scheme comprises a total of two 3 storey residential house including one storey carport. The available previous ground investigation information indicates that the rockhead level, defined as an at least grade III or rock with total core recovery greater than 85%, may be encountered on average at a level about 18m below the existing ground. The area shall be covered by a layer of grade IV residual soil of 3m thick in average, grade V tuff may be encountered on average at a level about 3m below the existing ground. As the rockhead level is low with a low ground water level, and grade V to IV tuff encounter 3m below ground level, footing are considered to be feasible foundation options for the proposed building. The proposed foundation scheme for the proposed development shall have minimal effect or impact to the surrounding. There are no existing features within the site. Detailed foundation design will be submitted separately when the proposed ground investigation works are completed. A preliminary layout of proposed foundation is attached in Appendix H.

6.4 Proposed Site Formation, Excavation and Lateral Support Works

For the construction of foundation, permanent soldier pile wall and soil open cut is considered to be feasible scheme to retain the excavation depth. For the proposed scheme level different between the formation level and level outside the proposed site, retaining wall is proposed to retain the soil load between the level different. Compacted soil fill and mass concrete fill is proposed to backfill to formation level. The choice of scheme of permanent support shall be subject to detail assessment. A preliminary layout of proposed site formation and ELS works is attached in Appendix H.

6.5 Construction Method & Sequence

All monitoring point shall be installed & initial reading shall be recorded prior commencement of any works. Remedial works on existing slopes & retaining walls being affected shall be carried out prior commencement of site formation, ELS, foundation & superstructure. Pre-boring shall be carried out prior pile installation. Obstruction during soldier pile installation for temporary ELS shall be overcome by pre-boring. All temporary cut slope and backfilling shall be proposed with proper material and compaction. Groundwater shall be controlled during the excavation. Excessive groundwater drawdown at the adjacent ground shall not be allowed.

7. **Impacts on Adjacent Premises / Geotechnical Features**

As the existing registered retaining walls & slope is in close proximity to the captioned site, consideration shall be taken in the design of the proposed works. Also, vibration caused by the installation of the soldier piles and the ground settlement caused by the wall deflection and dewatering in the excavated areas may cause adverse effects to the adjacent utilities and structures. Therefore, it is necessary to limit the amount of vibration and ground settlement by adoption suitable lateral support works design and construction method. Pre-boring shall be carried out prior installation of piling for foundation and ELS. In all case, stability of existing geotechnical features within or in vicinity to the lot affecting or being affected by the development shall be assessed & remedial works shall be carried out if found necessary.

Groundwater control during the excavation is also critical for the design. Excessive groundwater drawdown at the adjacent ground is not allowed because ground settlement will be induced and damage will be caused to the adjacent structures and utilities. Detail assessment and design will be included in the foundation, site formation and ELS submission.

In addition, in order to ensure the adjacent premises will not be damaged by the proposed works, settlement monitoring stations, titling check points and building settlement pins will be proposed to be installed around the site. The movement of the adjacent premises will be monitored at these stations continuously throughout the work period. The noise from proposed works shall be kept within acceptable limit to minimize the disturbance to the environment. The detailed assessment and discussion on these aspects will be presented in the separate submission for ELS works.

8. **Conclusion**

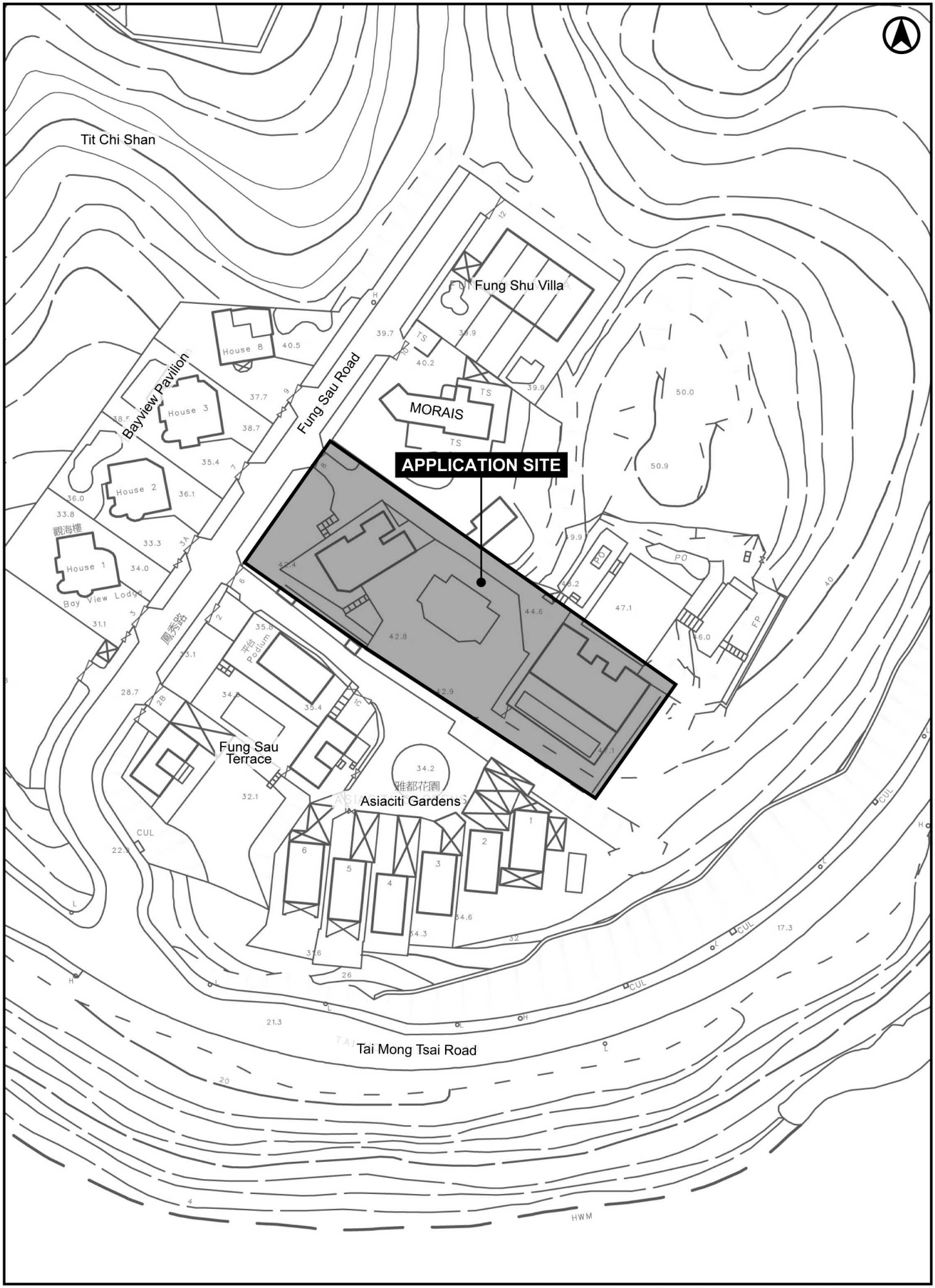
On the basis of the available geotechnical information, the following conclusions and recommendations are drawn:

- The proposed development as presented in the preliminary Architectural Plans of the Proposed Scheme is considered as a geotechnical feasible scheme.
- Footing is considered to be feasible foundation options for the proposed development.
- The site formation works for the proposed development shall be minimal.
- Suitable groundwater control scheme shall be considered in design to avoid excessive groundwater drawdown at the adjacent area.
- Proper excavation and lateral support works design and construction method have to be adopted to minimise the adverse effect on the existing utilities and structures. The detailed discussion will be presented the separate submission for excavation and lateral support works.
- Stability of all slopes (man-made & natural terrains) and retaining walls (including unregistered features) within or in vicinity to the lot affecting or being affected by the development during demolition & construction works shall be assessed & remedial works shall be carried out if found necessary
- Stability of the natural terrain is assessed and concluded that natural terrain hazard studies is not required and does not fall within the Alert Criteria set out in GEO Report No. 138.

It is noteworthy that the works/proposal mentioned in this report are preliminary only at the planning stage and will be subjected to detailed study in the detail design stage. Based on the current assessment, the proposed development is considered geotechnical feasible.

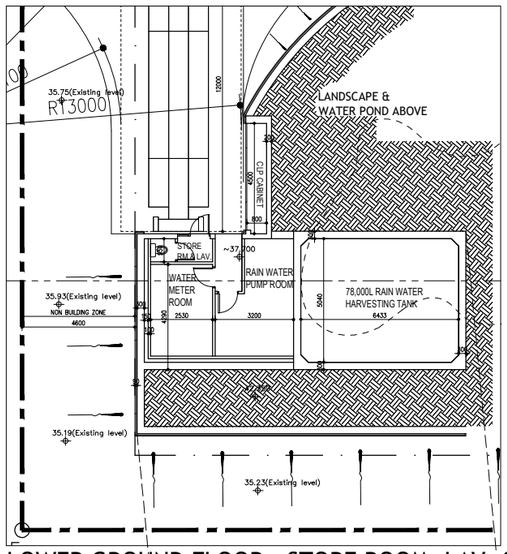
Appendix A

Site Location Plan


Tit Chi Shan
Fung Shu Villa
House 8
Bayview Pavilion
House 3
Fung Sau Road
MORAIS
APPLICATION SITE
House 2
House 1
Bay View Lodge
鳳秀路
平台
Podium
Fung Sau
Terrace
Asiaciti Gardens
雅都花園
Tai Mong Tsai Road
HWM

Appendix B

Architectural Plans of Proposed Scheme



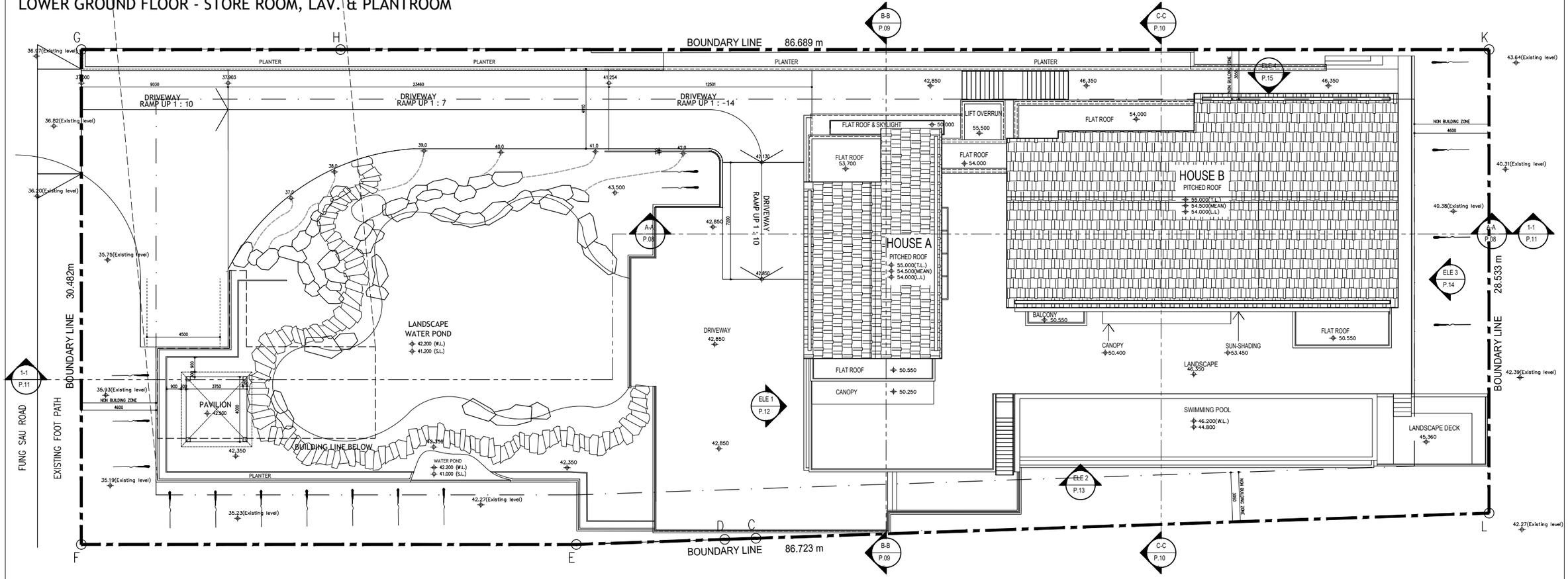
LOWER GROUND FLOOR - STORE ROOM, LAV. & PLANTROOM

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE

N

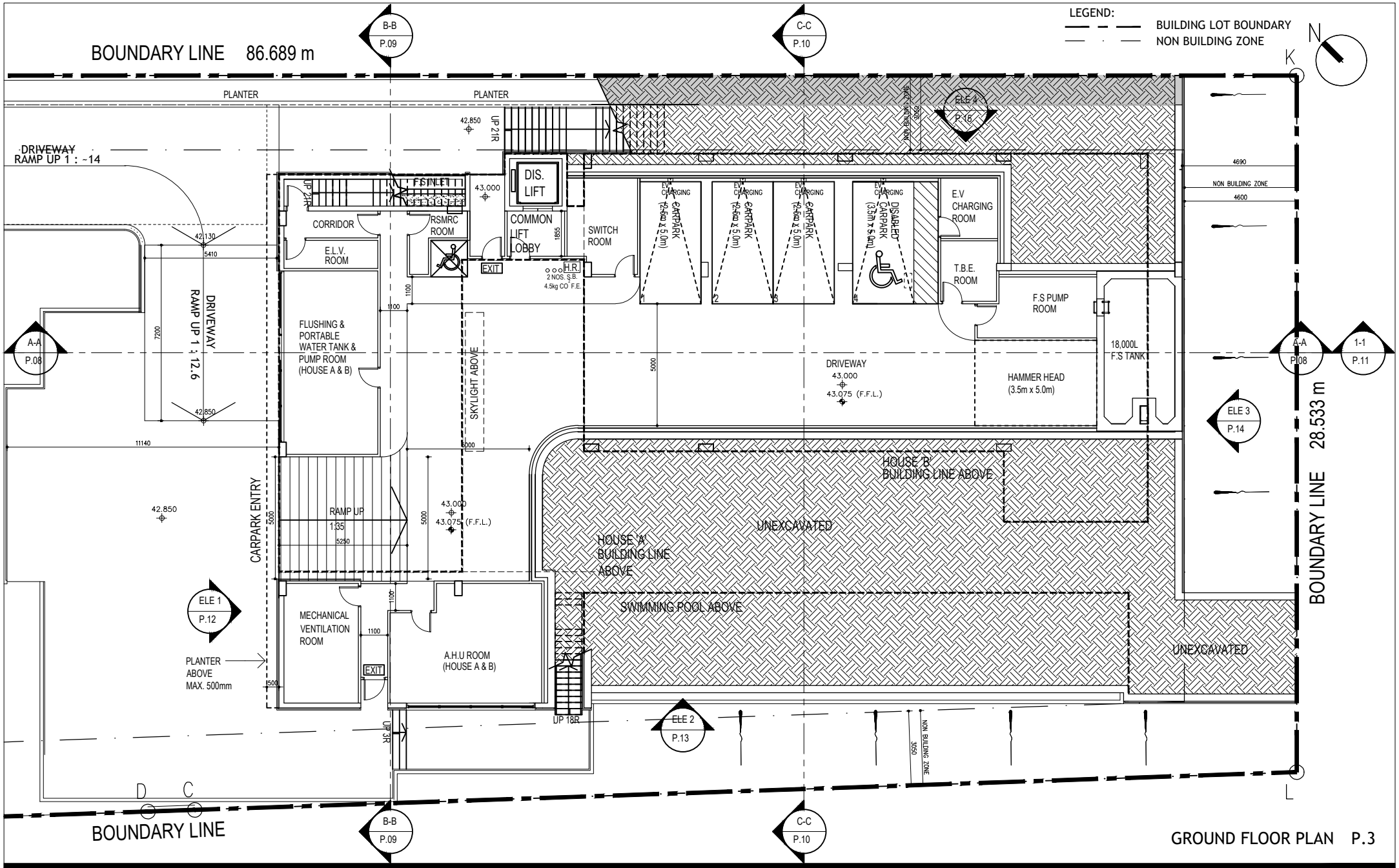


MASTER LAYOUT PLAN P.1

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-11-18

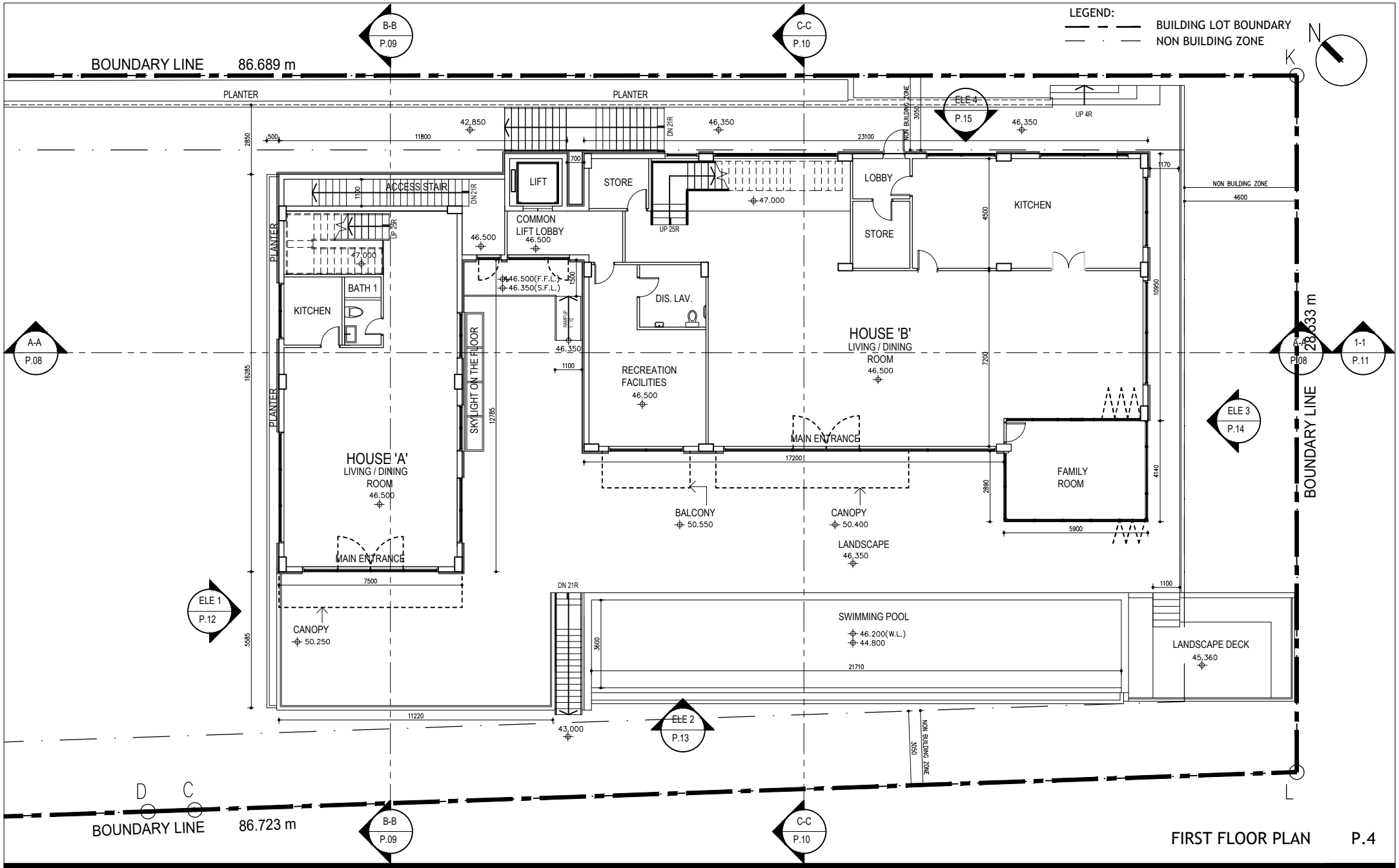
DCL architecture



No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-18

DCL architecture

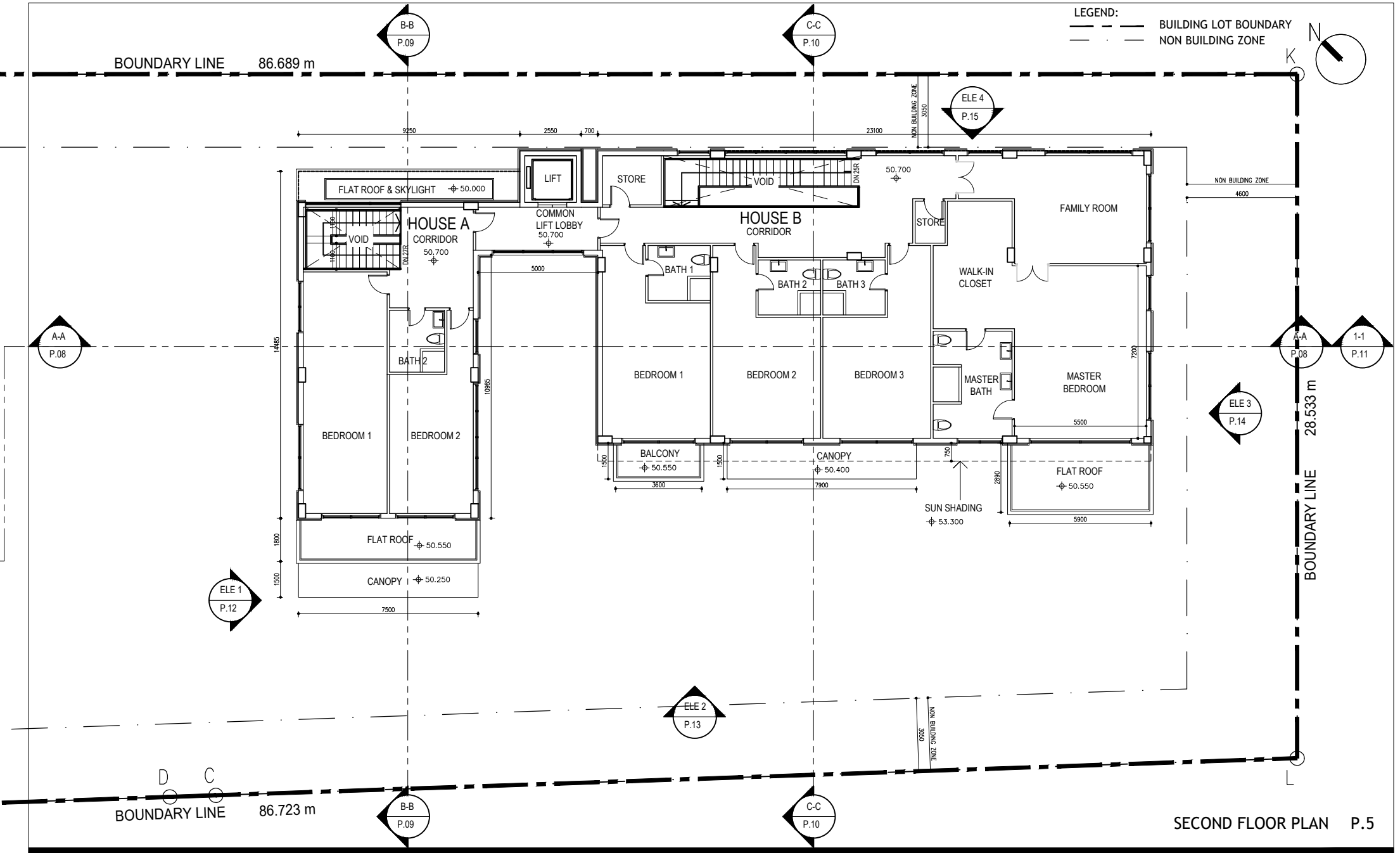


FIRST FLOOR PLAN P.4

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-18

DCL architecture

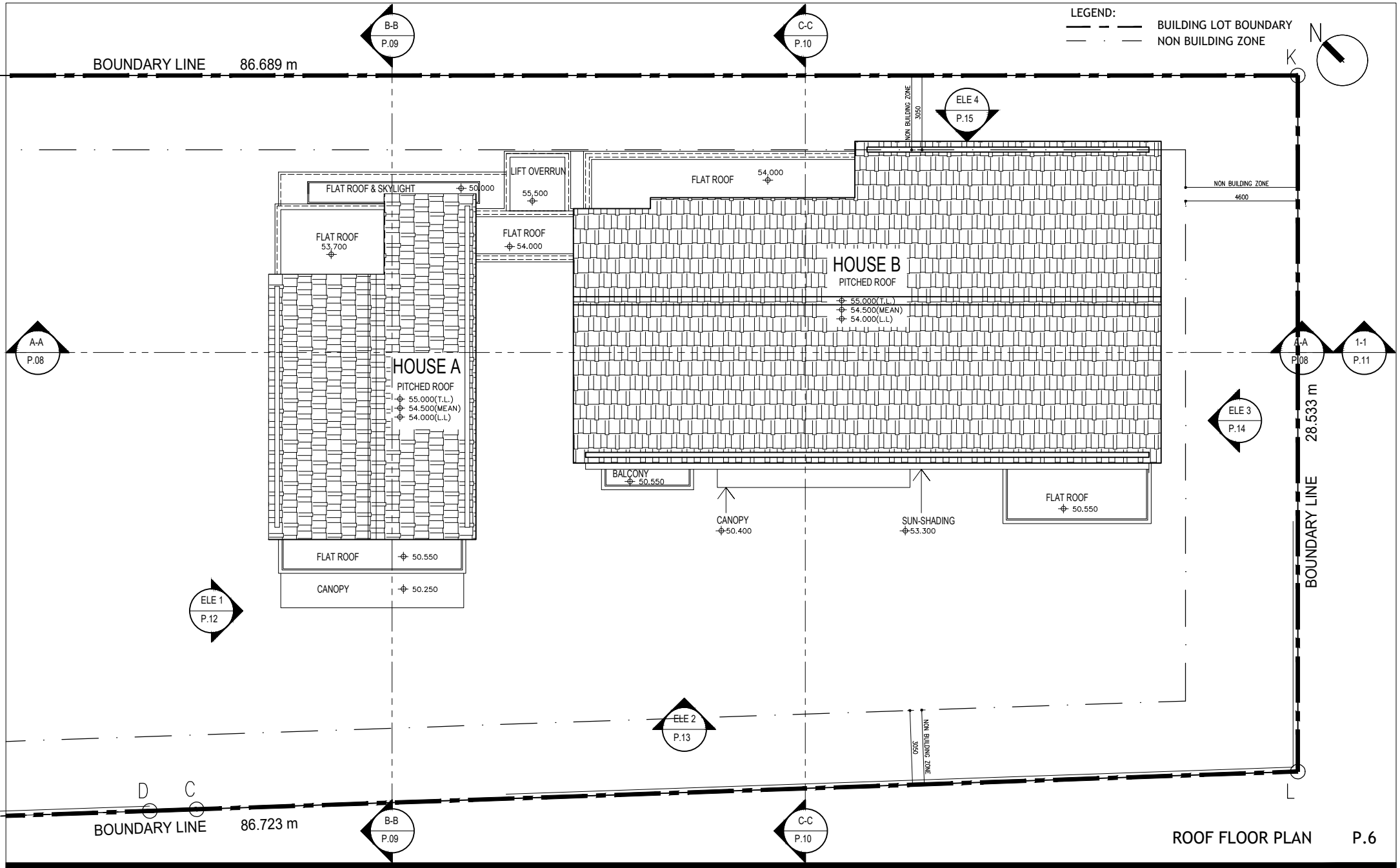


SECOND FLOOR PLAN P.5

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-17

DCL architecture



ROOF FLOOR PLAN P.6

No. 8 Fung Sau Rd, Sai Kung

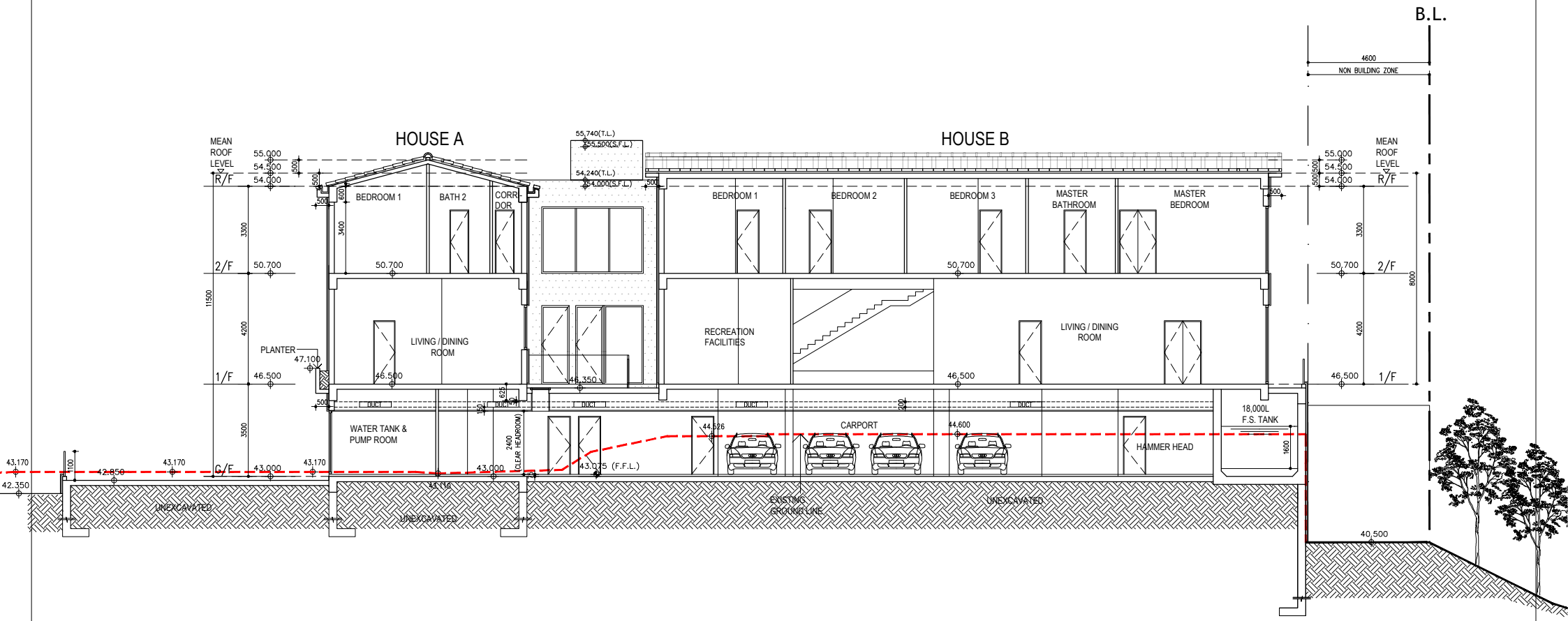
SECTION 16 DESIGN PROPOSAL Scale : 1:200@A4 2025-11-17

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION A-A P.8

No. 8 Fung Sau Rd, Sai Kung

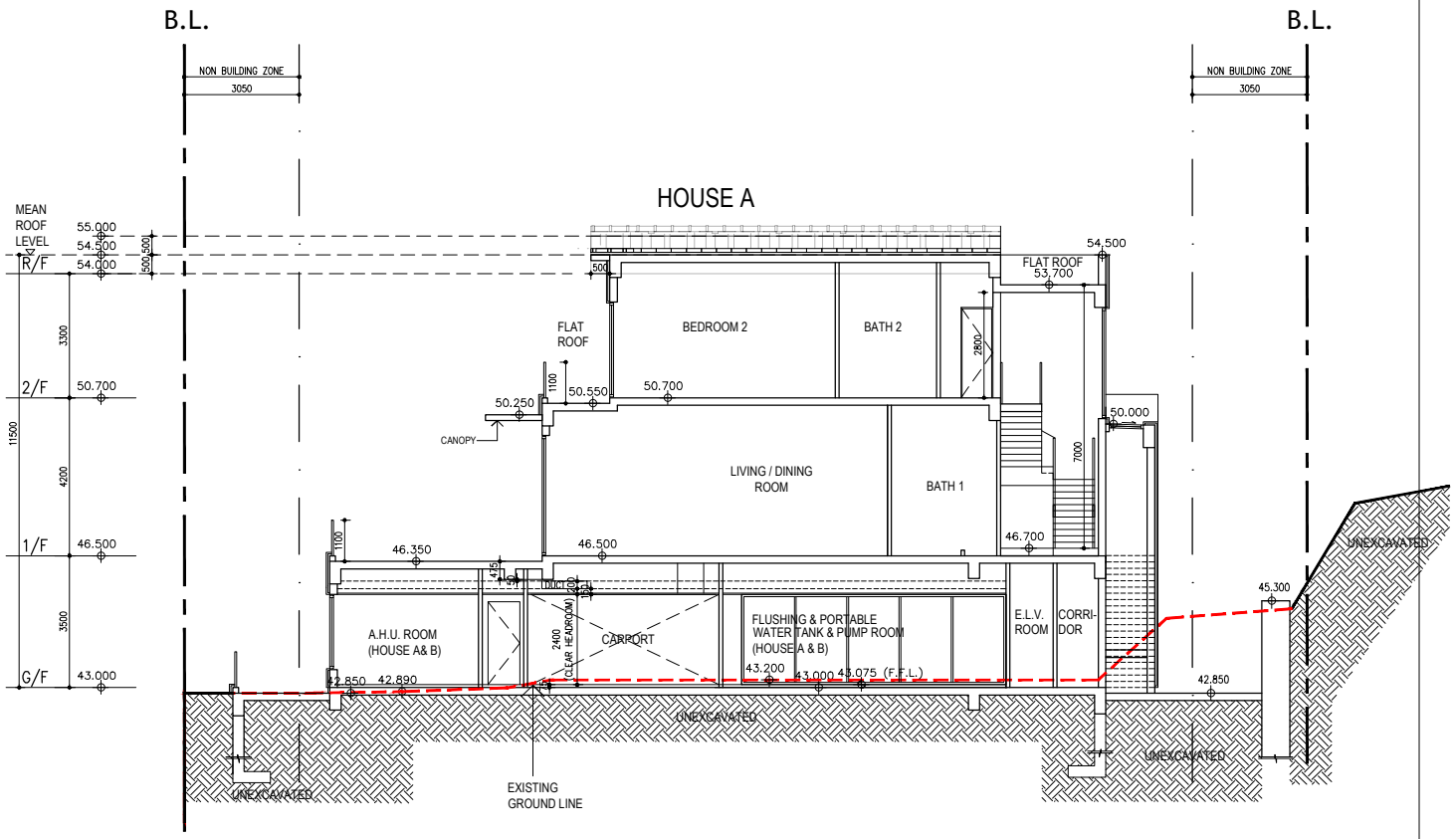
2025-10-30

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION B-B P.9

No. 8 Fung Sau Rd, Sai Kung

Scale : 1:200@A4

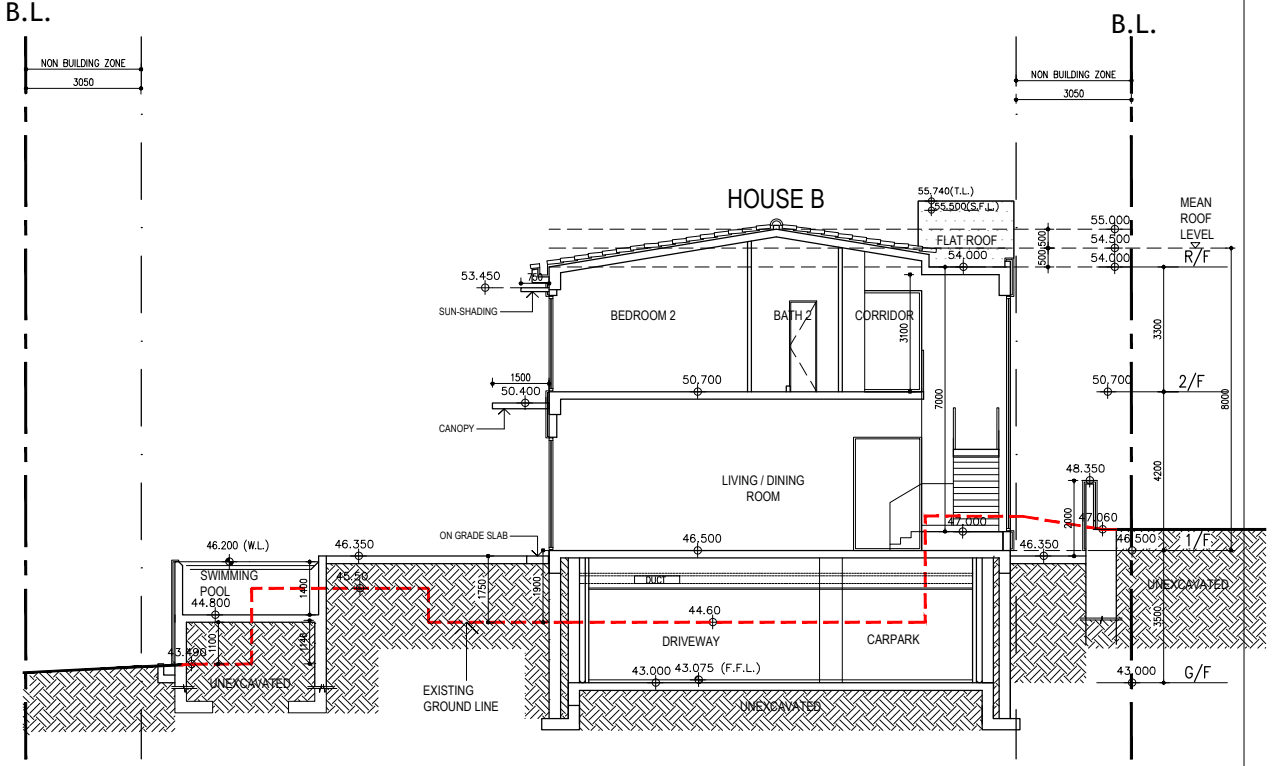
2025-10-30

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION C-C

No. 8 Fung Sau Rd, Sai Kung

Scale : 1:200@A4

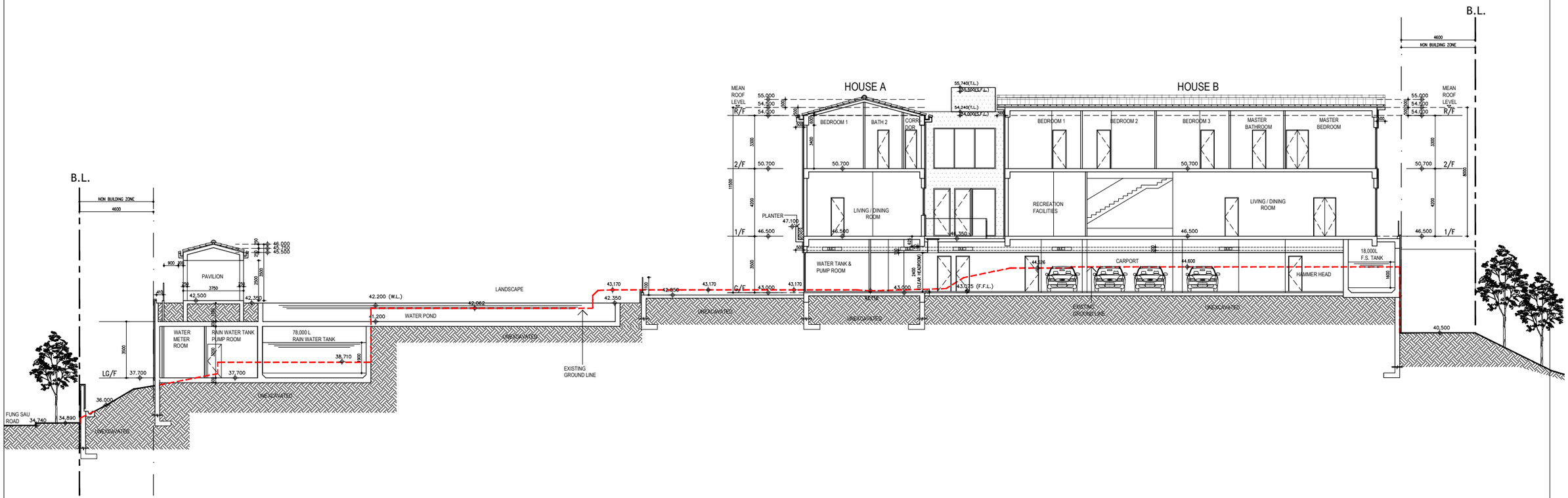
2025-11-17

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION 1-1 P.11

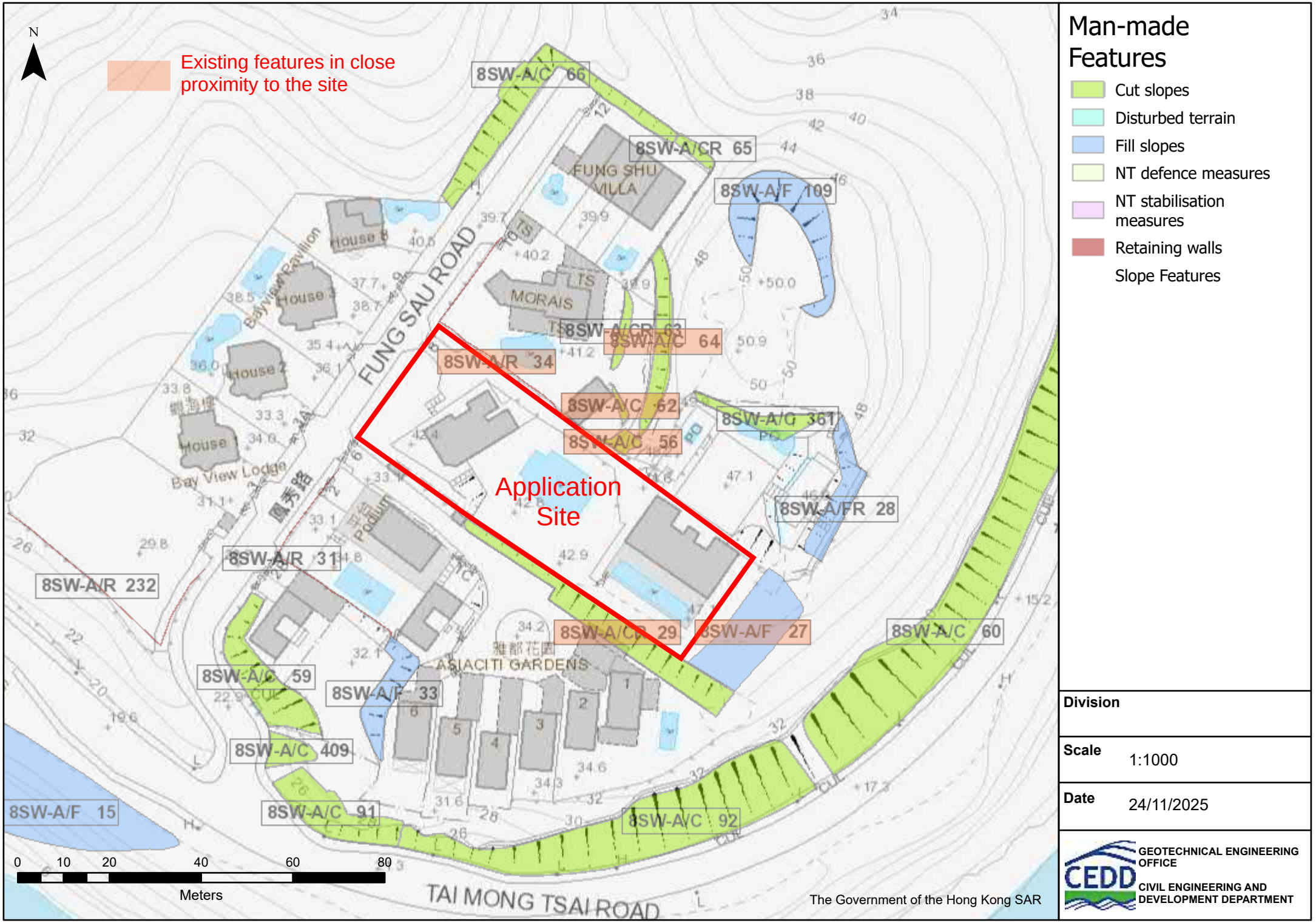
No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-11-20

DCL architecture

Appendix C

Slope Feature Information



Man-made Features

- Cut slopes
- Disturbed terrain
- Fill slopes
- NT defence measures
- NT stabilisation measures
- Retaining walls

Slope Features

Division	
Scale	1:1000
Date	24/11/2025

GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

BASIC INFORMATION

Location:	Slope at the SE Corner of Lot 259 In DD 252, Fung Sau Road, Sai Kung
Date of Formation:	pre-1977
Date of Construction/ Modification:	26-08-2016
Approximate Coordinates:	Easting : 848308 Northing : 827797

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Undeveloped green belt
Distance of Facility from Crest (m):	0
Facility at Toe:	Cottage, licensed and squatter area
Distance of Facility from Toe (m):	4
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 6.3 Length (m): 5.2 Average Angle (deg): 55

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Government Party: Lands D Agent: Lands D

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	09-05-2019
Data Source:	Project Office
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 100 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 50 Spacing (m): 1.5

WALL PART

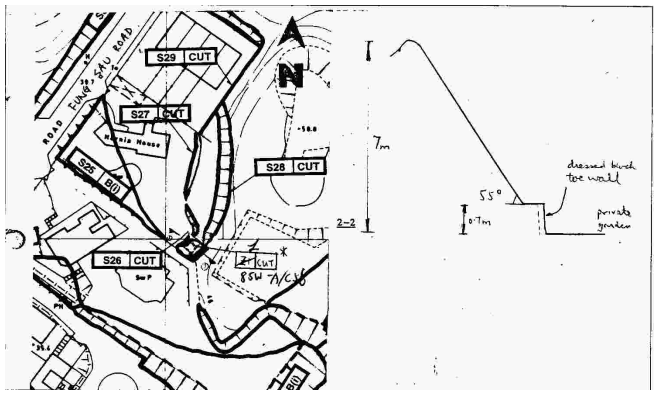
N/A

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On:	06-02-1996
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height (m):	N/A
Type of Toe Facility:	Cottage, licensed and squatter area
Distance from Toe (m):	4
Type of Crest Facility:	Undeveloped green belt
Distance from Crest (m):	0
Consequence Category:	2
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	N/A
Distance from Toe (m):	0
Type of Crest Facility:	N/A
Distance from Crest (m):	0
Consequence Category:	2
Engineering Judgement:	P
Sign of Seepage:	Slope : No signs of seepage Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : Reasonable (near crest, mid-portion, at toe) Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall / Masonry facing:	Y

Note:	N/A
Consequence category (for critical section):	2
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

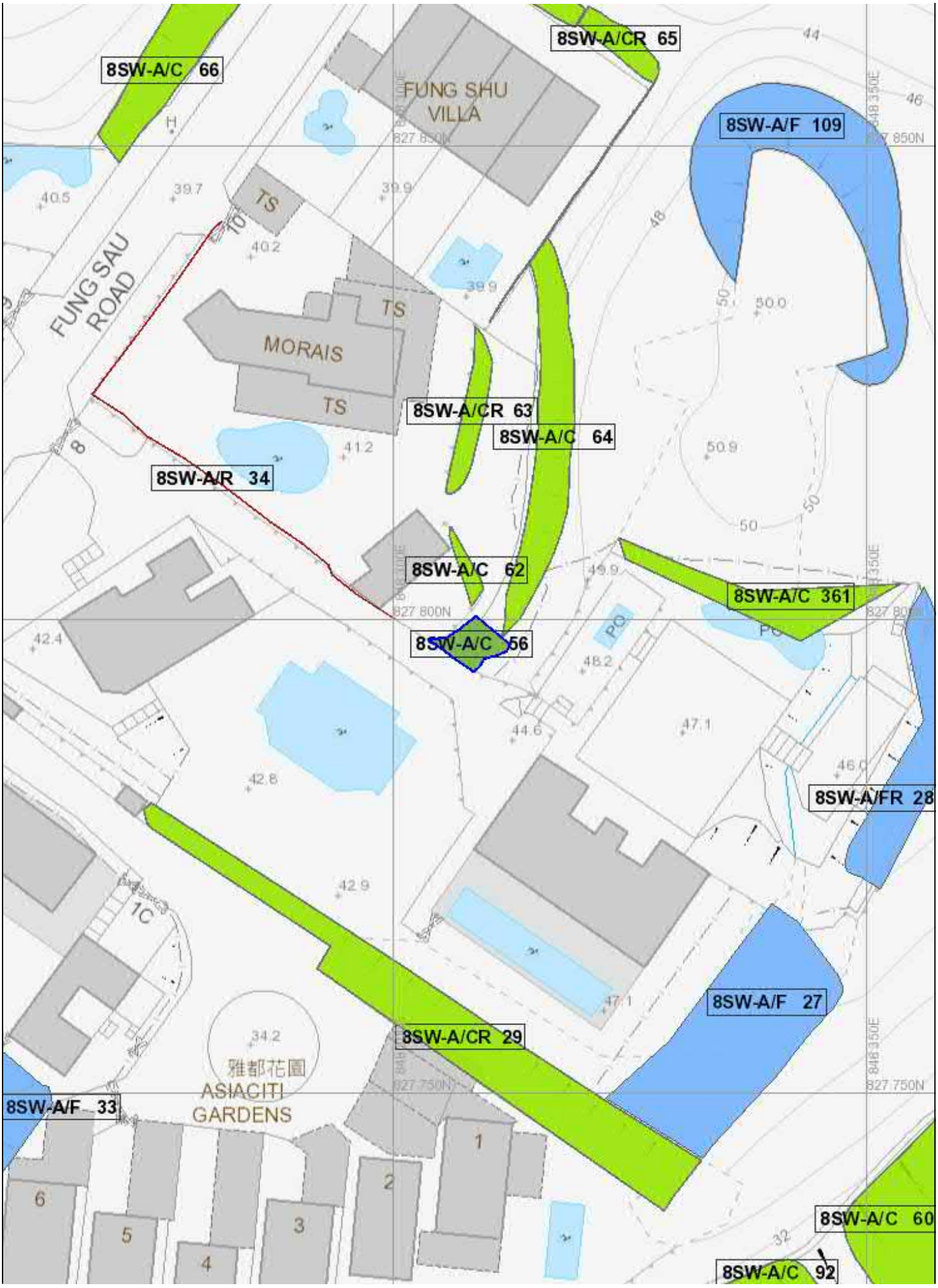
OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO






8SW-A/C 66
8SW-A/CR 65
FUNG SHU VILLA
8SW-A/F 109
FUNG SAU ROAD
TS
MORAIS
TS
TS
8SW-A/CR 63
8SW-A/C 64
8SW-A/R 34
8SW-A/C 62
8SW-A/C 56
8SW-A/C 361
8SW-A/FR 28
8SW-A/F 27
8SW-A/CR 29
8SW-A/F 33
雅都花園
ASIACITI GARDENS
8SW-A/C 60
8SW-A/C 92

BASIC INFORMATION

Location:	WITHIN HORNIN HOUSE, NO. 10 FUNG SAU ROAD, SAI KUNG
Date of Formation:	pre-1977
Date of Construction/ Modification:	N/A
Approximate Coordinates:	Easting : 848308 Northing : 827805

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Densely-used open area/facilities
Distance of Facility from Crest (m):	0
Facility at Toe:	Residential building
Distance of Facility from Toe (m):	1.6
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 2.4 Length (m): 8 Average Angle (deg): 45

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Private Party: DD252 Lot285 Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	13-11-2008
Data Source:	LPM
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 50 Vegetated: 50 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

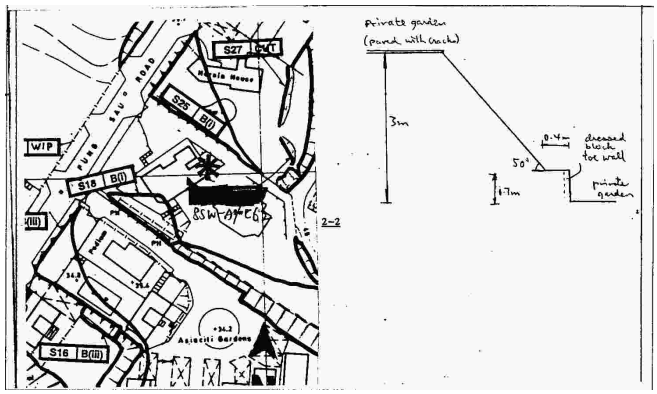
N/A

SERVICES

(1) Utilities Type: Water Main Size (mm): 0 Location: On slope Remark: Size cannot be determined
(2) Utilities Type: Water Main Size (mm): 0 Location: On crest Remark: Size cannot be determined

STAGE 1 STUDY REPORT

Inspected On: 06-02-1996
Weather: Mainly Fine
District: ME



Section No: 1-1
Height (m): N/A
Type of Toe Facility: Residential building
Distance from Toe (m): 1.6
Type of Crest Facility: Densely-used open area/facilities
Distance from Crest (m): 0
Consequence Category: 2
Engineering Judgement: U
Section No: 2-2
Type of Toe Facility: N/A
Distance from Toe (m): 0
Type of Crest Facility: N/A
Distance from Crest (m): 0
Consequence Category: 2
Engineering Judgement: U
Sign of Seepage: Slope : No signs of seepage
Wall : N/A
Criterion A satisfied: N
Sign of Distress: Slope : N/A
Wall : N/A
Criterion D satisfied: N
Non-routine maintenance required: N
Note: N/A

Masonry wall / Masonry facing:	Y
Note:	DRESSED BLOCK TOE WALL 0.7M HIGH
Consequence category (for critical section):	2
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	N
Action By:	N/A

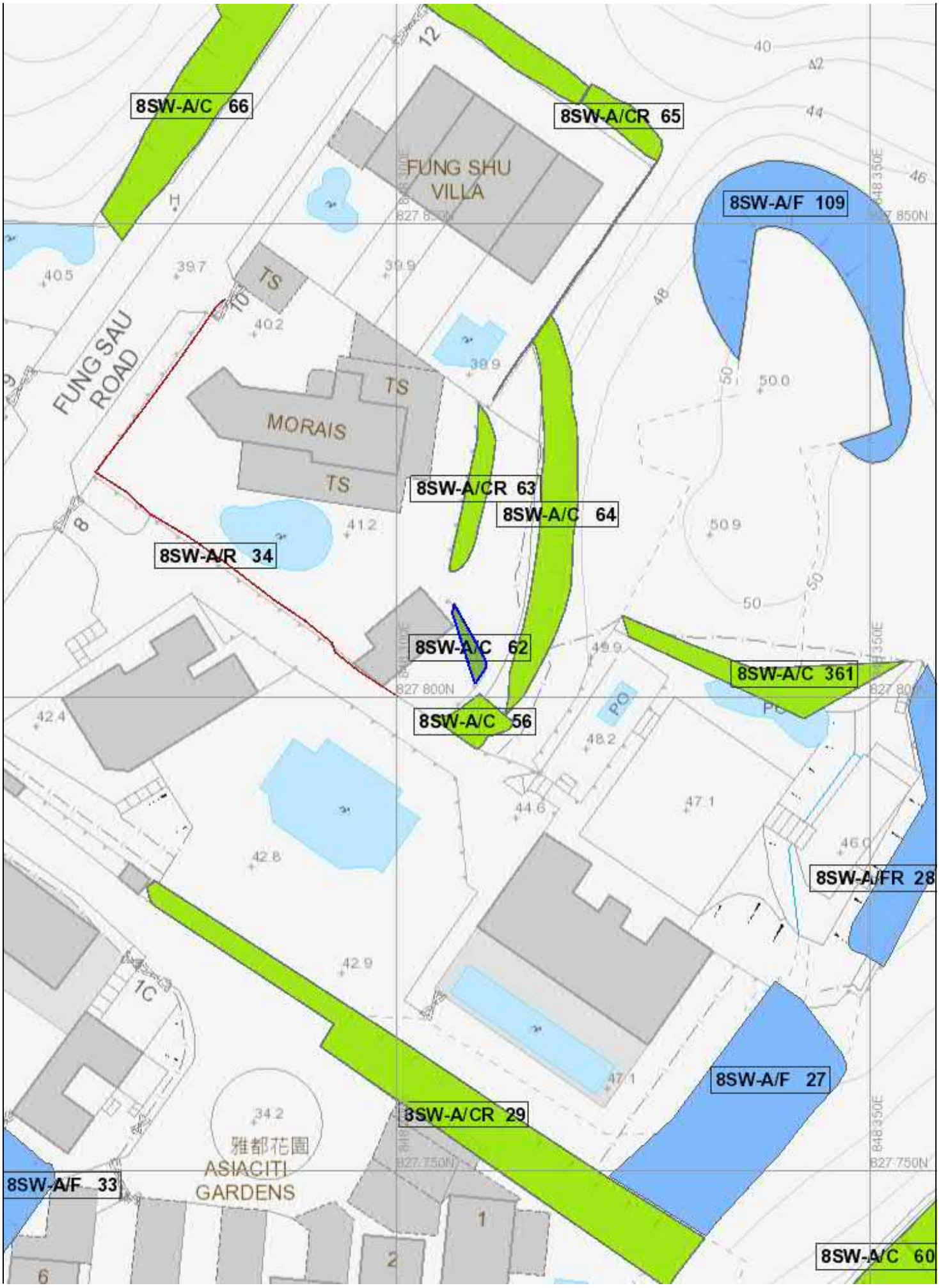
OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO



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8SW-A/CR 65
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8SW-A/F 109
FUNG SAU ROAD
TS
MORAIS
TS
8SW-A/CR 63
8SW-A/C 64
8SW-A/R 34
8SW-A/C 62
8SW-A/C 361
8SW-A/C 56
8SW-A/FR 28
8SW-A/F 27
8SW-A/CR 29
雅都花園
ASIACITI GARDENS
8SW-A/F 33
8SW-A/C 60

BASIC INFORMATION

Location:	Slope to the Rear(East) of Lot.259, D.D.252, Fung Sau Road, Sai Kung
Date of Formation:	pre-1977
Date of Construction/ Modification:	N/A
Approximate Coordinates:	Easting : 848316 Northing : 827812

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Lightly-used open area/facilities
Distance of Facility from Crest (m):	0
Facility at Toe:	Lightly-used open area/facilities
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	3
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 3.5 Length (m): 35 Average Angle (deg): 50

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Government Party: Lands D Agent: Lands D

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	19-06-2006
Data Source:	EI(Lands D)
Slope Part Drainage:	(1) Position: Crest Size(mm): 150
Wall Part Drainage:	N/A

SLOPE PART

Slope Part (1)

Surface Protection (%):	Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description:	Material type: Soil Geology: Colluvium
Berm:	No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes:	Size (mm): 50 Spacing (m): 2.5

WALL PART

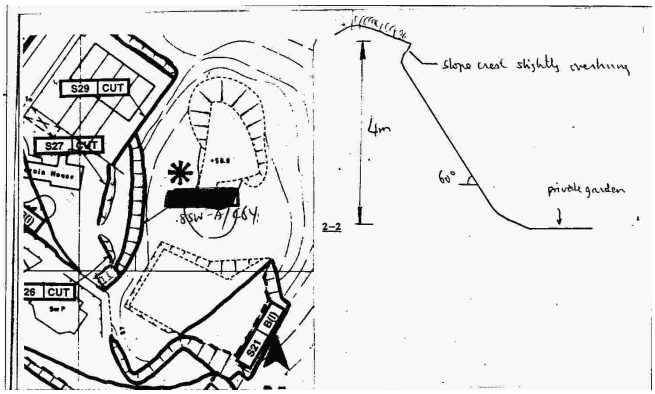
N/A

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On:	06-02-1996
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height (m):	N/A
Type of Toe Facility:	Lightly-used open area/facilities
Distance from Toe (m):	0
Type of Crest Facility:	Lightly-used open area/facilities
Distance from Crest (m):	0
Consequence Category:	2
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	N/A
Distance from Toe (m):	N/A
Type of Crest Facility:	N/A
Distance from Crest (m):	N/A
Consequence Category:	2
Engineering Judgement:	P
Sign of Seepage:	Slope : No signs of seepage Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall / Masonry facing:	N

Note:	N/A
Consequence category (for critical section):	2
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

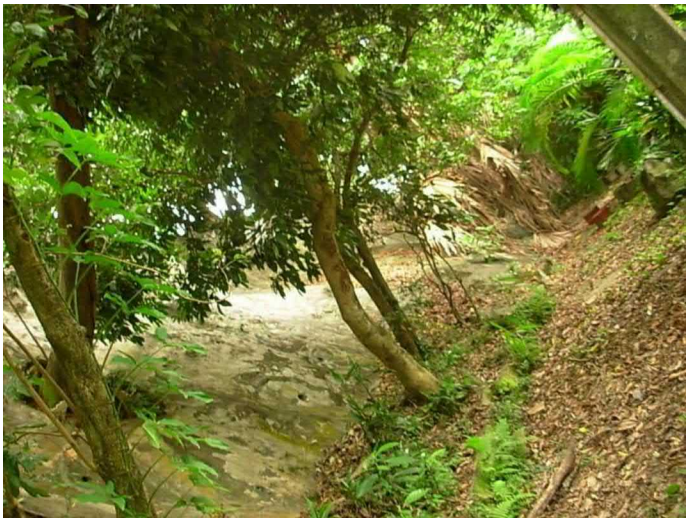
OTHER EXTERNAL ACTION

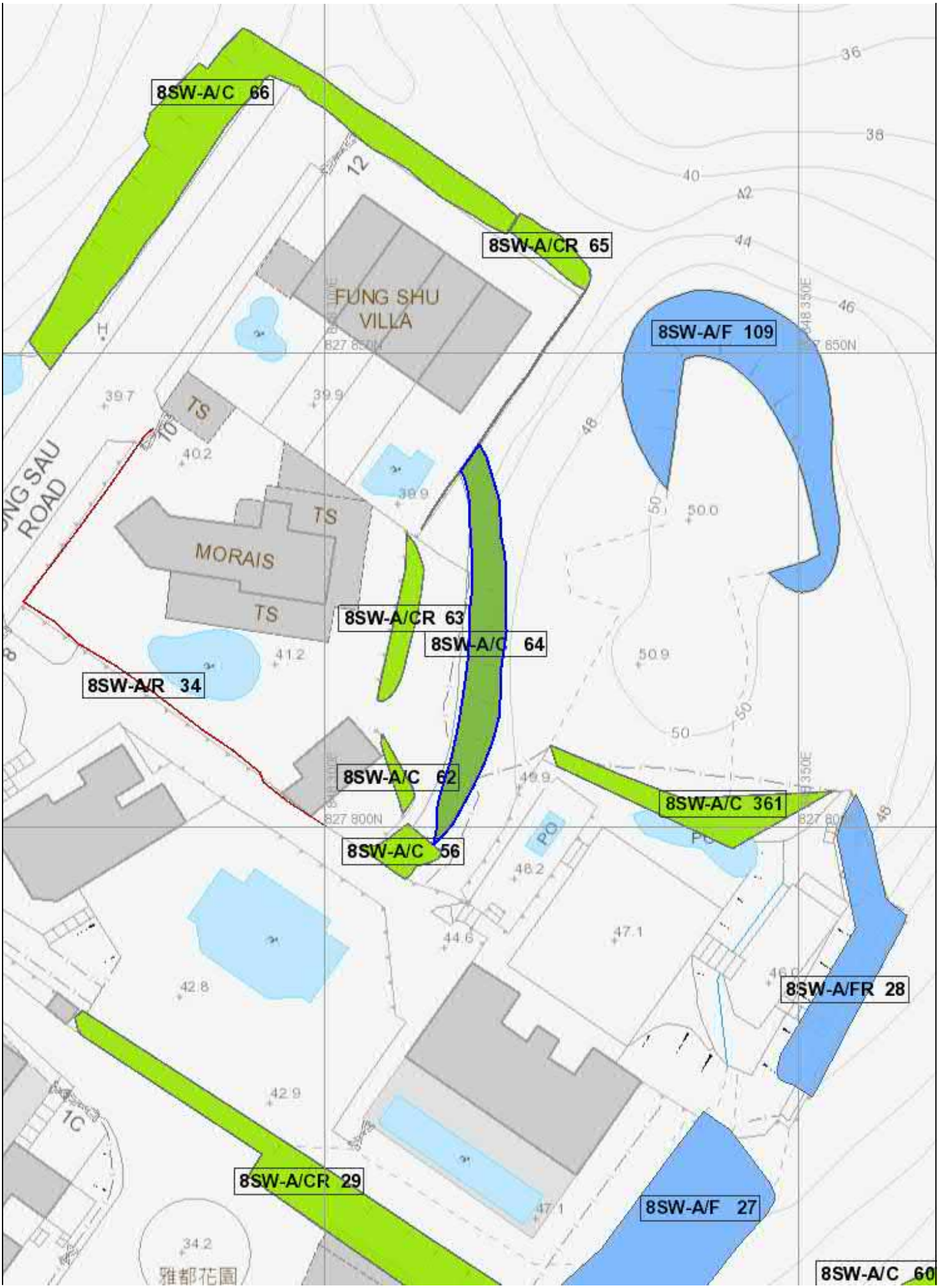
Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO





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8SW-A/CR 65
8SW-A/F 109
FUNG SHU VILLA
TS
MORAIS
TS
8SW-A/CR 63
8SW-A/C 64
8SW-A/R 34
8SW-A/C 62
8SW-A/C 56
8SW-A/C 361
8SW-A/FR 28
8SW-A/CR 29
8SW-A/F 27
8SW-A/C 60
雅都花園

BASIC INFORMATION

Location:	North of Lot No. 288 in DD252, Fung Sau Road, Sai Kung
Date of Formation:	pre-1977
Date of Construction/ Modification:	30-01-2010
Approximate Coordinates:	Easting : 848302 Northing : 827758

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Densely-used open area/facilities
Distance of Facility from Crest (m):	4
Facility at Toe:	Indoor car park
Distance of Facility from Toe (m):	1.5
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 8.5 Length (m): 4.2 Average Angle (deg): 55

WALL PART

(1) Max. Height (m): 4.3 Length (m): 24 Face Angle (deg): 85

MAINTENANCE RESPONSIBILITY

Maintenance Type: Private Party: DD252 LOT288 Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	30-01-2010
Data Source:	AP
Slope Part Drainage:	(1) Position: Crest Size(mm): 225 (2) Position: Toe Size(mm): 225
Wall Part Drainage:	(1) Position: Crest Size(mm): 225

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 100 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 50 Spacing (m): 1.2

WALL PART

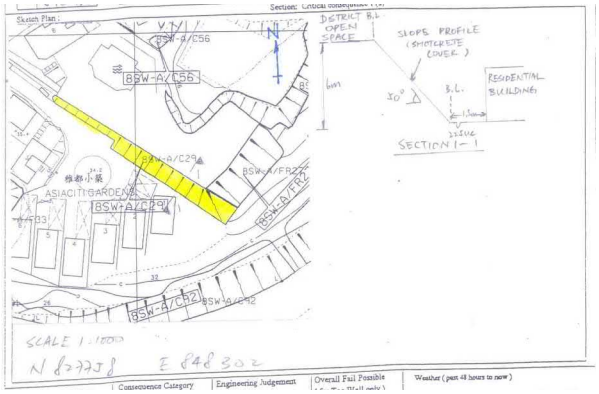
Wall Part (1)
Type of Wall: Wall Material: Concrete Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 50 Spacing (m): 1.2

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On: 27-11-2002
Weather: Mainly Fine
District: ME



Section No: 1-1
Height (m): N/A
Type of Toe Facility: Indoor car park
Distance from Toe (m): 1.5
Type of Crest Facility: Densely-used open area/facilities
Distance from Crest (m): 4
Consequence Category: 1
Engineering Judgement: P
Section No: 2-2
Type of Toe Facility: N/A
Distance from Toe (m): 0
Type of Crest Facility: N/A
Distance from Crest (m): 0
Consequence Category: 1
Engineering Judgement: P
Sign of Seepage: Slope : No sign of seepage
Wall : No sign of seepage
Criterion A satisfied: N
Sign of Distress: Slope : N/A
Wall : N/A
Criterion D satisfied: N

Non-routine maintenance required:	N
Note:	N/A
Masonry wall / Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Private

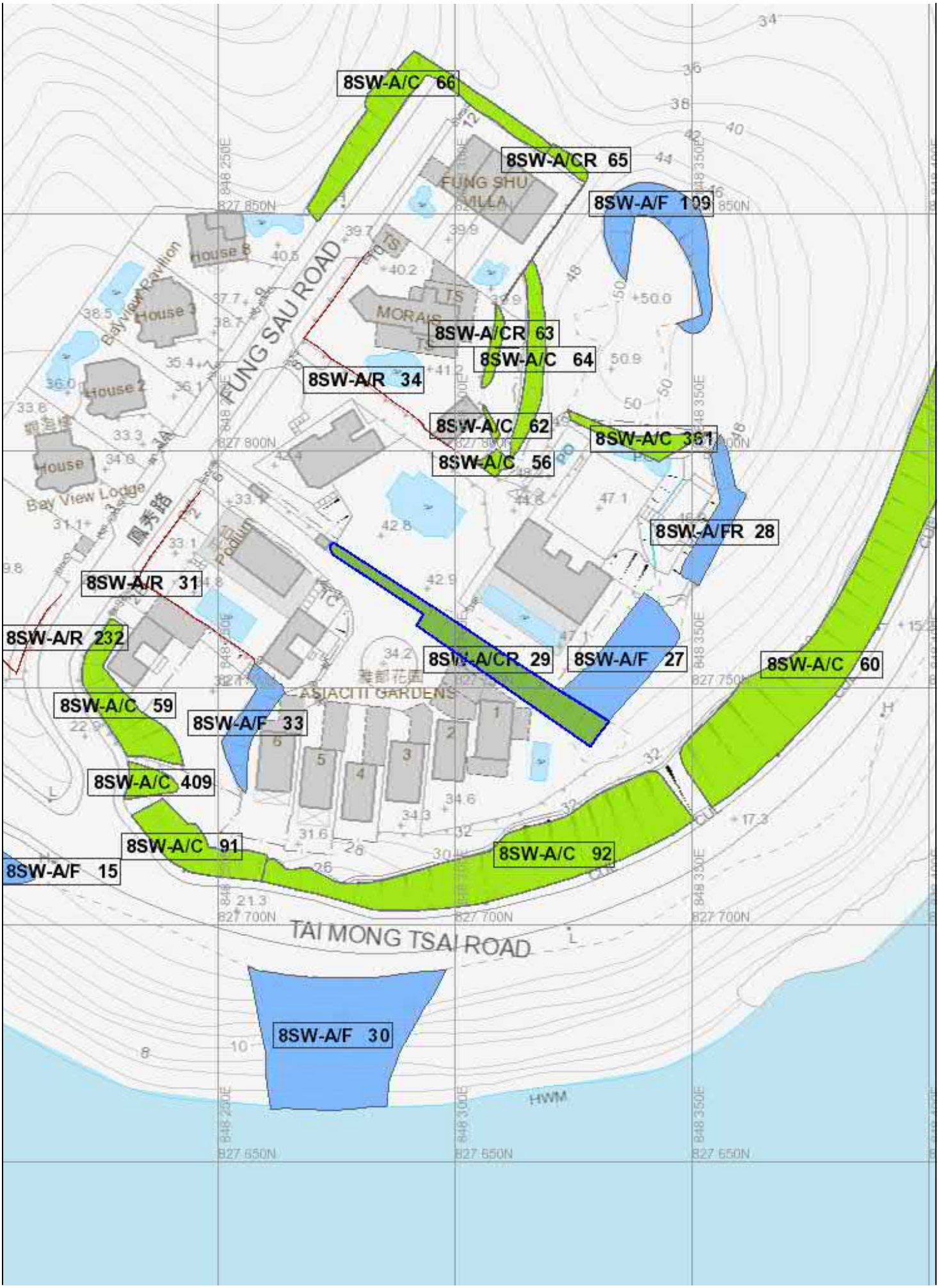
OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO



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8SW-A/R 34
8SW-A/C 62
8SW-A/C 361
8SW-A/C 56
8SW-A/FR 28
8SW-A/R 31
8SW-A/R 232
8SW-A/CR 29
8SW-A/F 27
8SW-A/C 60
8SW-A/C 59
8SW-A/F 33
8SW-A/C 409
8SW-A/C 91
8SW-A/C 92
8SW-A/F 15
8SW-A/F 30
FUNG SAU ROAD
TAI MONG TSAI ROAD
FUNG SHU VILLA
MORAIS
ASIACITI GARDENS
House 8
House 3
House 2
House 1
Bay View Pavilion
Bay View Lodge
Podium
HWM
827 850N
827 800N
827 750N
827 700N
827 650N
848 250E
848 300E
848 350E

BASIC INFORMATION

Location:	North of Lot No. 288, Fung Sau Road, Sai Kung
Date of Formation:	pre-1977
Date of Construction/ Modification:	01-06-1978
Approximate Coordinates:	Easting : 848335 Northing : 827754

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Lightly-used playground
Distance of Facility from Crest (m):	0
Facility at Toe:	Undeveloped green belt
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	3
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 6 Length (m): 27 Average Angle (deg): 30

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Government Party: Lands D Agent: Lands D

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	19-06-2006
Data Source:	EI(Lands D)
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 0 Other Cover: 100
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

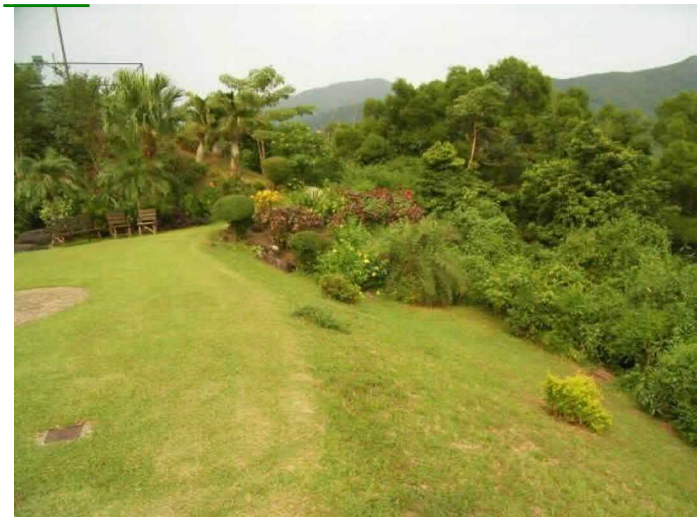
WALL PART

N/A

SERVICES

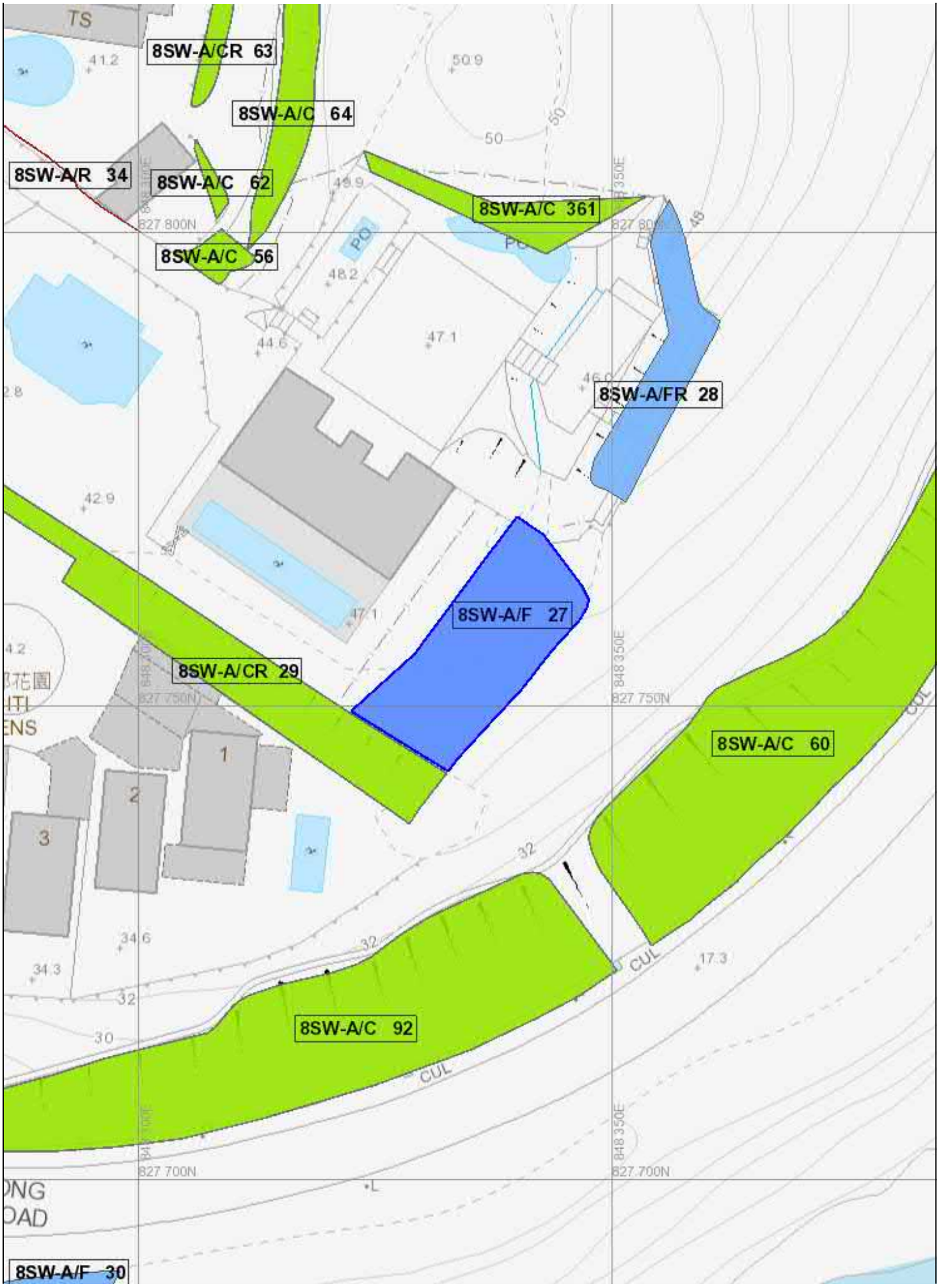
N/A

PHOTO





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8SW-A/C 64
8SW-A/R 34
8SW-A/C 62
8SW-A/C 361
8SW-A/C 56
8SW-A/FR 28
8SW-A/F 27
8SW-A/CR 29
8SW-A/C 60
8SW-A/C 92
8SW-A/F 30
827 800N
827 750N
827 700N
848 350E

BASIC INFORMATION

Location:	RETAINING WALL ALONG NW \& SW BOUNDARY OF LOT 259 IN DD 252, FUNG SAU ROAD, SAI KUNG
Date of Formation:	pre-1977
Date of Construction/ Modification:	N/A
Approximate Coordinates:	Easting : 848279 Northing : 827817

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Densely-used playground
Distance of Facility from Crest (m):	0
Facility at Toe:	Road/footpath with low traffic density
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	2
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 3.3 Length (m): 60 Face Angle (deg): 87

MAINTENANCE RESPONSIBILITY

Maintenance Type: Private Party: DD252 LOT285RP Agent: N/A
Maintenance Type: Private Party: DD252 LOT259 Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	14-08-1997
Data Source:	SIRST
Slope Part Drainage:	N/A
Wall Part Drainage:	(1) Position: Toe Size(mm): 75

SLOPE PART

N/A

WALL PART

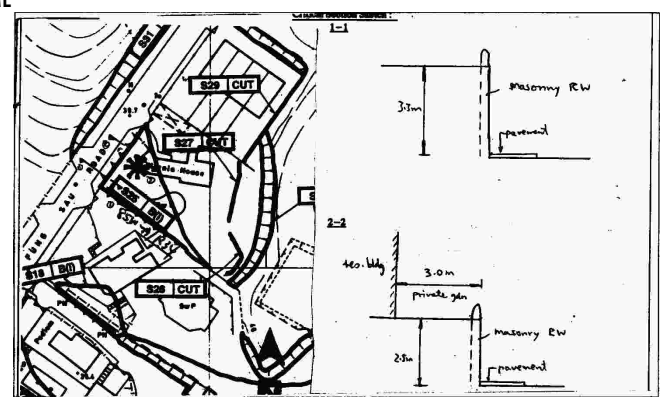
Wall Part (1)
Type of Wall: Wall Material: Others Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 65 Spacing (m): 2.2

SERVICES

(1) Utilities Type: Electricity Size (mm): 0 Location: On crest Remark: Size cannot be determined
(2) Utilities Type: Sewer/Drain Size (mm): 70 Location: On slope Remark: N/A
(3) Utilities Type: Sewer/Drain Size (mm): 0 Location: On crest Remark: Size cannot be determined

STAGE 1 STUDY REPORT

Inspected On:	06-02-1996
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height (m):	H1 : 3 , H2 : 3
Type of Toe Facility:	Road/footpath with low traffic density
Distance from Toe (m):	0
Type of Crest Facility:	Densely-used playground
Distance from Crest (m):	0
Consequence Category:	2
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	N/A
Distance from Toe (m):	N/A
Type of Crest Facility:	N/A
Distance from Crest (m):	N/A
Consequence Category:	2
Engineering Judgement:	P
Sign of Seepage:	Slope : N/A Wall : No sign of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A

Masonry wall / Masonry facing:	Y
Note:	N/A
Consequence category (for critical section):	2
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

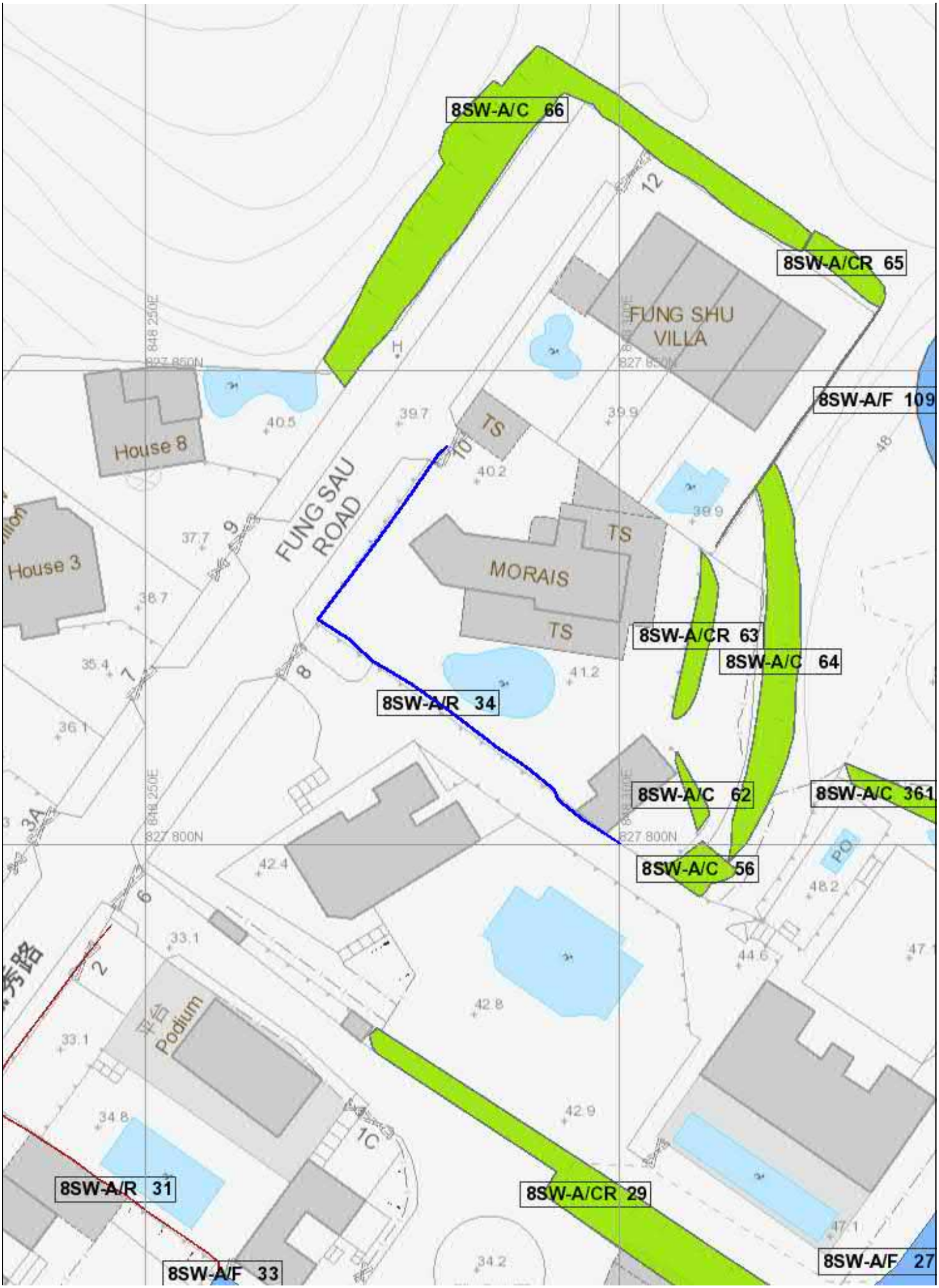
OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO






8SW-A/C 66
8SW-A/CR 65
FUNG SHU VILLA
8SW-A/F 109
House 8
FUNG SAU ROAD
House 3
MORAIS
TS
8SW-A/CR 63
8SW-A/C 64
8SW-A/R 34
8SW-A/C 62
8SW-A/C 361
8SW-A/C 56
Podium
8SW-A/R 31
8SW-A/CR 29
8SW-A/F 33
8SW-A/F 27

Appendix D

SIMAR

Slope Maintenance Responsibility Report (8SW-A/C56)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/C56**		**Sub-Division**	Not Applicable
	Location	Wholly within unallocated Government land adjoining to the northeast of DD252 LOT 285 RP, Sai Kung, New Territories		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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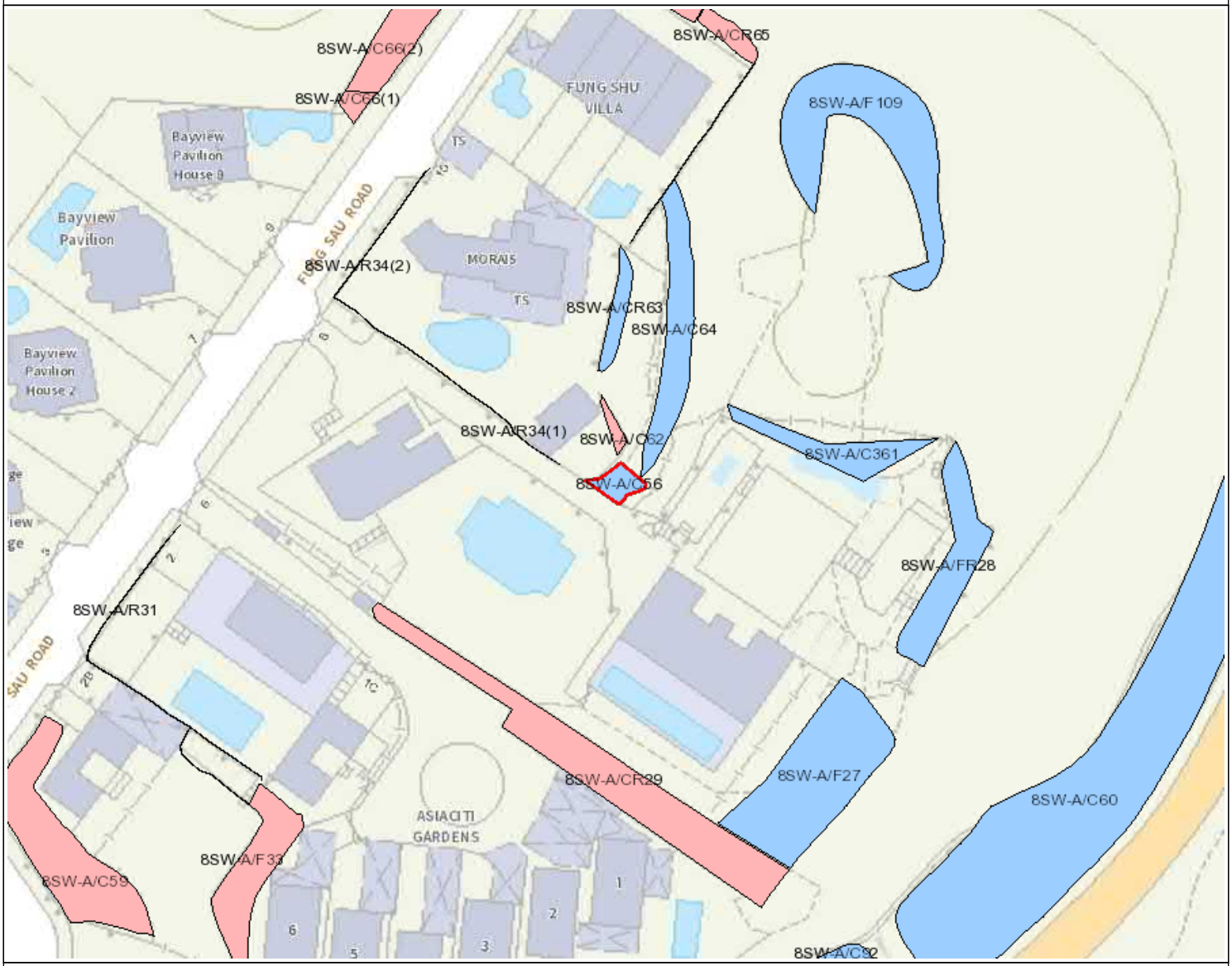
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (8SW-A/C62)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/C62**		**Sub-Division**	Not Applicable
	Location	TO THE NE OF DD252 LOT285		
	Responsible Lot/Party	DD252 Lot285	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (8SW-A/C64)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/C64**		**Sub-Division**	Not Applicable
	Location	At the rear of DD252 LOT 259		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (8SW-A/CR29)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/CR29**		**Sub-Division**	Not Applicable
	Location	WITHIN NORTH EASTERN BOUNDARY OF DD252 LOT288		
	Responsible Lot/Party	DD252 LOT288	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (8SW-A/F27)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/F27**		**Sub-Division**	Not Applicable
	Location	SOUTHEAST OF LOT285 DD352 ON GOVERNMENT LAND		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

Notes:

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(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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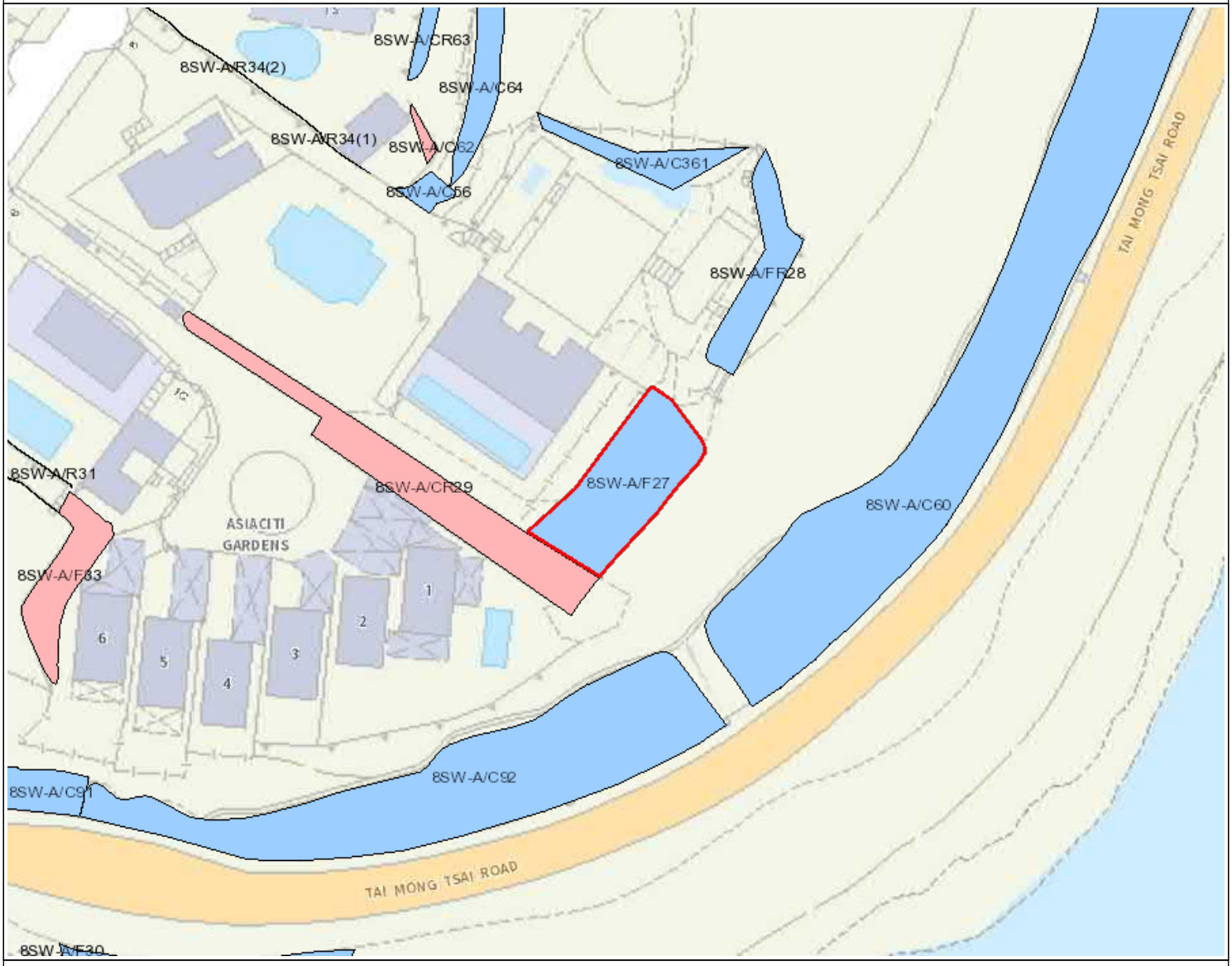
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (8SW-A/R34)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/R34**		**Sub-Division**	1
	Location	ALONG & WITHIN THE BOUNDARIES OF DD252 LOTS285RP & 259		
	Responsible Lot/Party	DD252 LOT285RP	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (8SW-A/R34)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**8SW-A/R34**		**Sub-Division**	2
	Location	ALONG & WITHIN THE BOUNDARIES OF DD252 LOTS285RP & 259		
	Responsible Lot/Party	DD252 LOT259	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Appendix E

Previous G.I. Information in Vicinity

56502

3/9189/97

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SITE INVESTIGATION REPORT

LOT 285 IN D.D. 252, SAI KUNG, N.T.

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GCME (9)

RECEIVED BY
BUILDINGS DEPARTMENT
MAR 30 12 51 PM '98

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
GEOTECHNICAL INFORMATION UNIT

For related reports(s),
please refer to GIS-GILS

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Report Type	Coll. Indicator
☐ Ground Investigation Report	☐ Open Section
☐ Geophysics Report	☐ Govt Section
☐ Groundwater Report	☐ Others
☐ Laboratory Test Report	
☐ Site Specific Non-GEO Report	
☐ Miscellaneous Report	
☐ Factual	
☐ Interpretative	

SHUN LOK NIN
Authorized Person and
Registered Structural Engineer

THE BORING ENGINEERING LTD.

10, LA SALLE ROAD, GROUND FLOOR,
KOWLOON, HONG KONG.
TEL.: 2337-0125 (4 LINES)
FAX: 852-2338-0025

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2) SURVEY RECORDS

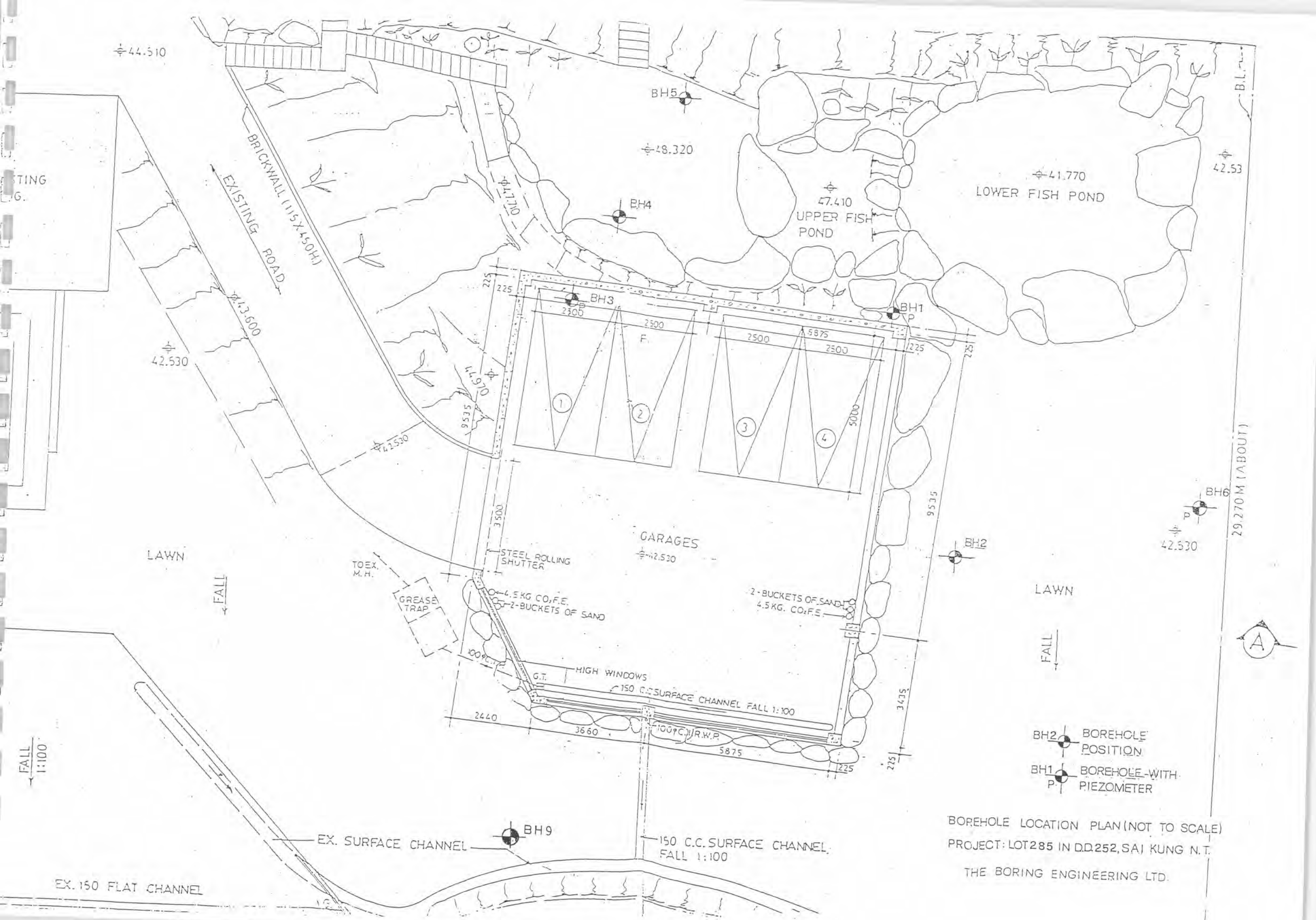
3) DRILLHOLE LOGS

4) PIEZOMETER DETAILS

5) WATER LEVEL RECORDS

6) PHOTOGRAPHS

SITE INVESTIGATION PLAN



BOREHOLE LOCATION PLAN (NOT TO SCALE)

PROJECT: LOT 285 IN D.D. 252, SAI KUNG N.T.

THE BORING ENGINEERING LTD.

SURVEY RECORDS

THE BORING ENGINEERING LTD.

SURVEY RECORD

Location: *LOT 285 IN D.D. 252, SAI KUNG, N.T.*

Borehole No.	Co-ordinates		Groung Level (mPD)	Remarks
	Northing	Easting		
BH1	827770.25	848325.44	42.72	
BH2	827759.82	848323.03	42.76	
BH3	827771.49	848306.93	41.75	
BH4	827776.84	848314.95	48.17	
BH5	827782.19	848322.97	48.06	
BH6	827760.43	848331.99	42.62	
BH9	827756.25	848316.77	43.00	

DRILLHOLE LOGS

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH1 Sheet 1 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.72 m.P.D. Inclination: VERTICAL Coordinates: E 848325.44 N 827770.25

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
16/8	PX					0.00					+42.72			
					2,2,2,3,3,4 N=12	1.00							Soft, pinkish brown, slightly sandy SILT. (Residual soil)	VI
					U76 (100%)	1.45 1.50 1.95								
					3,5,5,6,8,9 N=28	3.00					+39.72			
					U76 (70%)	3.45 3.50 3.95								
					4,5,6,6,8,10 N=30	5.00							Extremely weak, pinkish brown, completely decomposed TUFF. (Firm to stiff, slightly sandy SILT.)	V
					U76 (90%)	5.45 5.50 5.95								
	HX				5,6,8,9,12,15 N=44	7.00								
					U76 (80%)	7.45 7.50 7.95								
					9,9,11,14,16,19 N=60	9.00								
					U76 (80%)	9.45 9.50 9.95								
16/8		9.80m				10.00					+32.72			

Date started 16-8-1997
Date finished 19-8-1997

Logged by KII
Checked by LAI
Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH1 Sheet 2 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.72 m.P.D. Inclination: VERTICAL Coordinates: E 848325.44 N 827770.25

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
18/8						10.00					+32.72		See sheet 1 of 3	
				↓	N=200/340mm	11.00					+31.72		Very weak, greyish brown, completely decomposed TUFF. (Very dense, sandy silty medium GRAVELS.)	V
				■	U76 (0%)	11.34 11.50 11.95								
				T2-101		12.37					+30.62		Moderately strong to strong, grey mottled with white and pink, moderately to slightly decomposed coarse ash TUFF.	III/II
						12.80	75	50	50	14.3	+29.92			
				↓	N=200/130mm	13.00 13.13							Very weak, pinkish brown, completely to highly decomposed TUFF. (Very dense, sandy silty medium GRAVELS.)	V/IV
				T2-101		13.70					+29.02			
						14.40	100	67	67	11.4	+28.32		Moderately strong to strong, grey mottled with white and pink, moderately to slightly decomposed coarse ash TUFF with iron stained joints, dipping at 20°-30°.	III/II
	HX			⊠↓	6,8,10,13,17,25 N=65	15.00 15.45 15.50								
				■	U76 (0%)	15.95								
				⊠↓	8,8,11,14,18,27 N=70	17.00 17.45 17.50							Extremely weak to very weak, pinkish brown, completely decomposed TUFF. (Stiff, slightly sandy SILT.)	V
18/8				■	U76 (0%)	17.95								
19/8						19.00								
				⊠↓	7,9,13,18,24,37 N=92	19.45 19.50								
				■	U76 (0%)	19.95 20.00					+22.72			

Date started 16-8-1997
Date finished 19-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks: -Cont'd-

Legend:

- • Small disturbed
- ‡ Large disturbed
- ⊠ SPT liner sample
- ■ U76 undisturbed
- ■ U100 undisturbed
- ⊠ Mazier sample
- ▲ Water sample
- ▼ Water table
- ↓ Standard penetration test
- ⊕ Permeability test
- ▲ Piezometer tip
- V In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH1 Sheet 3 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.72 m.P.D. Inclination: VERTICAL Coordinates: E 848325.44 N 827770.25

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
	HX					20.00					+22.72		See sheet 2 of 3	V
						20.30	97	88	61	5.3	+22.42		Strong, grey mottled with white and pink, slightly decomposed coarse ash TUFF with closely to medium spaced, iron stained joints, dipping at 30°-40°, 50°-60°	II
				TNW		22.00	100	100	100	3.7	+20.72			
						23.60	97	79	76	4.7	+19.12			
19/8						25.50					+17.22		Bottom of borehole No. BH1 at depth of 25.50m	

Date started 16-8-1997
Date finished 19-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks:

Piezometer installed at depth of 20.30m

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

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EXPLORATORY HOLE LOG

Hole No.: BH2 Sheet 1 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.76 m.P.D. Inclination: VERTICAL Coordinates: E 848323.03 N 827759.82

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
14/8	PX					0.00					+42.76			
					2,2,2,3,3,3 N=11	1.00							Soft, reddish brown, slightly sandy SILT. (Residual soil)	VT
					U76 (100%)	1.45 1.50 1.95								
					2,3,3,4,4,4 N=15	3.00					+39.76			
					U76 (60%)	3.45 3.50 3.95								
					3,4,4,4,5,6 N=19	5.00							Extremely weak to very weak, pinkish brown, completely decomposed TUFF. (Firm to stiff, slightly sandy SILT.)	V
					U76 (60%)	5.45 5.50 5.95								
	HX				4,5,6,6,8,8 N=28	7.00								
					U76 (80%)	7.45 7.50 7.95								
					6,7,7,8,10,13 N=38	9.00								
		10.00m			U76 (100%)	9.45 9.50 9.95 10.00					+32.76			

Date started 14-8-1997
Date finished 16-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH2 Sheet 2 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.76 m.P.D. Inclination: VERTICAL Coordinates: E 848323.03 N 827759.82

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
						10.00					+32.76			
					6,7,8,10,11,14 N=43	11.00								
						11.45								
					U76 (80%)	11.50								
14/8						11.95							See sheet 1 of 3	V
15/8						13.00								
					5,8,9,12,13,16 N=50	13.45								
	HX					13.50								
					U76 (80%)	13.95								
						15.00								
					7,10,14,19,23,31 N=87	15.45								
						15.50								
					U76 (0%)	15.95								
						17.00					+25.76			
					N=200/250mm	17.25							Very weak greyish brown, completely decomposed TUFF. (Very dense, sandy medium GRAVELS.)	V
					U76 (0%)	17.50								
						17.95								
						18.00					+24.76		Moderately strong to strong, brownish grey mottled with white, moderately to slightly decomposed coarse ash TUFF with closely to medium spaced, iron stained joints, dipping at 20°-30°	III/II
						19.00	85	56	26	0	+23.76			
				TNW			98	98	98	2.3			See sheet 3 of 3	II
15/8						20.00					+22.76			

Date started 14-8-1997
Date finished 16-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- V In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH2 Sheet 3 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.76 m.P.D. Inclination: VERTICAL Coordinates: E 848323.03 N 827759.82

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
16/8				TNW		20.00	98	98	98	2.3	+22.76			
						20.70	100	100	100	5.8	+22.06		Strong, grey mottled with white, slightly decomposed coarse ash TUFF, with closely to medium spaced, iron stained joints, dipping at 10°, 30°-40°	II
						21.90	100	100	65	15.4	+20.86			
16/8						23.00					+19.76		Bottom of borehole No. BH2 at depth of 23.00m	

Date started 14-8-1997 Logged by KJT

Date finished 16-8-1997 Checked by LAI

Date 3-9-1997

Remarks:

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

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EXPLORATORY HOLE LOG

Hole No.: BH3 Sheet 1 of 2

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +41.75 m.P.D. Inclination: VERTICAL Coordinates: E 848306.93 N 827771.49

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
12/8	PX					0.00					+41.75			
					3,4,3,4,4,5 N=16	1.00								
					U76 (100%)	1.45 1.50 1.95							Extremely weak, pinkish brown, completely decomposed TUFF. (Firm to stiff, slightly sandy SILT.)	V
					5,7,8,12,14,17 N=51	3.00								
					U76 (100%)	3.45 3.50 3.95								
					6,8,11,14,18,20 N=63	5.00								
					U76 (90%)	5.45 5.50 5.95								
	HX					6.30					+35.45			
				T2-101			93	81	81	2.5			Moderately strong to strong, brownish grey to grey mottled with white, moderately to slightly decomposed coarse ash TUFF with closely to medium spaced, iron stained joints, dipping at 30°-40°	III/II
14/8 15/8						7.90					+33.85			
							94	47	47	8.0				
				TNW		9.40					+32.35			
							100	100	100	1				
						10.00					+31.75			

Date started 14-8-1997
Date finished 16-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH3 Sheet 2 of 2

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +41.75 m.P.D. Inclination: VERTICAL Coordinates: E 848306.93 N 82777149

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
				TNW		10.00	100	100	100	1	+31.75		See sheet 1 of 2	III/IV
						10.10					+31.65			
					12,16,22,29,38,58 N=147	11.00							Extremely weak to very weak, greyish brown, completely decomposed TUFF. (Very dense, silty sandy medium GRAVELS.)	V
	HX				U76 (0%)	11.45								
						11.50								
						11.95								
					N=200/220mm	13.00								
						13.22								
						13.50								
15/8					U76 (0%)	13.95								
16/8						14.30	99	99	99	1.1	+27.75			
				TNW		15.80	94	94	94	1.6	+25.95		Strong, grey mottled with white, slightly decomposed coarse ash TUFF with medium to widely spaced, clean with iron stained joints, dipping at 10° 30°	II
						17.00	100	100	100	0	+24.75			
						18.40	100	100	100	0	+23.35			
16/8						19.20					+22.55		Bottom of borehole No. BH3 at depth of 19.20m	

Date started 14-8-1997
Date finished 16-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks:

Piezometer installed at depth of 14.00m

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- V In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH4 Sheet 1 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +48.17 m.P.D. Inclination: VERTICAL Coordinates: E 848314.95 N 827776.84

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
19/8						0.00					+48.17			
	PX			SPT	3,4,4,4,4,5 N=17	1.00							Very soft, reddish brown, slightly sandy SILT. (Residual soil)	VI
				U76	U76 (60%)	1.45 1.50 1.95								
				SPT	4,5,5,6,7,7 N=25	3.00								
				U76	U76 (70%)	3.45 3.50 3.95								
				SPT	5,6,6,7,7,8 N=28	5.00					+43.17			
				U76	U76 (80%)	5.45 5.50 5.95								
	HX			SPT	5,7,8,10,10,12 N=40	7.00							Extremely weak, pinkish brown, completely decomposed TUFF. (Firm to stiff, slightly sandy SILT.)	V
				U76	U76 (90%)	7.45 7.50 7.95								
19/8				SPT	6,8,8,10,11,13 N=42	9.00								
20/8				U76	U76 (90%)	9.45 9.50 9.95 10.00					+38.17			

Date started 19-8-197

Date finished 21-8-1997

Logged by KIT

Checked by LAI

Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH4 Sheet 2 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +48.17 m.P.D. Inclination: VERTICAL Coordinates: E 848314.95 N 827776.84

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
						10.00					+38.17			
				⊠	8,7,9,11,14,17 N=51	11.00							See sheet 1 of 3	V
				▮	U76 (90%)	11.45 11.50								
						11.95								
				⊠	9,12,14,15,18,24 N=71	13.00								
				▮	U76 (0%)	13.45 13.50								
	HX					13.95								
20/8						15.00					+33.17			
21/8				↓	N=200/270mm.	15.27							Very weak, dark greyish brown, completely decomposed TUFF. (Very stiff, sandy SILT.)	V
				↓	N=200/140mm	17.00 17.14								
						18.00	100	73	73	6.9	+29.37			
				TNW		20.00					+28.17		See sheet 3 of 3	II

Date started 19-8-1997
Date finished 21-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- V In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH4 Sheet 3 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +48.17 m.P.D. Inclination: VERTICAL Coordinates: E 848314.95 N 827776.84

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
						20.00	100	73	73	6.5	+28.17			
						20.10					+28.07			
							100	100	100	2.5			Strong, grey mottled with white, slightly decomposed coarse ash TUFF with closely to medium spaced, iron stained joints, dipping at 30°-40°	II
				TNW		21.70					+26.47			
							100	100	80	4				
						22.70					+25.47			
21/8							97	97	77	4.5				
						24.25					+23.92		Bottom of borehole No. BH4 at depth of 24.25m	

Date started 19-8-1997
Date finished 21-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks:

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH5 Sheet 1 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +48.06 m.P.D. Inclination: VERTICAL Coordinates: E 848322.97 N 827782.19

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
21/8	PX			T2-101		0.00	70		0		+48.06		Concrete debris. (Fill)	
						0.40					+47.66		No recovery. (Fill)	
				T2-101		1.00	100		87		+47.06		Boulders, with some coarse gravels and sandy SILT. (Fill)	
					U76 (50%)	1.40 1.50 1.95					+46.66			
					4,4,5,6,6,8 N=25	3.00 3.45 3.50								
					U76 (60%)	3.95							Extremely weak, pinkish brown, completely decomposed TUFF. (Firm to stiff, slightly sandy SILT.)	V
	HX				4,5,7,6,8,10 N=31	5.00 5.45 5.50								
					U76 (60%)	5.95								
					5,7,7,9,10,14 N=40	7.00 7.45 7.50								
					U76 (60%)	7.95								
					5,8,9,10,12,16 N=47	9.00 9.45 9.50								
					U76 (80%)	9.95 10.00					+38.06			

Date started 21-8-1997 Logged by KIT

Date finished 23-8-1997 Checked by LAI

Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- V In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH5 Sheet 2 of 3

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +48.06 m.P.D. Inclination: VERTICAL Coordinates: E 848322.97 N 827782.19

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
21/8						-10.00					+38.06			
22/8						-11.00								
				SPT	7,6,8,10,11,15 N=44	-11.45								
				U76	U76 (80%)	-11.50								
						-11.95								
						-13.00							Extremely weak, pinkish brown, completely decomposed TUFF. (Firm to stiff, slightly sandy SILT.)	V
				SPT	7,9,10,12,15,19 N=56	-13.45								
				U76	U76 (0%)	-13.50								
	HX					-13.95								
						-15.00								
				SPT	7,10,13,17,20,24 N=74	-15.45								
				U76	U76 (0%)	-15.50								
						-15.95								
						-17.00								
				SPT	8,11,13,16,21,27 N=77	-17.45								
						-19.00					+29.06			
				SPT	8,12,16,24,28,37 N=105	-19.45							See sheet 3 of 3	V
						-20.00					+28.06			

Date started 21-8-1997
Date finished 23-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH5			Sheet 3 of 3
Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.			
Ground level: +48.06 m.P.D.	Inclination: VERTICAL	Coordinates: E848322.97 N827782.19	
Method: ROTARY DRILL	Rig type & no.: D-26	Operator: CHAN	

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
	HX					20.00					+28.06		Extremely weak to very weak, dark pinkish brown, completely decomposed TUFF. (Very dense, slightly silty fine to medium GRAVELS.)	>
				↓	N=200/300mm	21.00								
						21.30								
				↓	N=200/90mm	23.00								
						23.09								
22/8						24.30					+23.76			
23/8				TNW			98	98	82	7.1			Strong, grey mottled with white, slightly decomposed coarse ash TUFF with closely to medium spaced, clean with occasional iron stained joints, dipping at 30°-40°, 60°-70°	II
						25.70					+22.36			
							95	95	95	5.0				
						27.[illegible]					+20.76			
							100	97	97	5.0				
						28.70					+19.36			
							100	100	100	4.7				
23/8						29.55					+18.51		Bottom of borehole No. BH5 at depth of 29.55m	

Date started 21-8-1997
Date finished 23-8-1997

Logged by KIT
Checked by LAI
Date 3-9-1997

Remarks:

Legend:

- • Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- ▲ Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- V In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH6 Sheet 1 of 2

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.62 m.P.D. Inclination: VERTICAL Coordinates: E 848331.99 N 827760.43

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
4/9						0.00					+42.62			
					2,3,3,3,4,5 N=15	1.00							Firm, brick red mottled with yellowish brown, silty CLAY. (Residual soil)	VI
					U76 (90%)	1.45 1.50 1.95								
					3,3,3,4,5,5 N=17	3.00								
					U76 (80%)	3.45 3.50 3.95								
	HX				3,4,5,5,6,8 N=24	5.00					+37.62		Extremely weak, reddish brown mottled with white and yellowish brown, completely decomposed TUFF. (Stiff, clayey SILT.)	V
					U76 (80%)	5.45 5.50 5.95								
					5,6,7,7,8,8 N=30	7.00								
					U76 (90%)	7.45 7.50 7.95								
		9.40m			6,7,9,10,12,13 N=44	9.00					+33.62		See sheet 2 of 2	V
					U76 (90%)	9.45 9.50 9.95 10.00					+32.62			

Date started 4-9-1997
Date finished 5-9-1997

Logged by KIT
Checked by LAI
Date 10-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH6 Sheet 2 of 2

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +42.62 m.P.D. Inclination: VERTICAL Coordinates: E 848331.99 N 827760.43

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
4/9						10.00					+32.62			
5/9				⊠↓	8,10,11,13,17,24 N=65	11.00							Extremely weak to very weak, brown, completely decomposed TUFF. (Stiff to very stiff, sandy SILT.)	V
				▮	U76 (80%)	11.45 11.50								
						11.95								
	HX			⊠↓	10,12,15,19,23,31 N=88	13.00								
				▮	U76 (80%)	13.45 13.50								
						13.95								
				⊠↓	13,16,20,25,37,58 N=140	15.00					+27.62			
				▮	U76 (0%)	15.45 15.50							Very weak, brownish grey to grey, completely decomposed TUFF. (Very stiff, very slightly gravelly sandy SILT.)	V
						15.95								
				↓	N=200/220m	17.00 17.22								
5/9						18.00					+24.62		Bottom of borehole No. BH6 at depth of 18.00m	

Date started 4-9-1997
Date finished 5-9-1997

Logged by KIT
Checked by LAI
Date 10-9-1997

Remarks

Piezometer installed at depth of 18.00m

Legend:

- • Small disturbed
- ‡ Large disturbed
- ⊠ SPT liner sample
- ▮ U76 undisturbed
- ■ U100 undisturbed
- ⊠ Mazier sample
- ▲ Water sample
- ⧗ Water table
- ↓ Standard penetration test
- ⊕ Permeability test
- ▲ Piezometer tip
- V In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH9 Sheet 1 of 2

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +43.00 m.P.D. Inclination: VERTICAL Coordinates: E 848316.77 N 827756.25

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
3/9						0.00					+43.00		No recovery (Fill)	
						0.40					+42.60			
				T2-101		0.70	100		0		+42.30		Dark grey to dark brownish grey, subangular COBBLES and coarse GRAVELS. (Fill)	
					3,3,4,4,4,5 N=17	1.00								
					U76 (90%)	1.45 1.50								
						1.95							Firm, brick red mottled with yellowish brown, silty CLAY. (Residual soil)	VI
					3,4,5,5,6,6 N=22	3.00								
					U76 (80%)	3.45 3.50								
						3.95								
	HX				4,6,7,9,9,11 N=36	5.00					+38.00			
					U76 (70%)	5.45 5.50								
						5.95							Extremely weak, reddish brown mottled with yellowish brown, completely decomposed TUFF. (Firm to stiff, clayey SILT.)	V
					6,6,8,10,11,14 N=43	7.00								
					U76 (70%)	7.45 7.50								
						7.95								
		9.00m			7,8,11,13,16,19 N=59	9.00					+34.00			
					U76 (60%)	9.45 9.50							See sheet 2 of 2	V
						9.95 10.00					+33.00			

Date started 3-9-1997
Date finished 4-9-1997
Logged by KIT
Checked by LAI
Date 10-9-1997

Remarks: -Cont'd-

Legend:

- Small disturbed
- Large disturbed
- SPT liner sample
- U76 undisturbed
- U100 undisturbed
- Mazier sample
- Water sample
- Water table
- Standard penetration test
- Permeability test
- Piezometer tip
- In-situ vane shear test

THE BORING ENGINEERING LTD.

EXPLORATORY HOLE LOG

Hole No.: BH9 Sheet 2 of 2

Location: LOT 285 IN D.D. 252, SAI KUNG, N.T.

Ground level: +43.00 m.P.D. Inclination: VERTICAL Coordinates: E 848316.77 N 827756.25

Method: ROTARY DRILL Rig type & no.: D-26 Operator: CHAN

Drilling progress	Casing depth, size	Water level (m)	Water recovery %	Tests & samples	Blow counts	Depth (m)	T.C.R.%	S.C.R.%	R.Q.D.%	Fracture index	Reduced level	Legend	Description	Grade
3/9						10.00					+33.00			
4/9				⊠↓	7,9,12,15,19,25 N=71	11.00							Extremely weak to very weak, brown, completely decomposed TUFF. (Stiff to very stiff, sandy SILT.)	V
				▮	U76 (80%)	11.45 11.50								
						11.95								
	HX			⊠↓	9,13,18,20,26,37 N=101	13.00								
				▮	U76 (0%)	13.45 13.50								
						13.95								
				⊠↓	13,17,24,36,41,52 N=153	15.00					+28.00			
						15.45							Very weak, brownish grey, completely decomposed TUFF. (Very stiff, sandy SILT.)	V
4/9				↓	N=200/180mm	17.00 17.18 17.30					+25.70			
													Bottom of borehole No. BH9 at depth of 17.30m	

Date started 3-9-1997
Date finished 4-9-1997
Logged by KIT
Checked by LAI
Date 10-9-1997

Remarks:

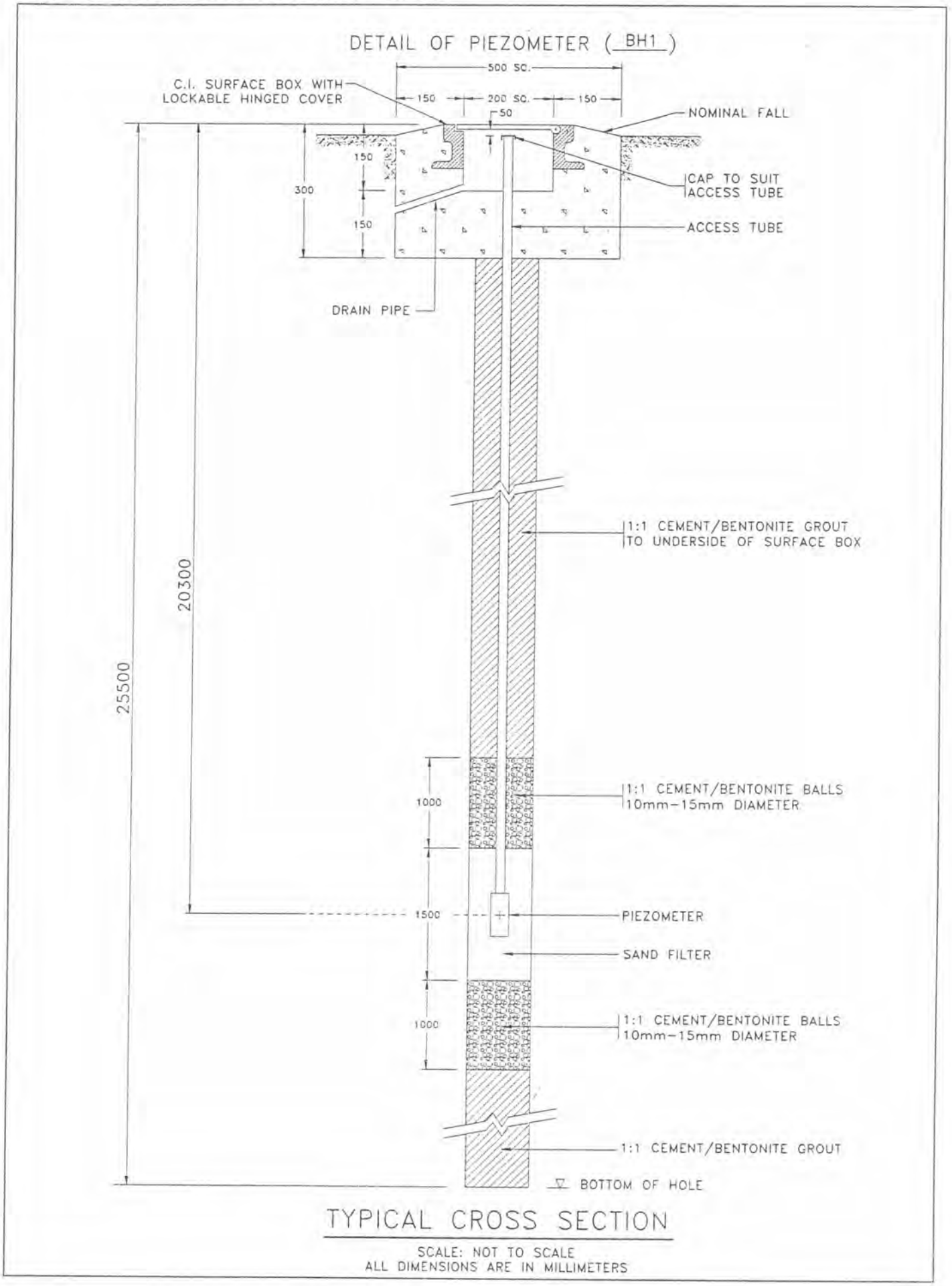
Piezometer installed at depth of 17.30m

Legend:

- • Small disturbed
- ‡ Large disturbed
- ⊠ SPT liner sample
- ▮ U76 undisturbed
- ■ U100 undisturbed
- ⊠ Mazier sample
- ▲ Water sample
- ⧗ Water table
- ↓ Standard penetration test
- ⊕ Permeability test
- ▲ Piezometer tip
- V In-situ vane shear test

PIEZOMETER DETAILS

THE BORING ENGINEERING LTD.



TYPICAL CROSS SECTION

SCALE: NOT TO SCALE
ALL DIMENSIONS ARE IN MILLIMETERS

THE BORING ENGINEERING LTD.

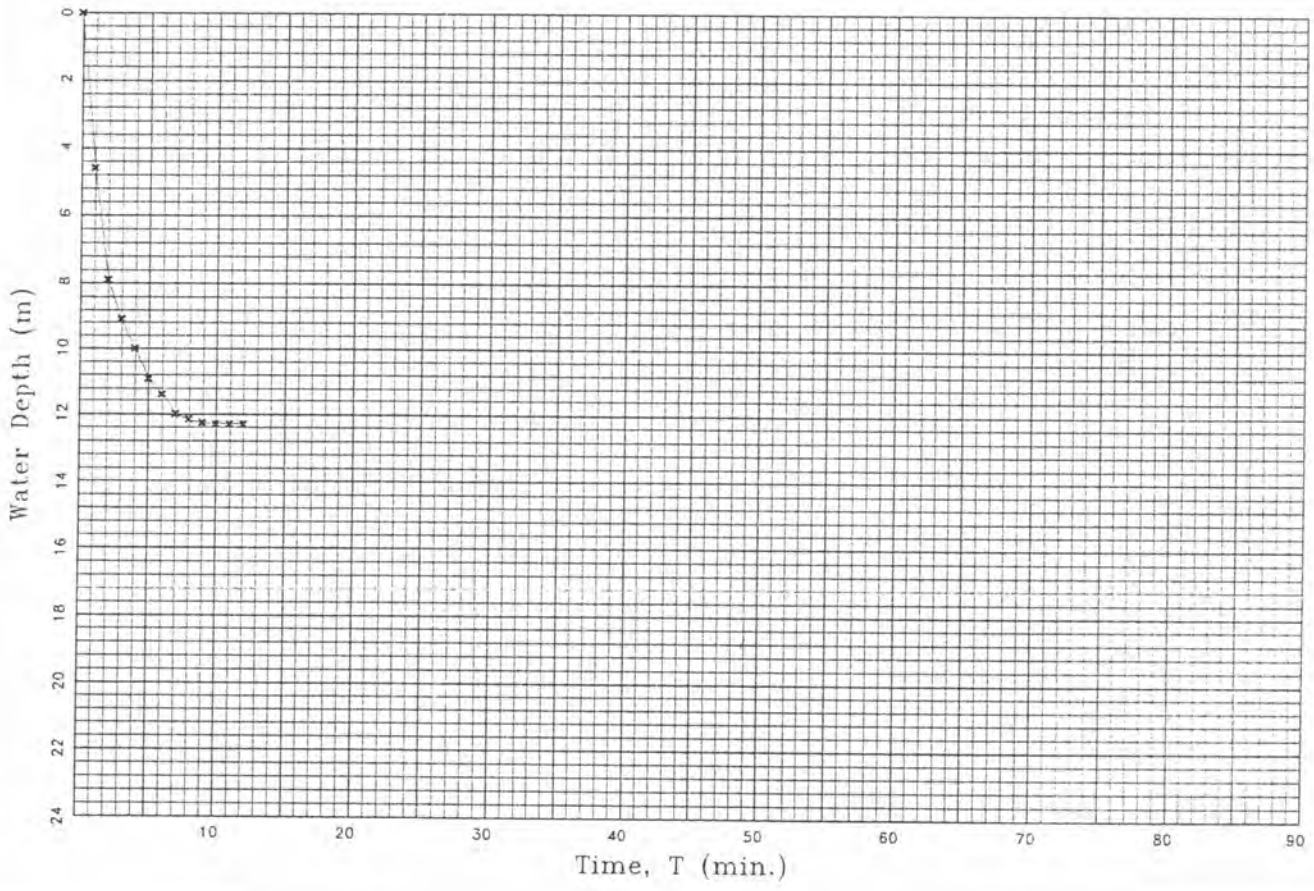
PIEZOMETER RESPONSE TEST

Location: LOT 285 IN D.D. 252, SAI KUNG, N. T.
Date: 19-8-1997

Borehole No.: BH1
Tested by: LAI

Depth: 20.30m
Water Level: 12.30m

Time, T (min.)	Water Depth (m)
0	0.00
1	4.60
2	7.90
3	9.10
4	10.00
5	10.90
6	11.40
7	12.00
8	12.16
9	12.27
10	12.30
11	12.30
12	12.30



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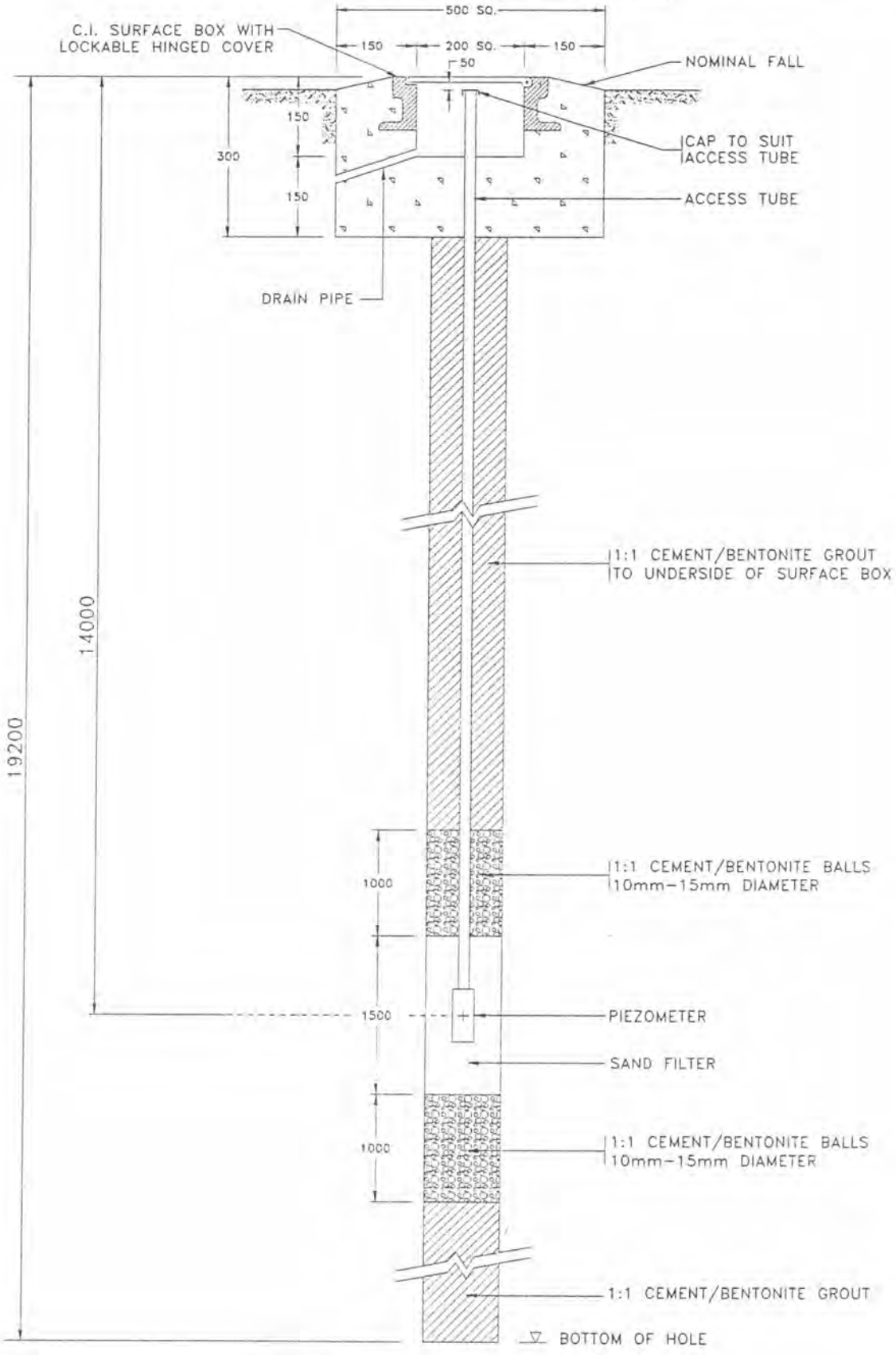
DETAIL OF PIEZOMETER (BH3)



TYPICAL CROSS SECTION

SCALE: NOT TO SCALE
ALL DIMENSIONS ARE IN MILLIMETERS

THE BORING ENGINEERING LTD.

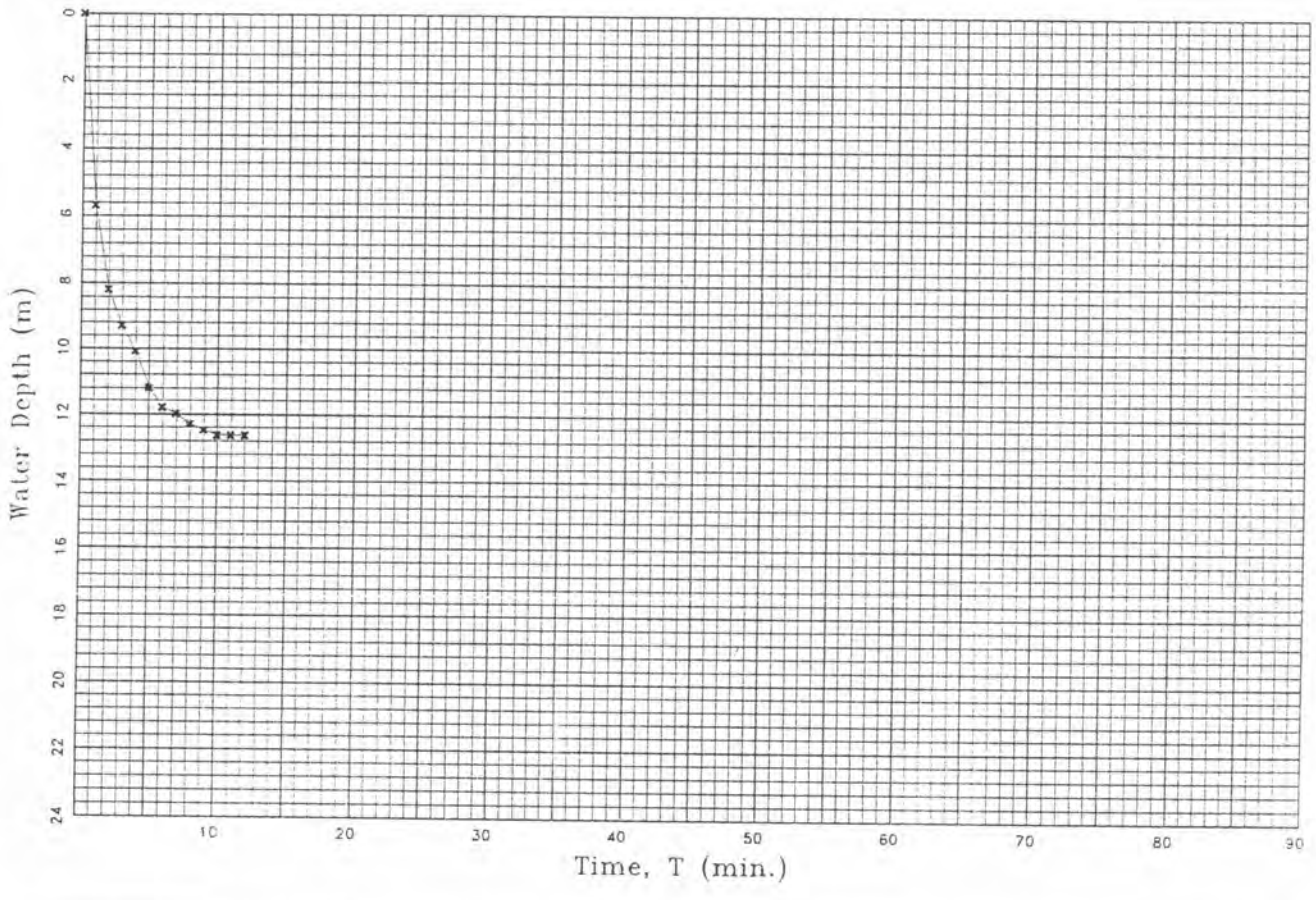
PIEZOMETER RESPONSE TEST

Location: LOT 285 IN D.D. 252, SAI KUNG, N. T.
Date: 16-8-1997

Borehole No.: BH3
Tested by: LAI

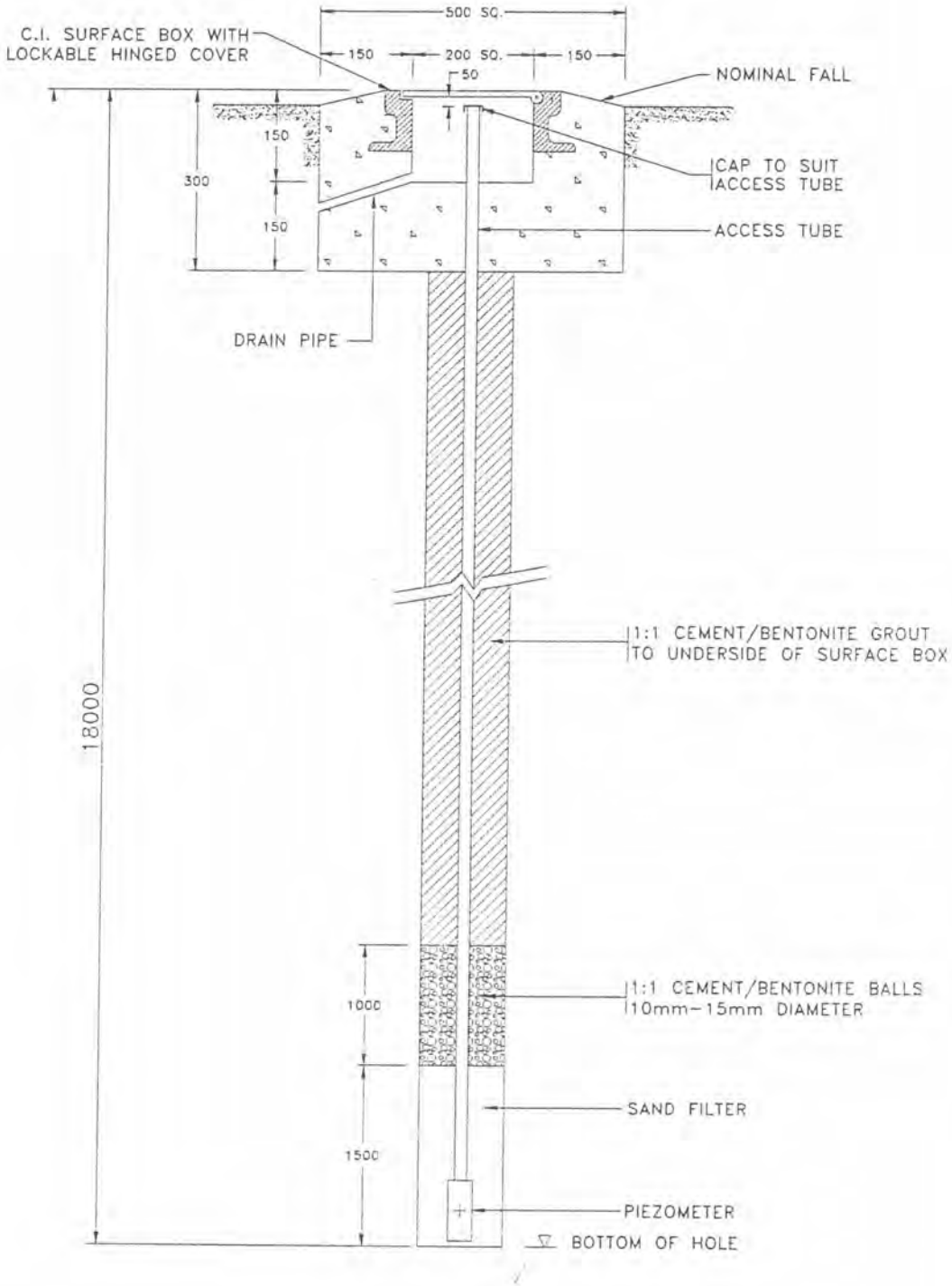
Depth: 14.00m
Water Level: 12.64m

Time, T (min.)	Water Depth (m)
0	0.00
1	5.70
2	8.20
3	9.30
4	10.10
5	11.21
6	10.82
7	12.00
8	12.30
9	12.50
10	12.64
11	12.64
12	12.64



THE BORING ENGINEERING LTD.

DETAIL OF PIEZOMETER (BH6)



TYPICAL CROSS SECTION

SCALE: NOT TO SCALE
ALL DIMENSIONS ARE IN MILLIMETERS

THE BORING ENGINEERING LTD.

PIEZOMETER RESPONSE TEST

Location: LOT 285 IN D.D. 252, SAI KUNG, N. T.

Date: 5-9-1997

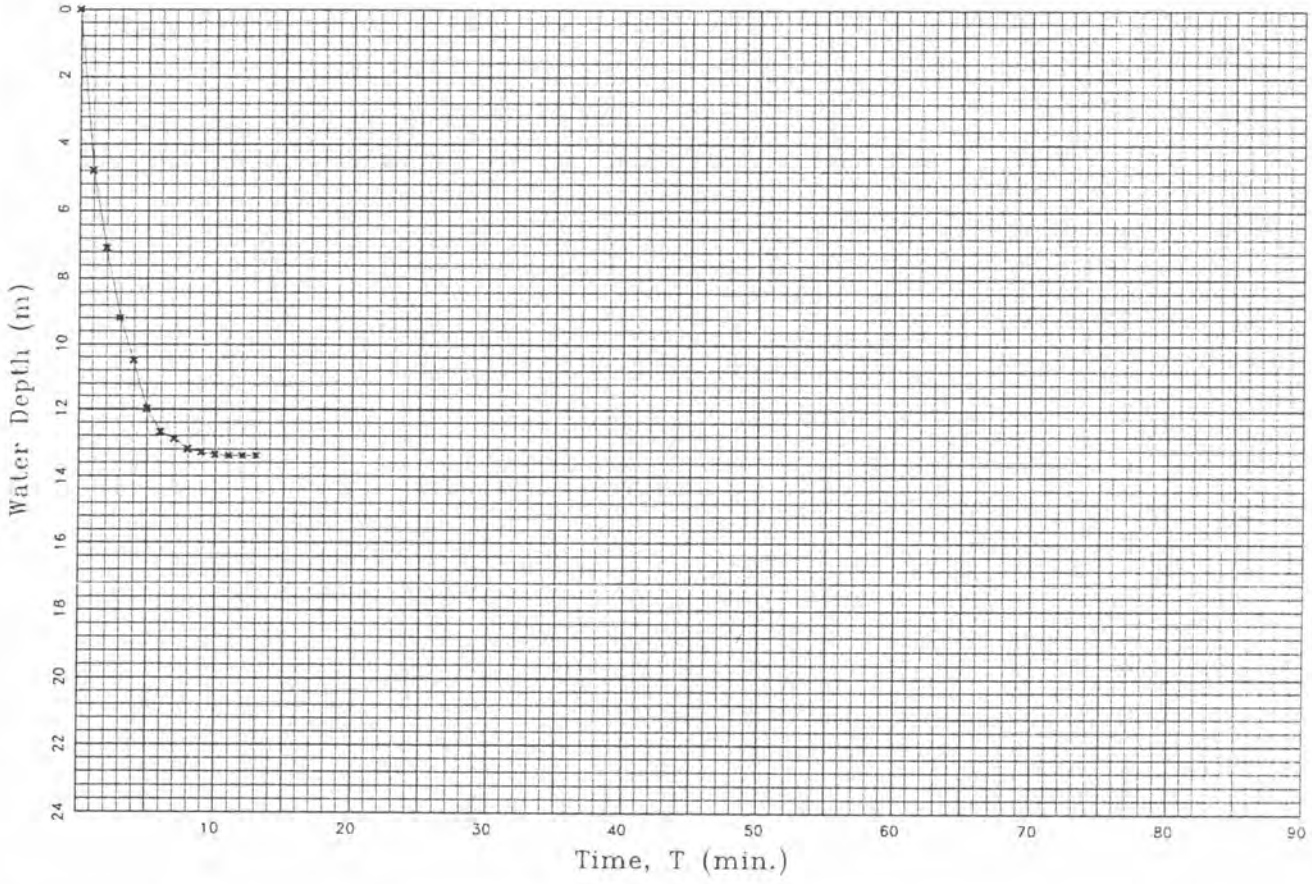
Borehole No.: BH6

Tested by: LAI

Depth: 18.00m

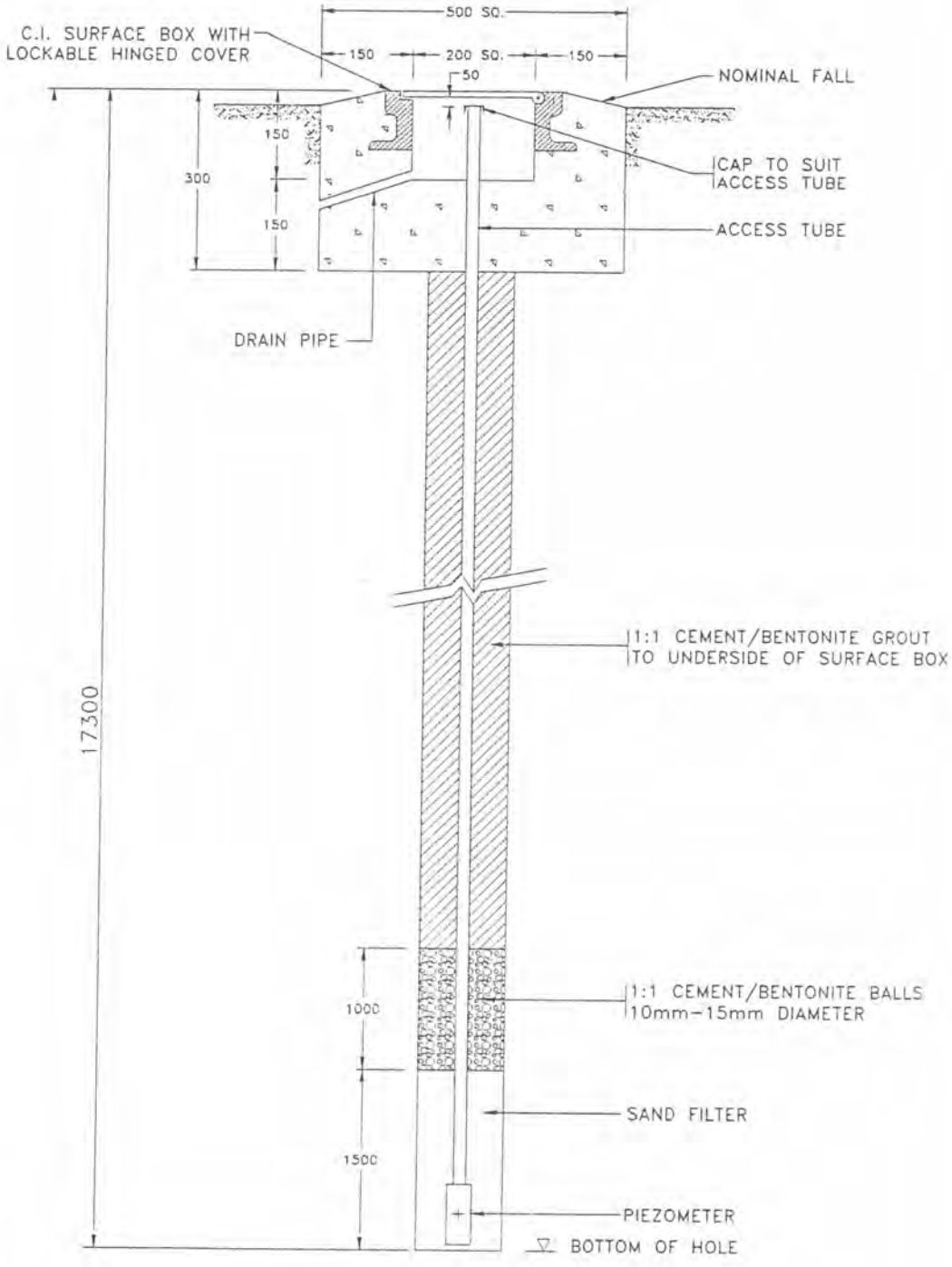
Water Level: 13.40m

Time, T (min.)	Water Depth (m)
0	0.00
1	4.80
2	7.10
3	9.20
4	10.50
5	12.00
6	12.70
7	12.90
8	13.20
9	13.29
10	13.37
11	13.40
12	13.40
13	13.40



THE BORING ENGINEERING LTD.

DETAIL OF PIEZOMETER (BH9)



TYPICAL CROSS SECTION

SCALE: NOT TO SCALE
ALL DIMENSIONS ARE IN MILLIMETERS

THE BORING ENGINEERING LTD.

PIEZOMETER RESPONSE TEST

Location: LOT 285 IN D.D. 252, SAI KUNG, N. T.

Date: 4-9-1997

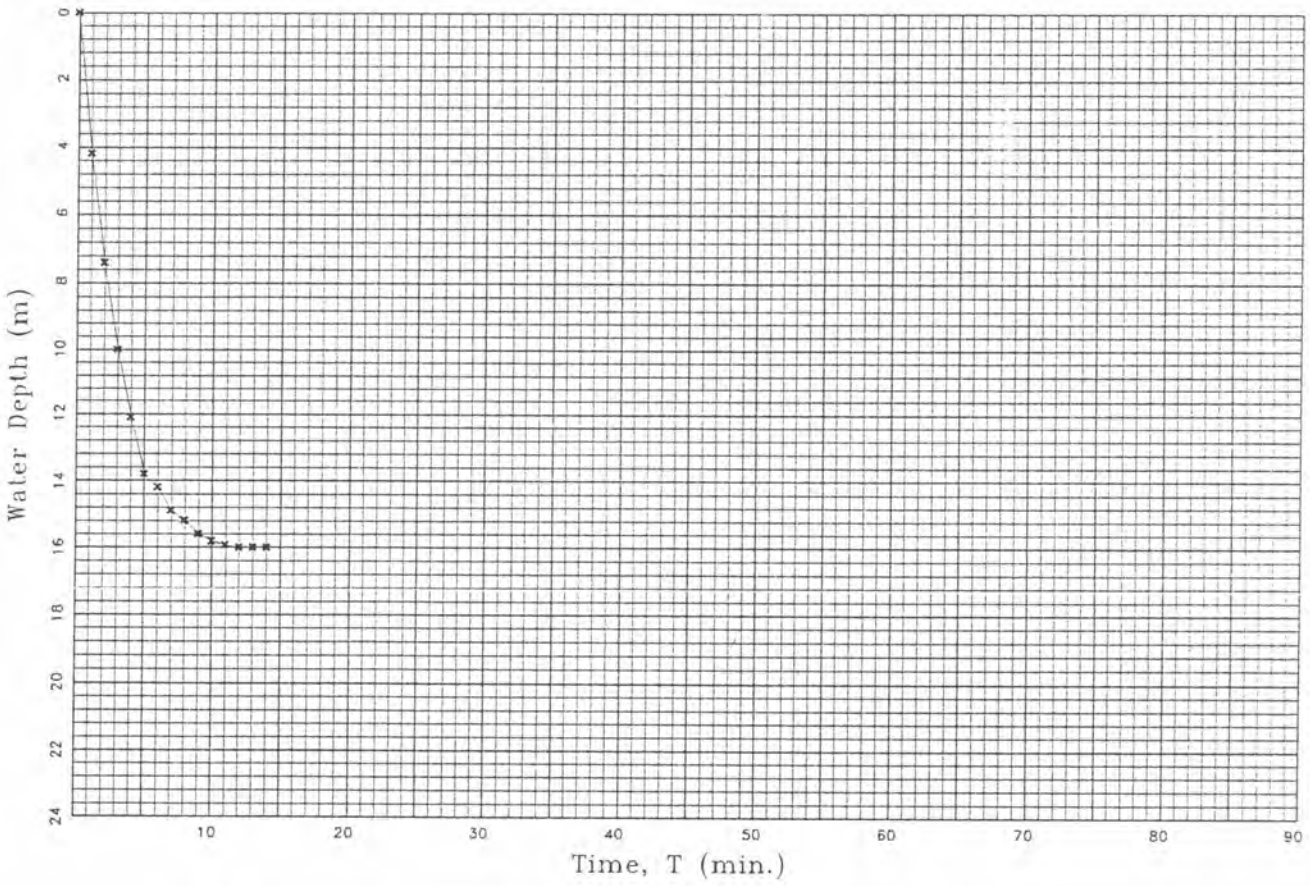
Borehole No.: BH9

Tested by: LAI

Depth: 17.30m

Water Level: 16.00m

Time, T (min.)	Water Depth (m)
0	0.00
1	4.20
2	7.40
3	10.00
4	12.10
5	13.80
6	14.20
7	14.30
8	15.20
9	15.61
10	15.82
11	15.94
12	16.00
13	16.00
14	16.00



WATER LEVEL RECORDS

THE BORING ENGINEERING LTD.

RECORD OF WATER TABLE READING

Project: LOT 285 IN D.D. 252, SAI KUNG, N.T.	
Borehole No.: BH1	**Date of Installation:** 19-8-1997
Depth of Piezometer: 20.30m	
Ex. Ground Level: +42.72 m.P.D.	

Date	Time	Depth of Water Table Below Ground (m)	Elevation of Water Table (m.P.D.)
20-8-1997	9:00 a.m.	12.50	+ 30.22
21-8-1997	9:00 a.m.	12.50	+ 30.22
22-8-1997	9:00 a.m.	12.46	+ 30.26
23-8-1997	9:00 a.m.	12.31	+ 30.41
25-8-1997	9:00 a.m.	12.42	+ 30.30
26-8-1997	9:00 a.m.	12.60	+ 30.12
27-8-1997	9:00 a.m.	12.61	+ 30.11
28-8-1997	9:00 a.m.	12.68	+ 30.04
29-8-1997	9:00 a.m.	12.70	+ 30.02
30-8-1997	9:00 a.m.	12.74	+ 29.98
1-9-1997	9:00 a.m.	12.74	+ 29.98
2-9-1997	9:00 a.m.	12.80	+ 29.92
3-9-1997	9:00 a.m.	12.86	+ 29.86
4-9-1997	9:00 a.m.	12.80	+ 29.92
5-9-1997	9:00 a.m.	12.85	+ 29.87

THE BORING ENGINEERING LTD.

RECORD OF WATER TABLE READING

Project: LOT 285 IN D.D. 252, SAI KUNG, N.T.	
Borehole No.: BH3	**Date of Installation:** 16-8-1997
Depth of Piezometer: 14.00m	
Ex. Ground Level: +41.75 m.P.D.	

Date	Time	Depth of Water Table Below Ground (m)	Elevation of Water Table (m.P.D.)
19-8-1997	9:00 a.m.	13.00	+ 28.75
20-8-1997	9:00 a.m.	13.14	+ 28.61
21-8-1997	9:00 a.m.	13.06	+ 28.69
22-8-1997	9:00 a.m.	12.94	+ 28.81
23-8-1997	9:00 a.m.	12.81	+ 28.94
25-8-1997	9:00 a.m.	13.20	+ 28.55
26-8-1997	9:00 a.m.	13.59	+ 28.16
27-8-1997	9:00 a.m.	13.78	+ 27.97
28-8-1997	9:00 a.m.	13.90	+ 27.85
29-8-1997	9:00 a.m.	13.99	+ 27.76
30-8-1997	9:00 a.m.	14.17	+ 27.58
1-9-1997	9:00 a.m.	14.20	+ 27.55
2-9-1997	9:00 a.m.	14.34	+ 27.41
3-9-1997	9:00 a.m.	14.40	+ 27.35
4-9-1997	9:00 a.m.	14.26	+ 27.49
5-9-1997	9:00 a.m.	14.30	+ 27.45

THE BORING ENGINEERING LTD.

RECORD OF WATER TABLE READING

Project: LOT 285 IN D.D. 252, SAI KUNG, N.T.	
Borehole No.: BH6	**Date of Installation:** 5-9-1997
Depth of Piezometer: 18.00m	
Ex. Ground Level: +42.62 m.P.D.	

Date	Time	Depth of Water Table Below Ground (m)	Elevation of Water Table (m.P.D.)
6-9-1997	9:00 a.m.	13.70	+ 28.92
8-9-1997	9:00 a.m.	13.95	+ 28.67
9-9-1997	9:00 a.m.	14.10	+ 28.52
10-9-1997	9:00 a.m.	14.25	+ 28.37
11-9-1997	9:00 a.m.	14.40	+ 28.22
12-9-1997	9:00 a.m.	14.68	+ 27.94
13-9-1997	9:00 a.m.	14.76	+ 27.86

THE BORING ENGINEERING LTD.

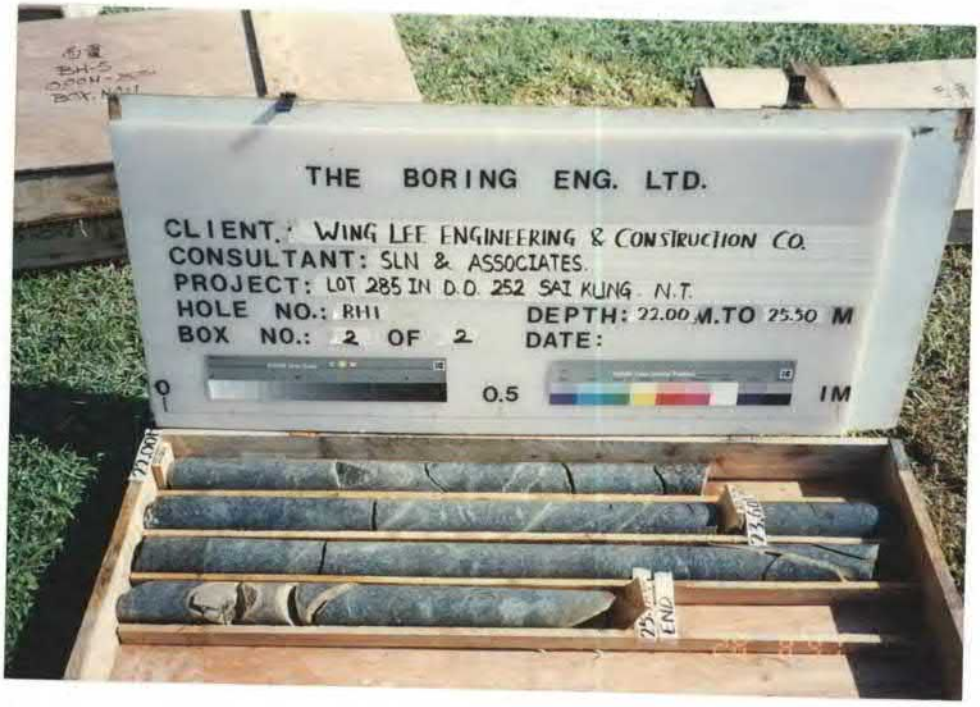
RECORD OF WATER TABLE READING

Project: LOT 285 IN D.D. 252, SAI KUNG, N.T.	
Borehole No.: BH9	**Date of Installation:** 4-9-1997
Depth of Piezometer: 17.30m	
Ex. Ground Level: +43.00 m.P.D.	

Date	Time	Depth of Water Table Below Ground (m)	Elevation of Water Table (m.P.D.)
5-9-1997	9:00 a.m.	16.03	+ 26.97
6-9-1997	9:00 a.m.	16.17	+ 26.83
8-9-1997	9:00 a.m.	16.30	+ 26.70
9-9-1997	9:00 a.m.	16.38	+ 26.62
10-9-1997	9:00 a.m.	16.40	+ 26.60
11-9-1997	9:00 a.m.	16.55	+ 26.45
12-9-1997	9:00 a.m.	16.61	+ 26.39

PHOTOGRAPHS

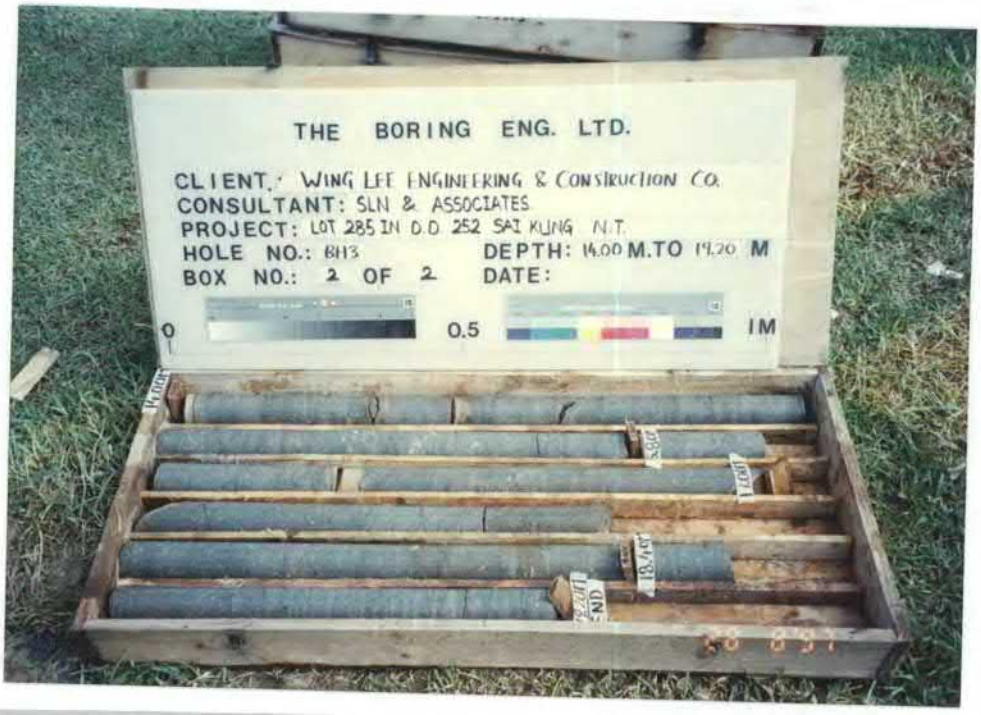

THE BORING ENG. LTD.
CLIENT.: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH1
DEPTH: 0.00 M.TO 22.00 M
BOX NO.: 1 OF 2
DATE:
0
0.5
1M


THE BORING ENG. LTD.
CLIENT.: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH1
DEPTH: 22.00 M.TO 25.50 M
BOX NO.: 2 OF 2
DATE:
0
0.5
1M


THE BORING ENG. LTD.
CLIENT.: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH2
DEPTH: 0.00 M.TO 21.90 M
BOX NO.: 1 OF 2
DATE:
0
0.5
1M


THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH2
BOX NO.: 2 OF 2
DEPTH: 21.90 M.TO 23.00 M
DATE:
0
0.5
1M
21.90ft
23.00ft END


THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH3
BOX NO.: 1 OF 2
DEPTH: 0.00 M.TO 14.00 M
DATE:
0
0.5
1M
6.30ft 0.00ft
7.90ft
10.10ft
14.00ft 9.40ft


THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH3
BOX NO.: 2 OF 2
DEPTH: 14.00 M.TO 19.20 M
DATE:
0
0.5
1M
14.00ft
18.40ft
19.20ft END


THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH4
BOX NO.: 1 OF 2
DEPTH: 0.00 M.TO 22.10 M
DATE:
0
0.5
1M


THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH4
BOX NO.: 2 OF 2
DEPTH: 22.10 M.TO 24.25 M
DATE:
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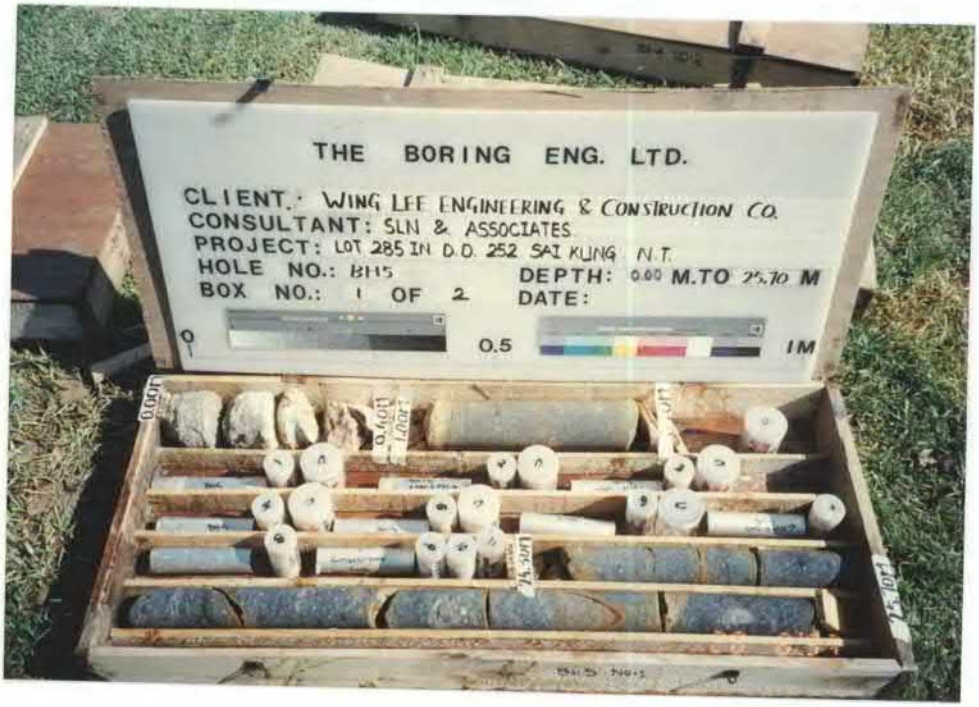
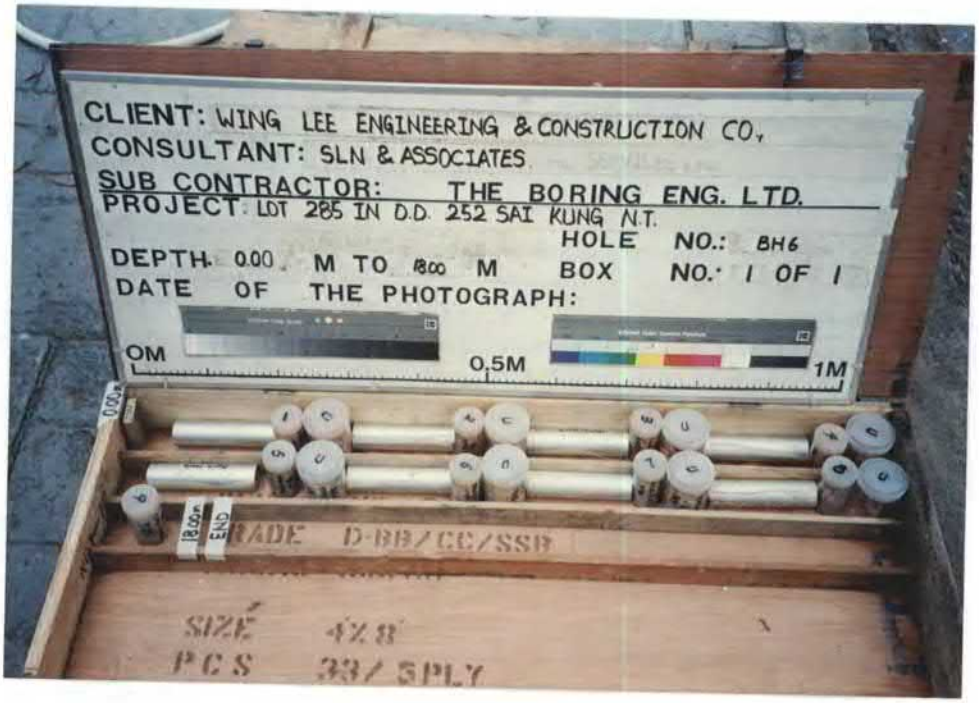
0.5
1M


THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH5
BOX NO.: 1 OF 2
DEPTH: 0.00 M.TO 25.70 M
DATE:
0
0.5
1M


THE BORING ENG. LTD.
CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH5
DEPTH: 25.70 M TO 29.55 M
BOX NO.: 2 OF 2
DATE:
0
0.5
1M
GRADE DBB/CC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CONSULTANT: SLN & ASSOCIATES
SUB CONTRACTOR: THE BORING ENG. LTD.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH6
DEPTH 0.00 M TO 18.00 M
BOX NO.: 1 OF 1
DATE OF THE PHOTOGRAPH:
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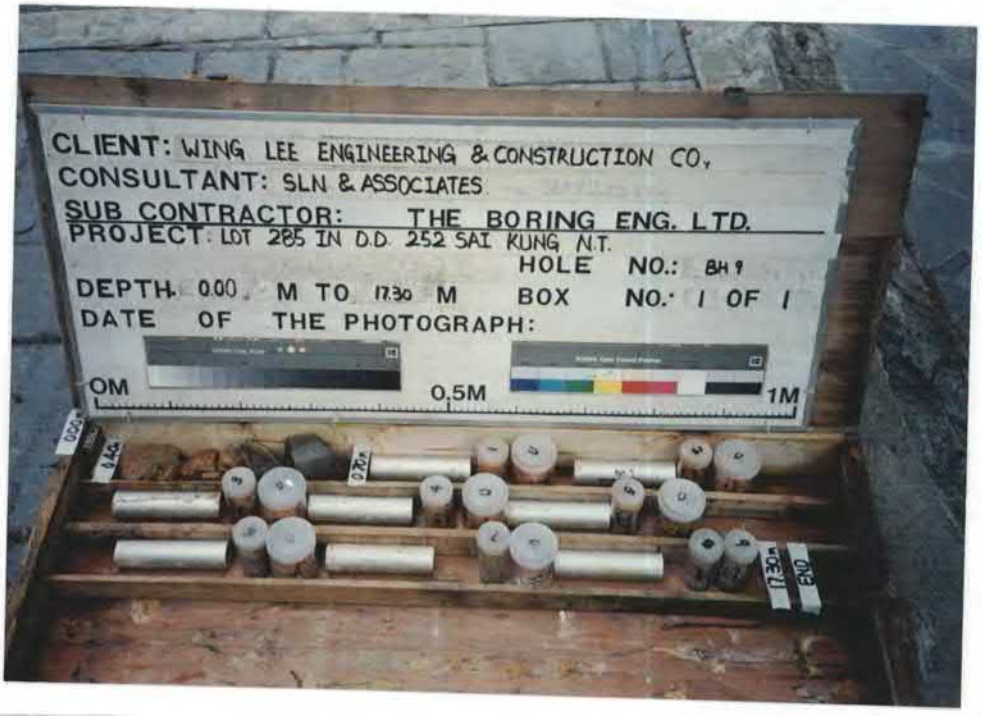
1M
GRADE D-BB/CC/SSB
SIZE 4"x3"
PCS 33/ SPLY

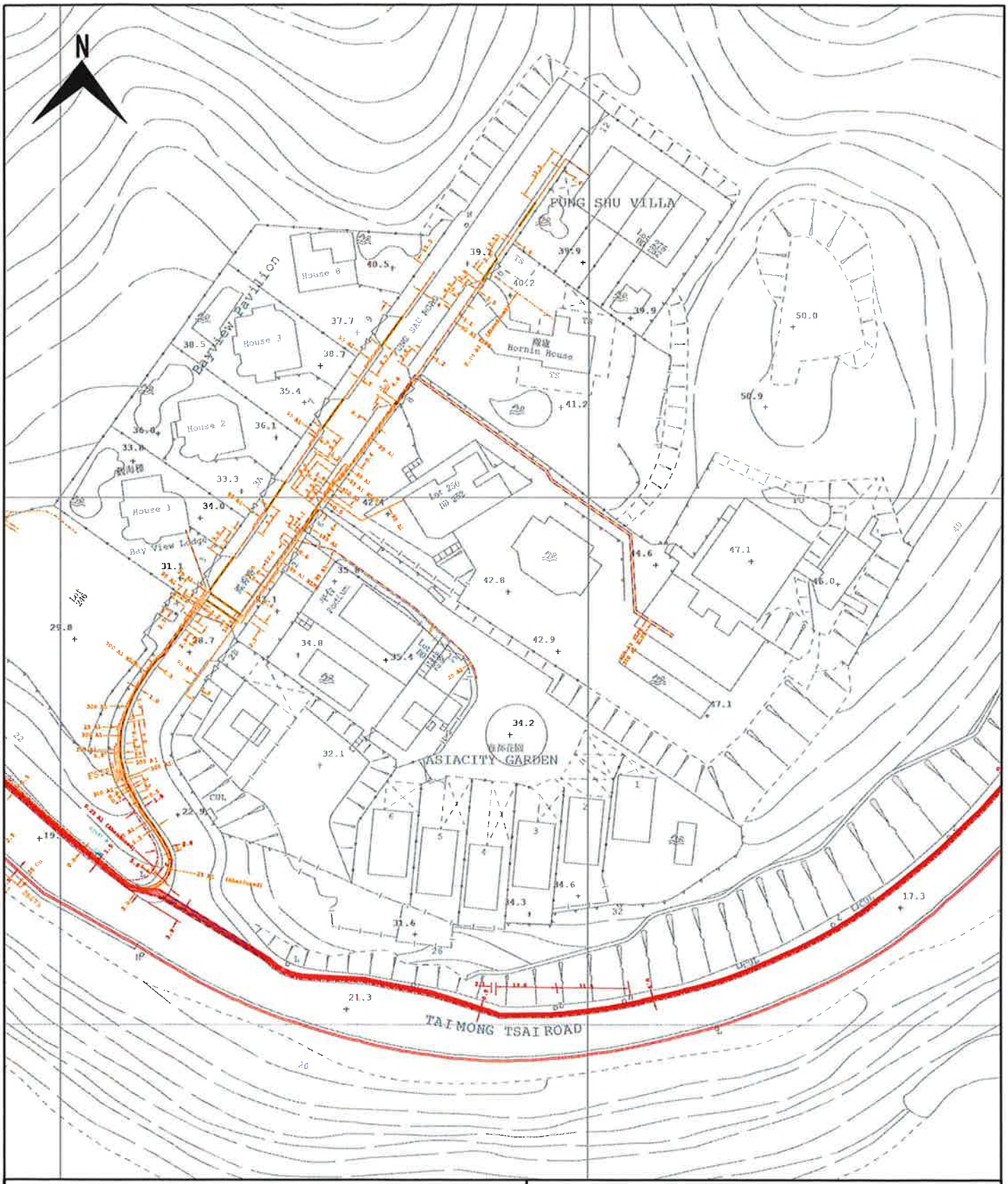

CLIENT: WING LEE ENGINEERING & CONSTRUCTION CO.
CONSULTANT: SLN & ASSOCIATES
SUB CONTRACTOR: THE BORING ENG. LTD.
PROJECT: LOT 285 IN D.D. 252 SAI KUNG N.T.
HOLE NO.: BH9
DEPTH 0.00 M TO 17.30 M
BOX NO.: 1 OF 1
DATE OF THE PHOTOGRAPH:
OM
0.5M
1M
17.30m
END

Appendix F

Records of Existing Utilities

Summary of Utility Companies

Company	Received Date	Remarks
CLP Power Hong Kong Limited	17 Jun 2024	
Water Supplies Department	25 Jul 2024	
HKT Limited	2 Oct 2024	



Legend

- 400kV CABLE / SUBMARINE CABLE / OHL
- 400kV OVERHEAD LINE TOWER
- 132kV CABLE / SUBMARINE CABLE / OHL
- 132kV OVERHEAD LINE TOWER
- 33kV CABLE
- 33kV SUBMARINE CABLE
- 33kV OVERHEAD LINE
- ABANDONED TRANSMISSION CABLE
- 11kV CABLE
- 11kV SUBMARINE CABLE
- 11kV OVERHEAD LINE
- LOW VOLTAGE CABLE
- LOW VOLTAGE OVERHEAD LINE (1 PHASE)
- LOW VOLTAGE OVERHEAD LINE (3 PHASE)
- LV OVERHEAD LINE (ABC / Wall Mounted)
- LOW VOLTAGE OVERHEAD LINE (PVC)
- PILOT CABLE
- TEMPERATURE SENSING CABLE (DTS)
- FIBRE OPTIC CABLE
- AERIAL EARTH WIRE (AEW)
- OVERHEAD LINE FIBRE OPTIC
- SHALLOW COVER INSTALLATION
- DUCT LINE

ALL LOCATIONS, MEASUREMENTS, DIMENSIONS AND DISTANCES ARE FOR CLP POWER INTERNAL USE ONLY. THEY SHOULD NOT BE SCALED AND ASSUMED ACCURATE. CLP POWER ACCEPTS NO RESPONSIBILITY IN THE EVENT OF ANY INACCURACY. EXTREME CARE MUST BE EXERCISED WHEN WORKING IN CLOSE PROXIMITY TO OUR EQUIPMENT. PLEASE CONTACT OUR REGIONAL OFFICE AS SOON AS YOU ARE READY TO COMMENCE WORK.

MAP NO: CLP Facility Records Map

08SW08C

SCALE: 1:1000

PRINTED ON: 07-06-2024

Reference no. : W-2024-0723-001

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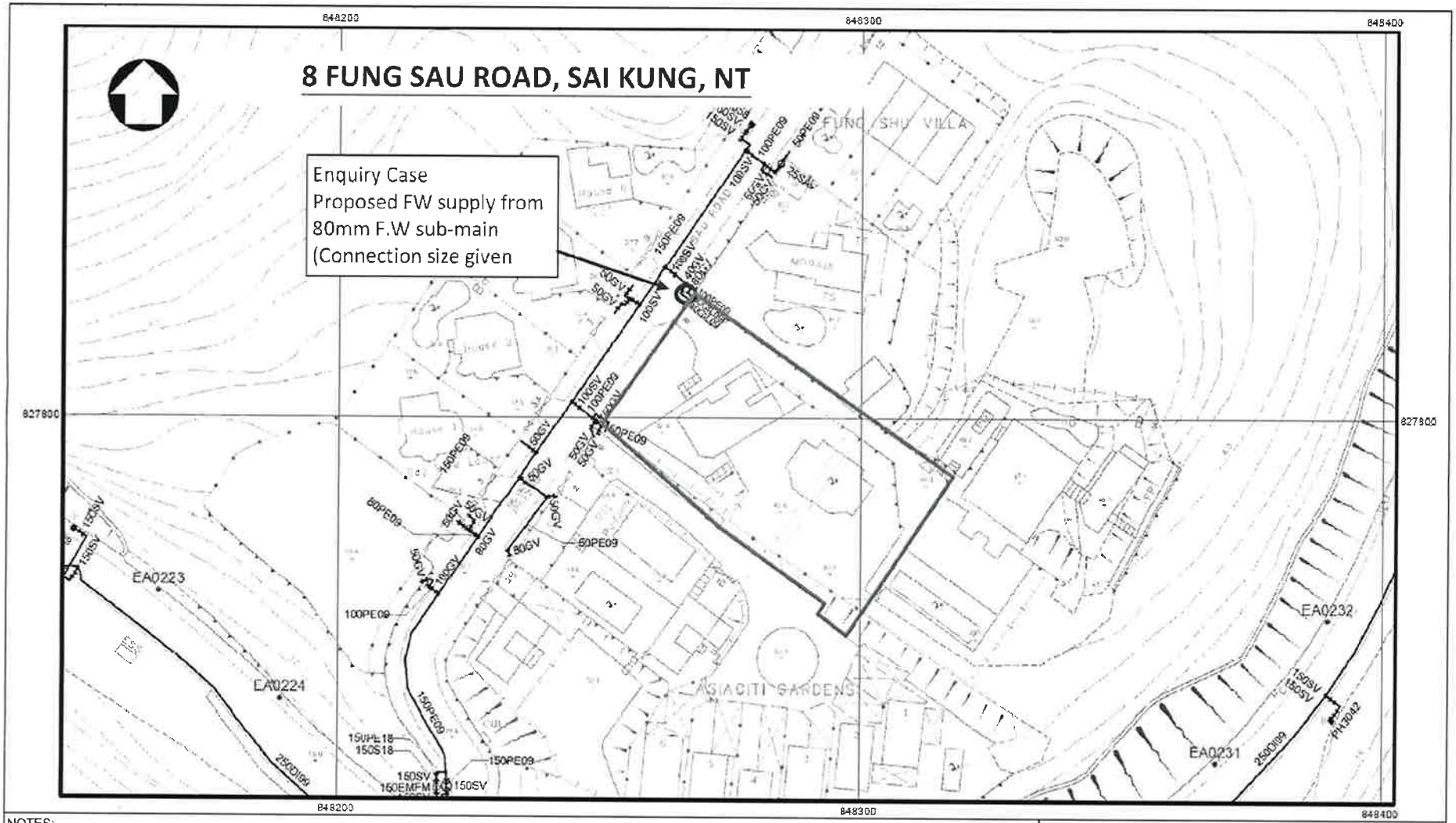
Information Classification: PROPRIETARY

[20240719000843-002/002-1/1]



NOTES:

Site Area

Propose supply point

25 12.5 0 25 Meters

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Water Main Record

CCID 7896105588

Sheet 1 of 1 | 1:1000

水務署
Water Supplies Department



HKT

OUTSIDE PLANT SERVICES		
EXCH. AREA : SAK		
SURVEY MAP No. 08SW08C		
UU REF. No. P2606-1 B		
PREP. EMPC	SCALE	1:1000
CKD. Chim, Andrew WL	DATE	06/06/2024
DWG. No. HKT-20240606-0004-R-HKT		

NOTES :

1. EXCEPT FOR YOUR PROSPECTIVE CONTRACTORS/EMPLOYEES, THIS DRAWING MUST NOT BE RELEASED TO THIRD PARTY WITHOUT HK TELEPHONE'S WRITTEN APPROVAL.
2. THIS INFORMATION IS ACCURATE AT THE DATE BELOW, BUT FURTHER ALTERATIONS/AUGMENTATION MAY TAKE PLACE IN THE FUTURE.
3. THE FEATURES AND POSITION OF OUR PLANT INDICATED ON THIS DRAWING IS APPROXIMATELY ONLY. THERE ARE 8 *TELECOMMUNICATION LINES / CABLES WITHIN THE SPECIFIC AREA. THE COLOUR OF UPVC HKT DUCTS IS GREY AND THE DEPTH AT LEAST 900MM FOR CARRIAGEWAY AND 450MM FOR NON-CARRIAGEWAY. ACTUAL DEPTH AND POSITION OF PLAN MUST BE ESTABLISHED BEFORE COMMENCEMENT OF WORK AS VARIATIONS DEPTH AND LINE MAY OCCUR. ALL TELECOMMUNICATIONS LINES ARE DETECTABLE. FOR ANY QUERIES, PLEASE CONTACT THE PERSON AT THE RETURN LETTER TO THE MARK PLANT REQUEST.
4. REACH NETWORKS HONG KONG LIMITED'S PLANT INCLUDED.

*FOR EMERGENCY REQUEST, YOU MAY CALL 2888 9999 For DETAILS.

KEY OF PLANT	EXISTING	PROPOSED
MANHOLE	■	▨
JOINT BOX	■	▨
DUCT	———	- - - -
CABLE	———	- - - -
POLE	○	○
CABINET	⊠	⊠
BURIED COUPLING	×	

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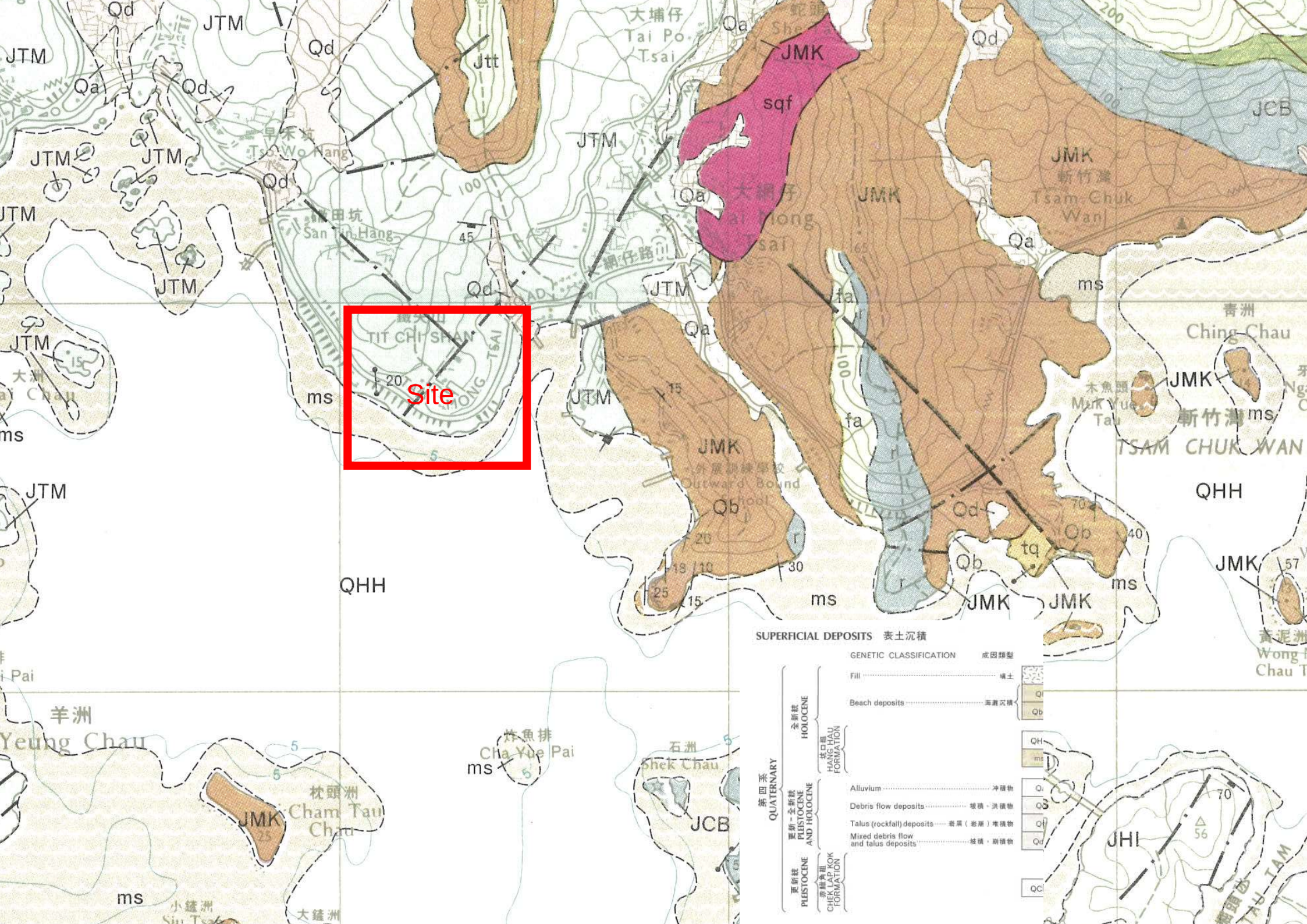
Appendix G

Part Print of the Geological Survey Map


Site
SUPERFICIAL DEPOSITS 表土沉積
GENETIC CLASSIFICATION 成因類型
Fill 填土
Beach deposits 海灘沉積
Alluvium 沖積物
Debris flow deposits 坡積・洪積物
Talus (rockfall) deposits 岩屑（岩崩）堆積物
Mixed debris flow and talus deposits 坡積・崩積物
QUATERNARY 第四系
HOLOCENE 全新統
PLEISTOCENE AND HOLOCENE 更新－全新統
PLEISTOCENE 更新統
HANG HAU FORMATION 坑口組
CHEK LAP KOK FORMATION 赤鱲角組
JMK
JTM
JTT
JCB
JHI
QHH
sqf
fa
ms
Qa
Qb
Qd
tq
TIT CHI SHAN
TSAM CHUK WAN
Tai Po Tsai
Tsam Chuk Wan
Ching Chau
Yeung Chau
Cha Yue Pai
Shek Chau
Cham Tau Chau
Tsui Wo Hang
San Tin Hang
Outward Bound School

Appendix H

Scheme of Proposed Foundation & Site Formation Works

8SW-A/R 34

8SW-A/CR 64

8SW-A/CR 62

8SW-A/C 56

8SW-A/F 27

8SW-A/CR 29

PROPOSED
SOLDIER PILE WALL

PROPOSED
RETAINING WALL

G

F

B

C

D

E

1

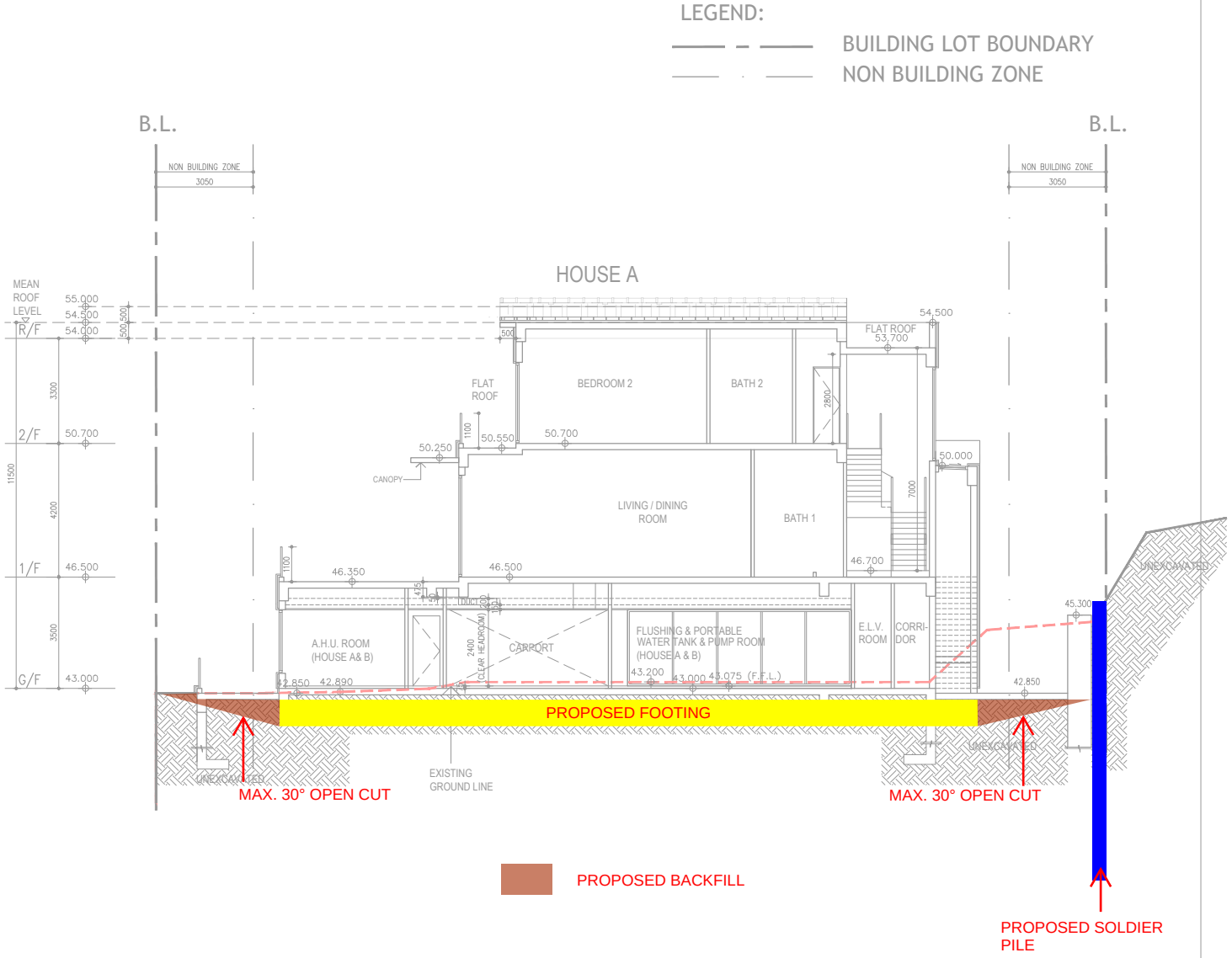
1

P.1

PROPOSED BACKFILL

PROPOSED FOOTING

APPLICATION SITE BOUNDARY



SECTION B-B P.9

No. 8 Fung Sau Rd, Sai Kung

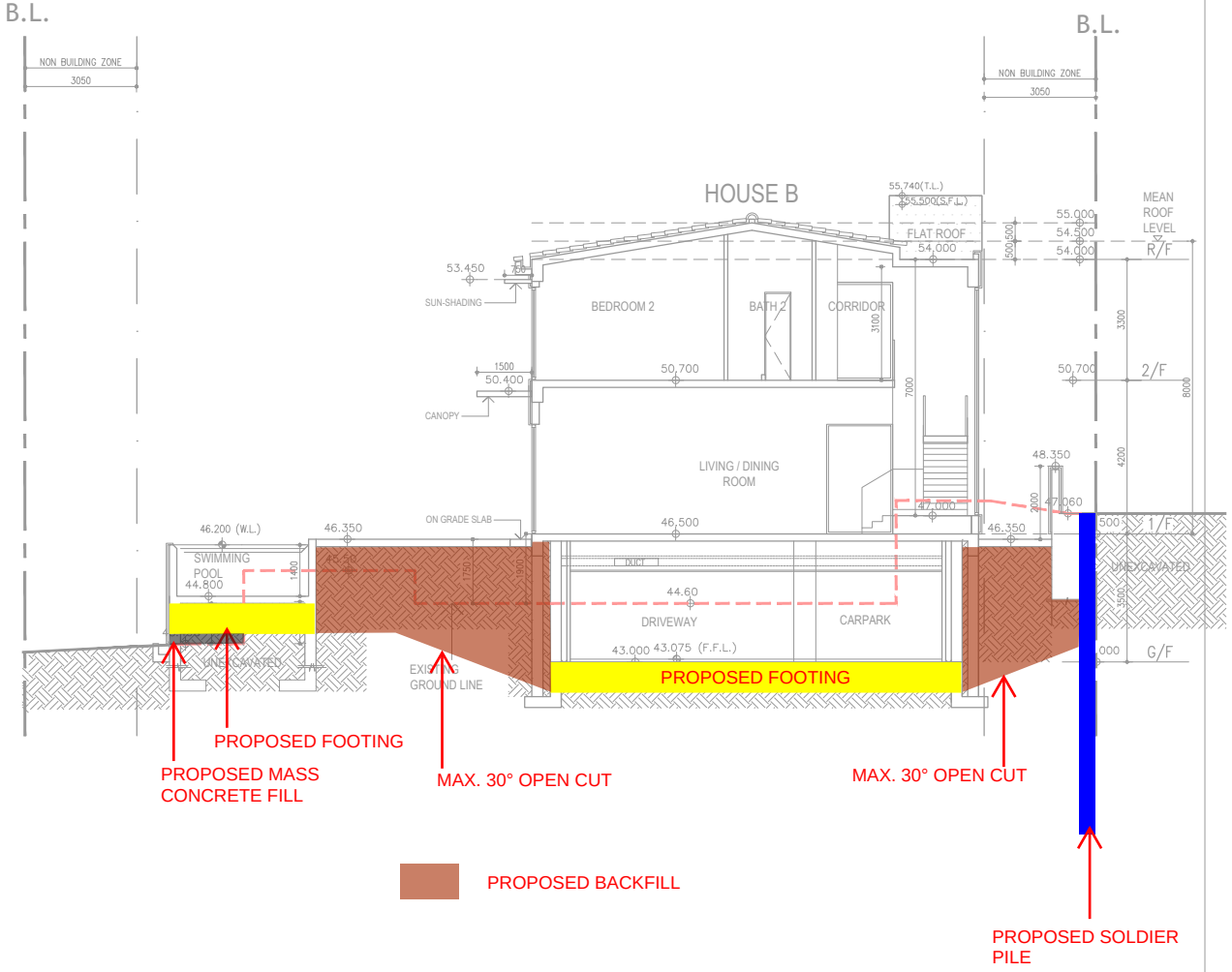
Scale : 1:200@A4 2025-10-30

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION C-C

No. 8 Fung Sau Rd, Sai Kung

Scale : 1:200@A4

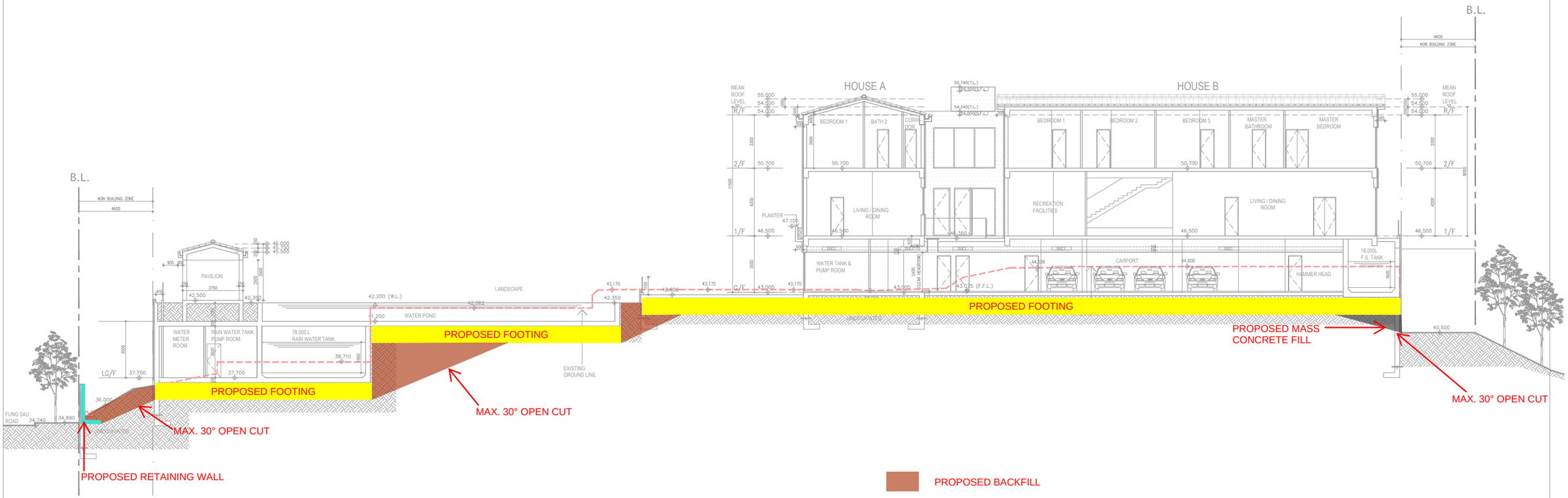
2025-11-17

DCL architecture

LEGEND:

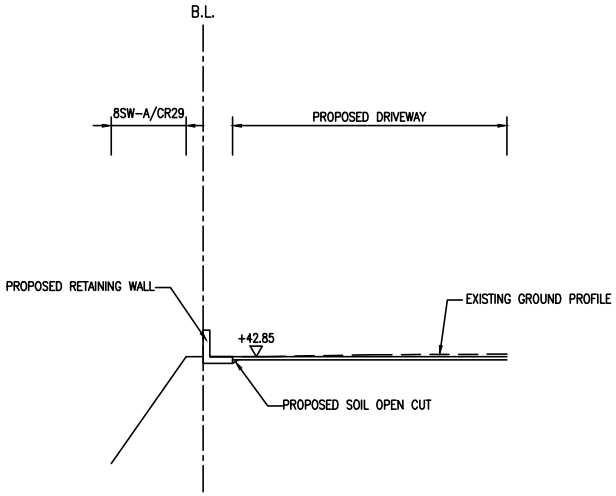
BUILDING LOT BOUNDARY

NON BUILDING ZONE



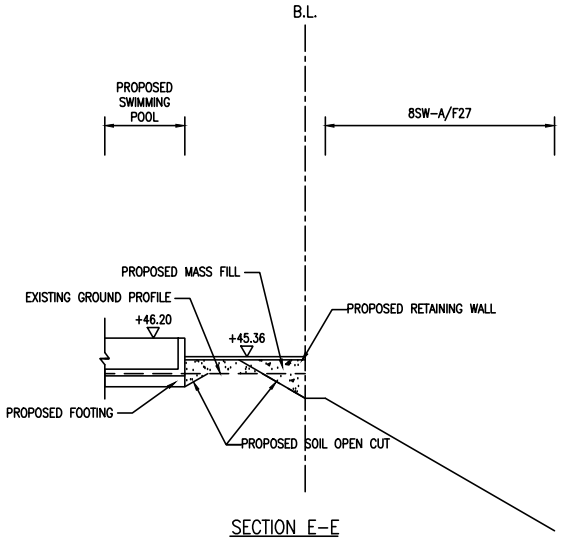
PROPOSED BACKFILL

SECTION 1-1 P.11



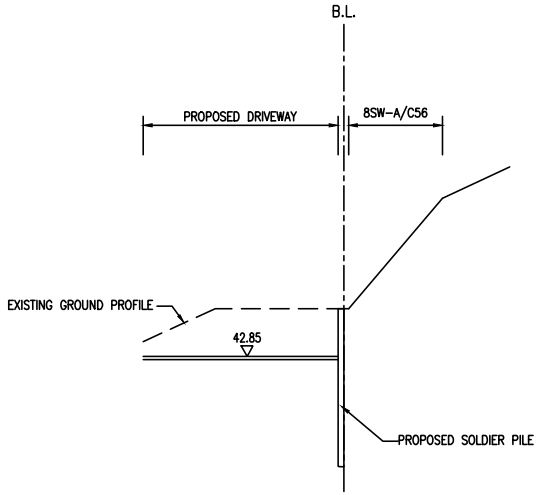
SECTION D-D

N.T.S.



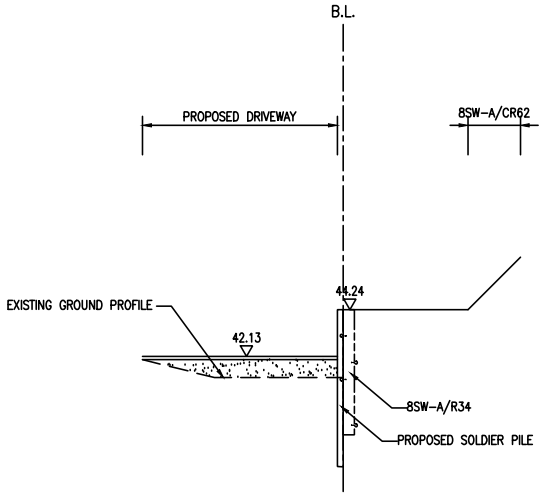
SECTION E-E

N.T.S.



SECTION F-F

N.T.S.



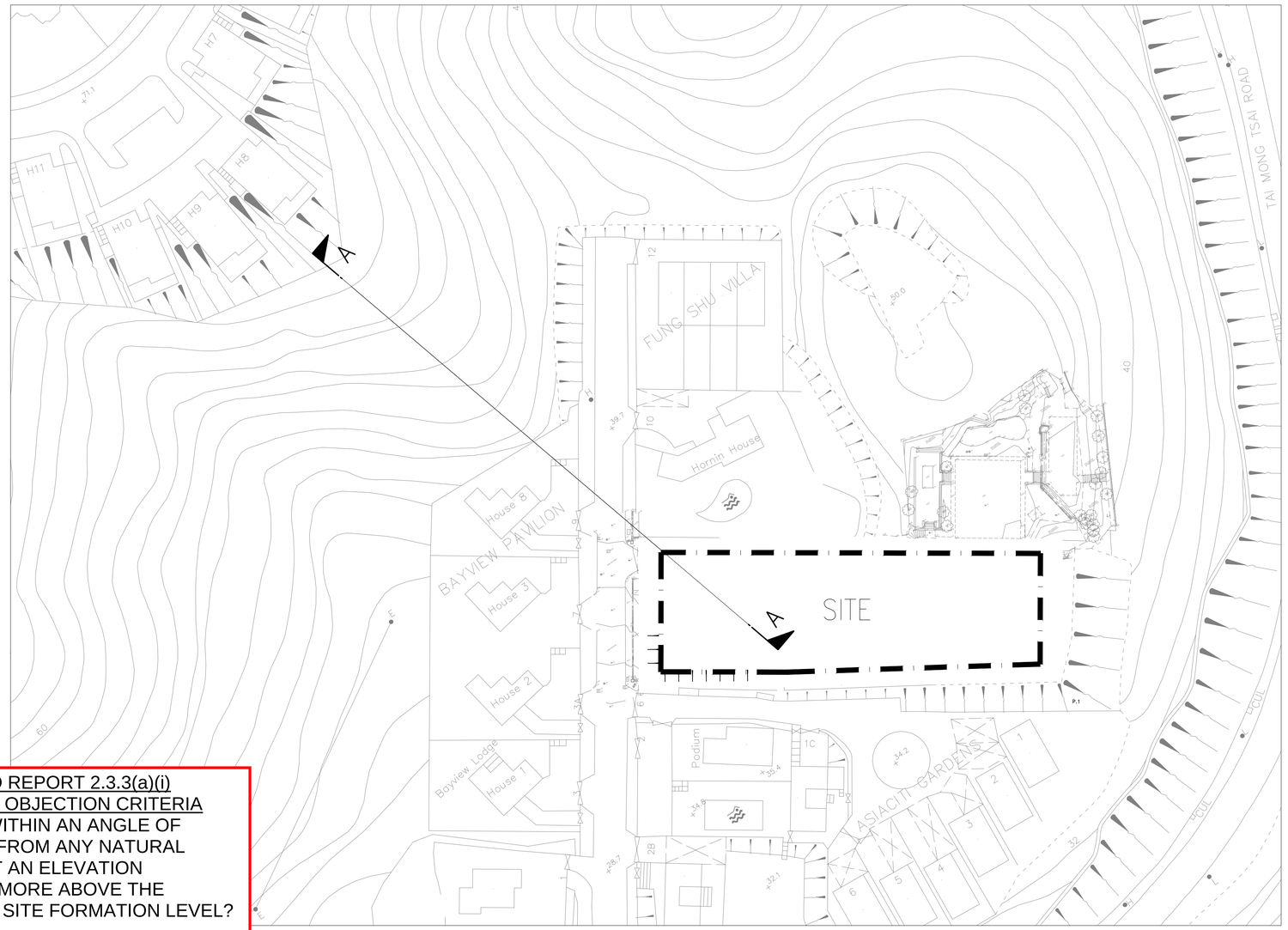
SECTION G-G

N.T.S.

PROPOSED BACKFILL

Appendix I

Natural Terrain Assessment Plan and Section



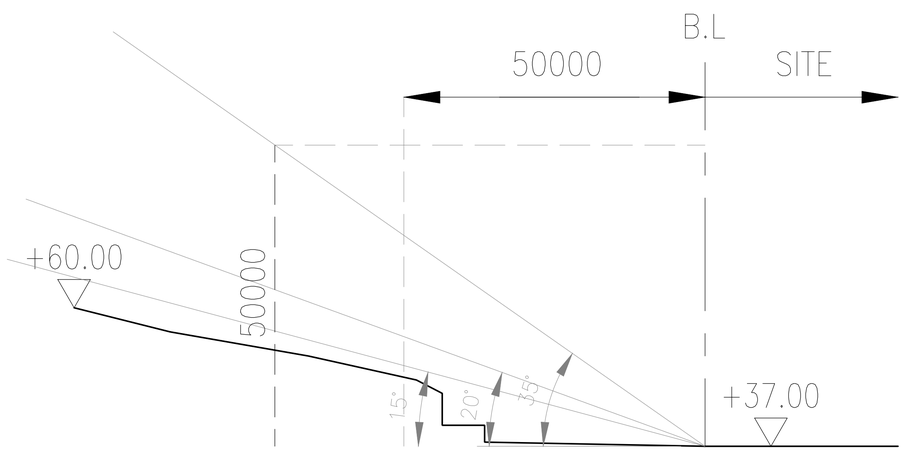
GEO REPGEO REPORT 2.3.3(a)(i)
IN-PRINCIPLE OBJECTION CRITERIA
1.LOCATED WITHIN AN ANGLE OF REACH 35° FROM ANY NATURAL TERRAIN AT AN ELEVATION OF 50m OR MORE ABOVE THE PROPOSED SITE FORMATION LEVEL?
NO

∴IN-PRINCIPLE OBJECT CRITERIA MET?
NO

GEO REPORT 2.3.4(b)
ALERT CRITERIA
1.ANGULAR ELEVATION OF NATURAL TERRAIN ≥20°?
NO

2.WITHIN 50m OF GROUND SLOPING AT >15°?
NO

∴ALERT CRITERIA MET?
NO



SECTION A–A

Attachment 7

Revised Photomontages

Legend

- Application Site
- Initial Assessment Area
- VP1 - View from Sha Ha Beach
- VP2 - View from Tai Mong Tsai Road Bus Stop
- VP3 - View from Hiking Trail in Sai Kung West Country Park
- VP4 - View from Emerald Bay outside Victoria Recreation Club
- VP5 - View from Fung Sau Road

VP1
VP2
VP3
VP4
VP5

FSRSK

FIGURE 1 LOCATION OF VIEWPOINTS
SCALE 1 : 7,500

EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED SCHEME



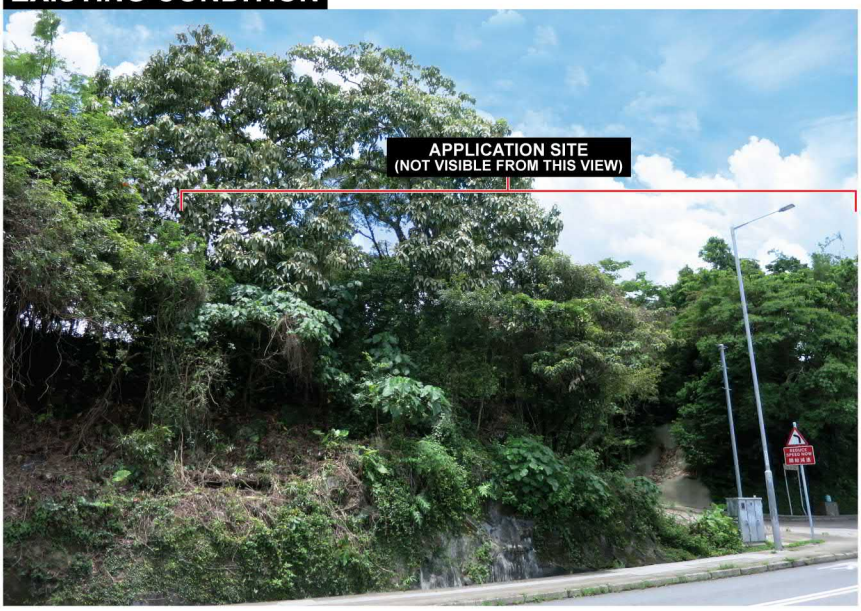
KEY PLAN



FSRSK

FIGURE 2 VIEWPOINT 1 : VIEW FROM SHA HA BEACH

EXISTING CONDITION



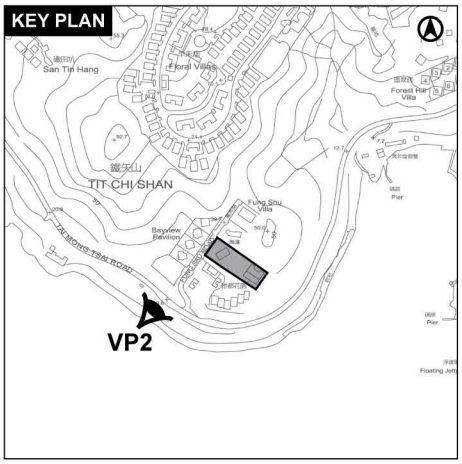
OZP COMPLIANT SCHEME



PROPOSED SCHEME



KEY PLAN



FSRSK

FIGURE 3 VIEWPOINT 2 : VIEW FROM TAI MONG TSAI ROAD BUS STOP

EXISTING CONDITION



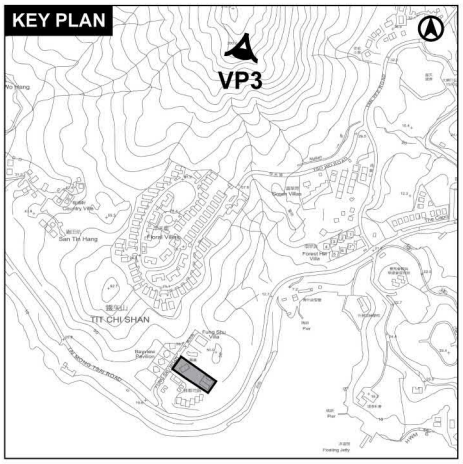
OZP COMPLIANT SCHEME



PROPOSED SCHEME



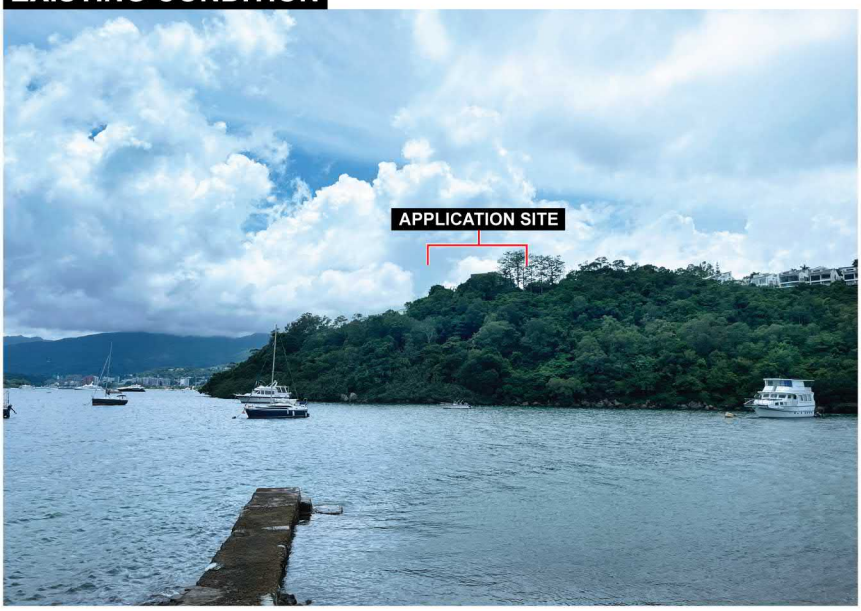
KEY PLAN



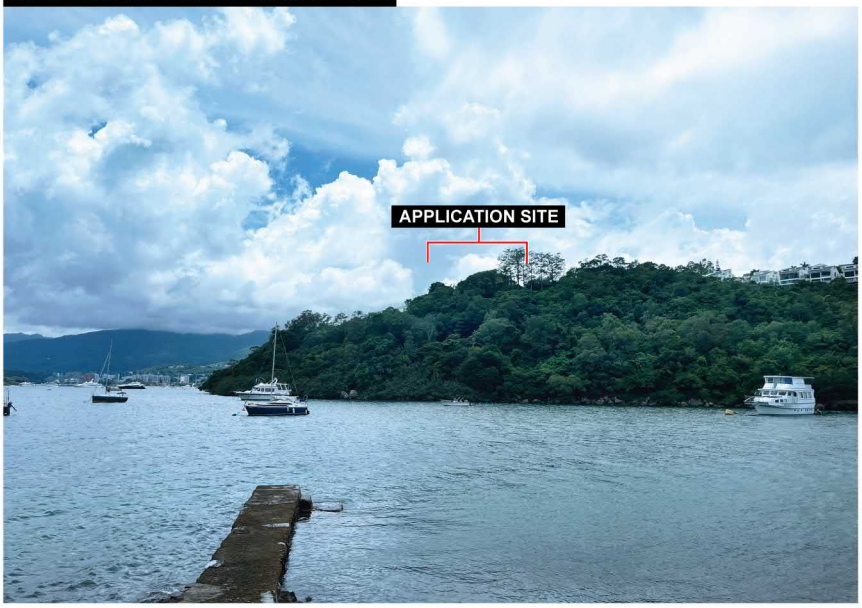
FSRSK

FIGURE 4 VIEWPOINT 3 : VIEW FROM HIKING TRAIL IN SAI KUNG WEST COUNTRY PARK

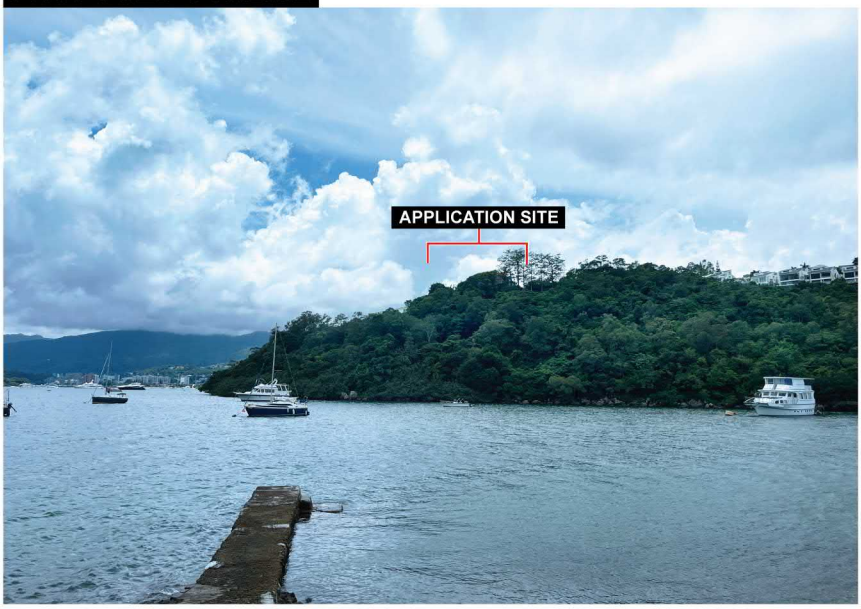
EXISTING CONDITION



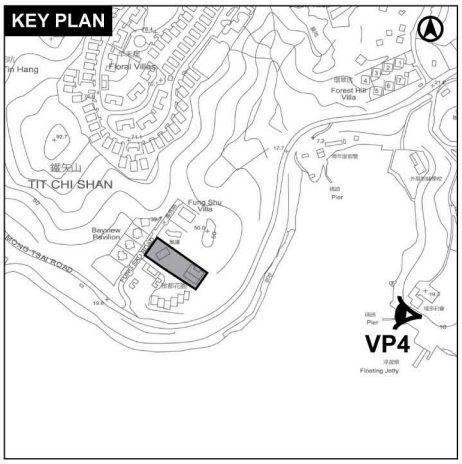
OZP COMPLIANT SCHEME



PROPOSED SCHEME



KEY PLAN



FSRSK

FIGURE 5 VIEWPOINT 4 : VIEW FROM EMERALD BAY OUTSIDE VICTORIA RECREATION CLUB

EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED SCHEME



KEY PLAN



FSRSK

FIGURE 6 VIEWPOINT 5 : VIEW FROM FUNG SAU ROAD

TOWNLAND CONSULTANTS LTD.
URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Reference FSRSK/JANICE/06
Date 7 January 2026

By HAND and EMAIL

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

Dear Sir / Madam,

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

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

- Supplementary Information Paper -

We write with regards to the captioned Planning Application (TPB Ref: A/SK-TMT/85) submitted to the Town Planning Board ("**TPB**") on 11 September 2025 and the subsequent Supplementary Information Paper ("**SIP**") submitted to TPB on 4 December 2025.

Further comments were received from the Sai Kung & Islands District Planning Office of the Planning Department ("**PlanD**") and various Departmental Comments were forwarded to the Applicant from PlanD on 23 December 2025, 5 and 6 January 2026. Please find our responses provided in the enclosed Responses-to-Comments ("**R-to-C**") table in ***Attachment 1***. Replacement pages to the Architectural Plans of the Proposed Residential Redevelopment, Landscape Proposal and the Application Form are provided in ***Attachment 2***, ***Attachment 3*** and ***Attachment 4***, respectively.

Please note that the information provided in this SIP is for clarification purposes only. We trust the information provided fully addresses the issues raised by the relevant Departments.

Should there be any queries, please do not hesitate to contact the undersigned or Ms Janice Wong at [redacted]

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Delius Wong
Associate / Project & Quality Manager

DEL/JANICE

Enc SIP

cc Client / Team
Ms. KONG Sze Nga, Tammy, Senior Town Planner/Sai Kung
Ms. LAM Lok Yan, Sylvia, Town Planner/Sai Kung 1

城市規劃顧問

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Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia
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TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)
TOWNLAND CONSULTANTS PVT. LIMITED (India)
PT TOWNLAND INTERNATIONAL (Indonesia)
HOWARD & SEDDON PARTNERSHIP (United Kingdom)

ISO 9001: 2015
Certificate No.: CC844

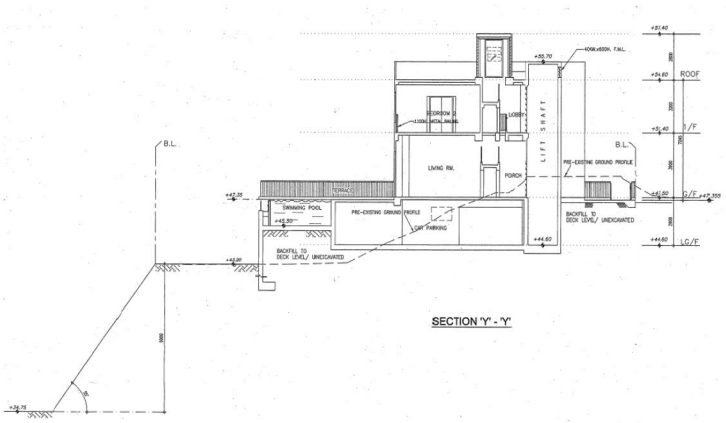
Attachment 1

Responses-to-Comments Table

Proposed Minor Relaxation of Building Height Restrictions for Proposed Residential Redevelopment at No. 8 Fung Sau Road, Sai Kung (TPB Ref. A/SK-TMT/85)
Responses to Comments Table

	Comments/ Suggestions	Applicant/ Consultant's Responses
A.	**Comments received from Sai Kung & Islands District Planning Office, Planning Department received from Planning Department on 19.12.2025 and 05.01.2026:** ***(Contact person: Ms. LAM Lok Yan, Sylvia, Tel no.: 2158 6165)***	
	Comments received on 19.12.2025 Please consider updating the following drawings in SPS / Landscape proposal:	
1.	Please indicate the distance of building setback on Master Layout Plan, Section 1-1, Landscape Master Plan and Landscape Section C-C.	Please refer to the revised Master Layout Plan and Section 1-1 furnished in ***Attachment 2*** and the revised Landscape Master Plan and Landscape Section C-C furnished in ***Attachment 3*** which include the building setbacks.
2.	Similar to Figure 4.1 in Planning Statement, please provide an additional overlay sectional drawing to compare the existing development scenario (i.e. two detached houses with site level difference) and the current proposal.	Please be advised that (1) the Approved General Building Plans of Existing House A were approved in 1974 and measured in feet therefore, conversion to metric units was required; and (2) the Section Plans of Existing Houses A and B were drawn at different angles, which differ from Section 1-1 of the Proposed Residential Redevelopment. Due to the differing positions adopted in the Section Plans of the existing developments and the Proposed Residential Redevelopment, a single longitudinal section plan overlaying all developments cannot be prepared for direct comparison of site levels. Nonetheless, ***Figures 4.2*** and ***4.3*** of the Supplementary Planning Statement (SPS) provide the most accurate overlay of the sections plans available. These figures demonstrated the minor differences in building heights and floor-to-floor heights among Existing Houses A and B and the Proposed Residential Redevelopment as close as possible.
	Comments received on 05.01.2026 and 06.01.2026	
3.	Please further substantiate the planning merits and/or technical justifications of the proposed minor relaxation of increase in BH that could only be achieved by the current scheme;	In formulating the Proposed Residential Redevelopment (Proposed Scheme), the schematic design has thoughtfully considered various site constraints and design considerations to ensure the Scheme is designed to create a high-quality bespoke house development in harmony with surrounding developments. As opposed to the existing developments of two stand-alone houses under separate entities, the Proposed Residential Redevelopment reflects the Applicant's intention to amalgamate individual lots within the site to put forth an innovative and integrated design of two houses adjoining each other. Minor relaxation of BHR is sought to retain the degree of flexibility allowed. Further justifications are outlined below for considerations:

Comments/ Suggestions		Applicant/ Consultant's Responses
		<u>Overcoming Steep Site Levels Difference and Preserve Slope Stability</u> With reference to the submitted Geotechnical Planning Review Report (GPRR) and SPS, the Site is situated in a hilly terrain in the Tai Mong Tsai area with extensive hillslopes to the immediate east and in proximity to various steep slopes and retaining walls. The site level difference within the Site alone is significant up to approx. 13.8m (from approx. +33.65mPD at the northwestern side to approx. +47.45mPD at the southeastern side). The Proposed Scheme is designed with a responsive layout design to amalgamate the two buildings closer together while aligning the natural topography with minimum interventions to the slopes and retaining walls around the Site to maintain slope stability and to minimise natural risk hazards. The Applicant has therefore made the best efforts to respect the existing ground lines in the schematic design and minimise the amount of excessive excavation / slope cutting and filling work required. Namely, by (1) lowering the site formation level to +43mPD for both houses which adopts the existing ground line of approx. +43.17mPD to +43.2mPD at the level of Proposed House A, and (2) largely maintaining the existing carport at House B currently at +44.6mPD. The alignment and integration of two houses on the same formation level directly minimises the site constraint of steep site level difference and allows better accessibility and circulation. The decision to set the carport level at +43mPD aligning with the existing ground level is strategically intended to minimize further excavation and soil disruption. Given the site was previously excavated for House B in 2010 with its pre-existing ground level (indicated below) above 47.5mPD, the current proposal utilizes this disturbed ground more efficiently. Notably, the proposed +43mPD level is more conservative than the existing House B carport (+44.6mPD), which is already situated primarily below ground level at that time.

Comments/ Suggestions	Applicant/ Consultant's Responses
	 ***Section Y-Y of General Building Plan (GBP) of Existing House B (2010)*** **<u>Adopting Floor-to-Floor Height which are up to Current Modern Standards</u>** Nonetheless, the OZP sets a very stringent BH restriction for the Site, with a maximum absolute BH restriction of 9m for a 3-storey house including 1 storey of carport, the average floor-to-floor height (FTFH) for each floor of just about 3m, which is considered sub-standard for modern house developments. The modern standard of living has changed since the Existing Houses A and B built in 1974 and 2010 (about 52 and 16 years ago respectively) and higher priority has been accorded to the quality of living environment and well-being of the residents, especially in the current post-pandemic era. With reference to the Buildings Department (BD)'s PNAP APP-5 revamped in 2019, the maximum allowable FTFHs for habitable houses for health reasons could reach up to 4.5m. The Applicant has made reference to the modern standards of house developments as furnished in ***Sections 5.2 and 5.5*** of the submitted SPS in the design of the Proposed Residential Redevelopment and the proposed FTFHs are

Comments/ Suggestions	Applicant/ Consultant's Responses
	considered on the low side and consistent with the current modern standards for houses as reflected in various approved S16 Planning Applications in the "R(C)" zones in the last 10 years or as-built in the last 5 years. The Proposed Scheme's FTFHs of approx. 3.3m to 4.2m could improve the living quality of future residents by allowing better natural ventilation and sunlight penetration in an indoor living environment, which aligns with the heightened health awareness and design principle in prioritising occupant well-being in the post-pandemic era. In fact, the existing BHs of House A and House B are approx. 10.248m and approx. 10m respectively, both with three (3) storeys including one (1) carport. With regards to existing House B, a Section 16 Planning Approval (TPB Ref. A/SK-TMT/21) was approved in 2008 for the minor relaxation of building height restriction (BHR) from 9m to 10m, mainly to meet the minimum height requirement of 2.4m clear headroom for basement carparking stipulated by the Transport Department (TD) and to provide a reasonably comfortable headroom with a marginally higher ceiling. The relaxation of BH was considered minor and acceptable by the Rural and New Territories Planning Committee of Town Planning Board at that time. Despite a minor relaxation of statutory BHR from 9m to 11.5m, the Proposed Scheme with the domestic portion located towards the rear of the Site away from Fung Sau Road at the similar location of existing House B (as reflected in Figure 4.1 of the submitted SPS) amounted to a minor increase of BH of 1.252m (approx. +13.87%) and 1m (approx. +11.11%) to existing House A and B only. A comparison of the FTFHs between the Proposed Scheme and the existing House A and House B outlined in the chart below demonstrates a very minor increase of FTFHs ranging from +0.3m to +0.847m, despite the upgrading of habitable modern standard for luxury housing development. No increase in plot ratio (PR) nor total gross floor area (GFA) resulted based on the BHR relaxation. **Existing House A (Based on Approved GBP on 27.9.1974) [a]** • **LG/F (Carport):** Approx. 3.505m • **G/F:** Approx. 3.353m • **1/F:** Approx. 3.39m (Mean **Existing House B (Based on Approved GBP on 11.2.2010) [b]** • **LG/F (Carport):** Approx. 2.9m • **G/F:** Approx. 3.9m • **1/F:** Approx. 3.2m **Proposed Scheme [c]** • **LG/F (Carport):** Approx. 3.5m • **G/F:** Approx. 4.2m • **1/F:** Approx. 3.3m (Main Roof **Comparisons [c]-[a]/[b]** • **LG/F (Carport):** Similar to Existing House A, +0.6 from Existing House B • **G/F:**

Comments/ Suggestions	Applicant/ Consultant's Responses

Roof Level based on Pitched Roof)		Level), Approx. 3.8m (Mean Roof Level based on Pitched Roof)	+0.847 from Existing House A, +0.3 from Existing House B • **1/F (from Mean Roof Level):** +0.41 from Existing House A, +0.6 from Existing House B

**Please note that Existing House A and Proposed Scheme adopt pitched roof while Existing House B does not*

Comparison of Floor-to-Floor Heights between Existing Developments and Proposed Scheme

Enhanced Landscape Amenities and Streetscape

Furthermore, the domestic blocks of the Proposed Residential Redevelopment have been significantly setback from Fung Sau Road (approx. 45m from the lot boundary) to incorporate an extensive landscaped garden with a water pond at the northwestern-end entrance of the Site, to marry in with the existing topography to accommodate the significant site difference within the Site.

The extensive open space at the entrance significantly minimises the visual impact of the building bulk of the domestic blocks when viewed from Fung Sau Road, providing visual relief and a sense of opening for pedestrian passers-by and nearby residents. This human-scale design facilitates ventilation and natural light penetration at street level, creating a more inviting and pleasant walking environment and benefiting the overall streetscape for the public.

No increase in overall BH

Despite the absolute BH of the Proposed Scheme increasing from the statutory BHR of 9m to 11.5m, the actual BH of the Proposed Scheme is about 54.5mPD at the mean roof level of a Pitched Roof, which is consistent and slightly lower than the BH of the existing House B of approx. 54.6mPD at the main roof level of a Flat Roof.

Comments/ Suggestions		Applicant/ Consultant's Responses
		The Proposed Residential Redevelopment is therefore regarded as compatible with surrounding developments while incorporating more design merits with the new schematic design and minor relaxation sought by addressing site constraints of steep level differences, allowing higher FTFHs for healthy living purposes and with the incorporation of landscaped amenities and setbacks.
4.	Please submit your separate responses previously sent to Landscape Unit's for formal record. As relevant information has been provided in the responses to the comments of Chief Town Planner/Urban Design and Landscape, Planning Department, she has no further comment on the application.	Please find attached the replacement page of the Application Form furnished in ***Attachment 4***. Please be advised that while we understood that the proposed development would cause tree felling due to various reasons including poor health conditions, no adverse impact caused by the tree felling is anticipated with the proposed mitigation measures in place as stated in the submitted SPS.
B.	**Comments received from the Commissioner for Transport received from Planning Department on 23.12.2025:** ***(Contact person: Mr. KWONG Siu Ming, Kelvin, Tel no.: 2399 2402)***	
1.	No objection to the captioned application.	No objection is noted.
C.	**Comments received from Chief Engineer/ Mainland South, Drainage Services Department received from Planning Department on 23.12.2025:** ***(Contact person: Mr. WONG Kwun Wa, Tel no.: 3965 7320)***	
1.	No further comment on the subject application provided that adequate stormwater drainage and sewerage facilities are implemented, with a view to avoid causing any adverse drainage impact to the areas or nuisance to the adjoining areas.	No further comment is noted.
D.	**Comments received from Director of Environmental Protection received from Planning Department on 23.12.2025:** ***(Contact person: Mr. LI Chun Leung, Alan, Tel no.: 2835 1114)***	
(a)	Please include your separate responses provided to DEP's previous comments in the R-to-C table for formal record. *Please further clarify on the proposed arrangement for periodic emptying (apart from the disposal of backwash from filtration system) of the proposed landscape pond.* *It is noted that that in the supplementary planning statement that periodic empting of swimming pool will be discharge to the public storm storm, please clarify if the same arrangement would be adopted for the landscape pond. If otherwise, please specify.*	Please be clarified that the sewage from the Proposed Residential Redevelopment, including the backwash from swimming pool filter and proposed landscape water pond discharge will be discharged to the septic tank at the Application Site, which is designed in accordance with the requirements as laid down under ProPECCPN 1/23. The periodic emptying of the proposed landscape pond would also be discharged to the public storm system.
(b)	It is noted that the subject application is to apply for planning permission for minor relaxation of building height restriction from 9m	Noted.

	Comments/ Suggestions	Applicant/ Consultant's Responses
	to 11.5m to facilitate a proposed residential redevelopment and the subject Site would fall within an area zoned "Residential (Group C)3" on the approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4 and located outside water gathering ground. It is noted that the proposed redevelopment scheme would involve two new residential houses with associated pavilion, swimming pool and landscape water pond.	
(c)	As the subject site is located near Fung Sau Road with limited traffic flow, no adverse environmental impact from air quality and noise perspective is therefore anticipated.	Noted.
(d)	On sewerage and water quality, it is noted that the Applicant would adopt a septic tank system following the design and maintenance requirement of Practice Note for Professional Persons (ProPECC) PN 1/23 for collecting the domestic sewage and filtration backwash from the proposed swimming pool and landscape pond. Besides, it is also noted the outlet drains of swimming pool and landscape pond would be connected to public storm drain. No adverse water quality impact is therefore anticipated.	Noted.
(e)	On the above basis, please be advised we have no objection to the subject application. Nonetheless, the Applicant is reminded to observe the Water Pollution Control Ordinance for discharge arising from the proposed developments and follow the recommended pollution control measures to minimise potential impact to the surroundings during construction. Details of the measures can be referred to EPD website https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html.	No objection is noted. Relevant requirements and controls will be complied with.
E.	**Comments received from Chief Town Planner/Urban Design and Landscape, Planning Department received from Planning Department on 23.12.2025:** ***(Contact person: Ms. CHOW Hei Ching, Momo, Tel no.: 3565 3962)***	
(a)	The site is located in Tai Mong Tsai, Sai Kung, within a predominantly rural setting characterised by low-rise and low-density settlements. The proposal involves redevelopment of two existing 3-storey detached houses into two adjoining 3-storey houses with minor relaxation of the building height restriction from 9 m to 11.5 m (i.e. +2.5 m or about +27.78%). The applicant has submitted a SPS that includes	Noted.

Comments/ Suggestions		Applicant/ Consultant's Responses
	a visual impact evaluation of the proposed development in comparison with the existing condition and the OZP-compliant scheme, in accordance with TPB PG-No. 41. Having reviewed the evaluation and photomontages, and noting the relatively small scale of the proposed development and that the prevailing low-rise and low-density rural character would be largely maintained, significant adverse visual impact arising from the proposed development is not anticipated.	

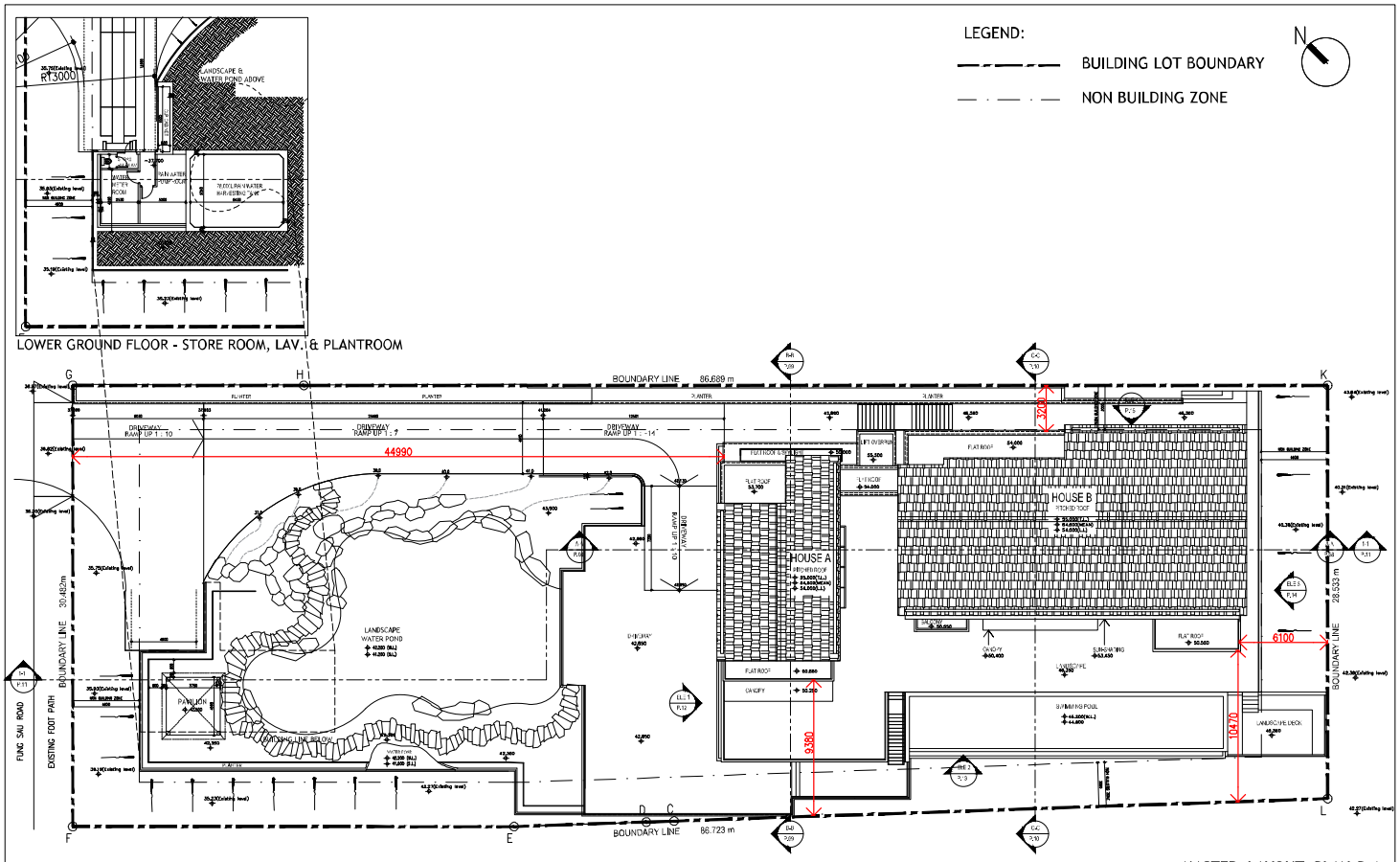
It is noted that the following Government Departments have no objections to / no adverse comments to the Further Information (1) of the S16 Planning Application:

- Civil Engineering and Development Department (Geotechnical Engineering Office) (received on 24/12/2025)
- Lands Department (received on 29/12/2025)

Date: 7 January 2026
File Ref: FSRSK

Attachment 2

Replacement Pages to the
Architectural Plans of the Proposed
Residential Redevelopment



MASTER LAYOUT PLAN P.1

No. 8 Fung Sau Rd, Sai Kung

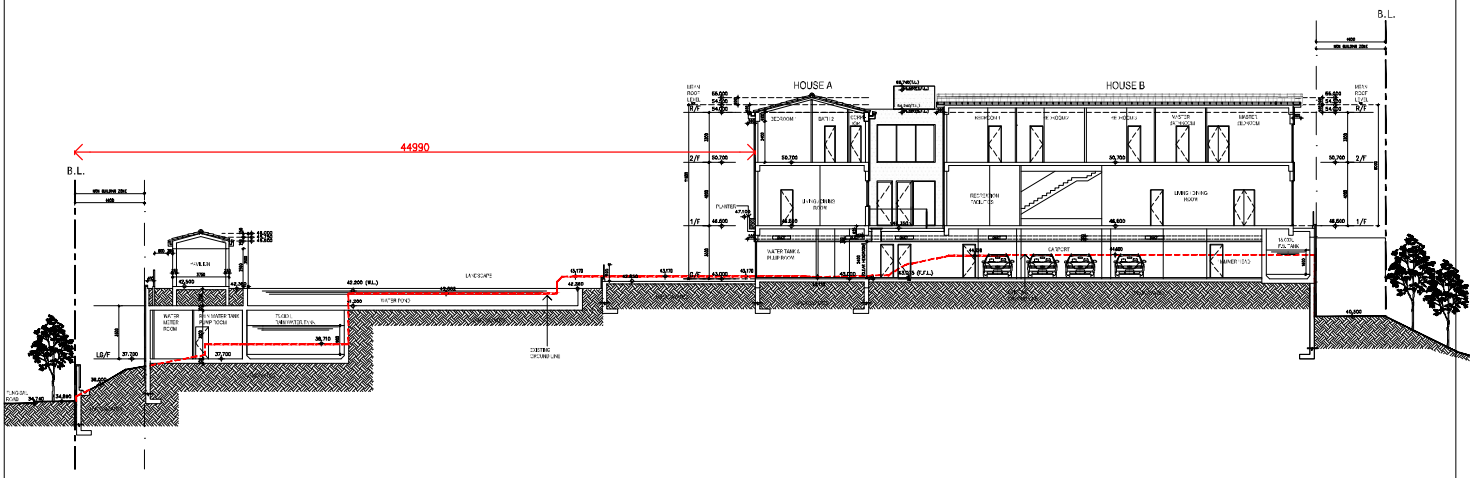
SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-12-23

DCL architecture

LEGEND:

BUILDING LOT BOUNDARY

NON BUILDING ZONE



SECTION 1-1 P.11

No. 8 Fung Sau Rd, Sai Kung

SECTION 16 DESIGN PROPOSAL Scale : 1:250@A3 2025-10-30

DCL architecture

Attachment 3

Replacement Pages to the
Landscape Proposal

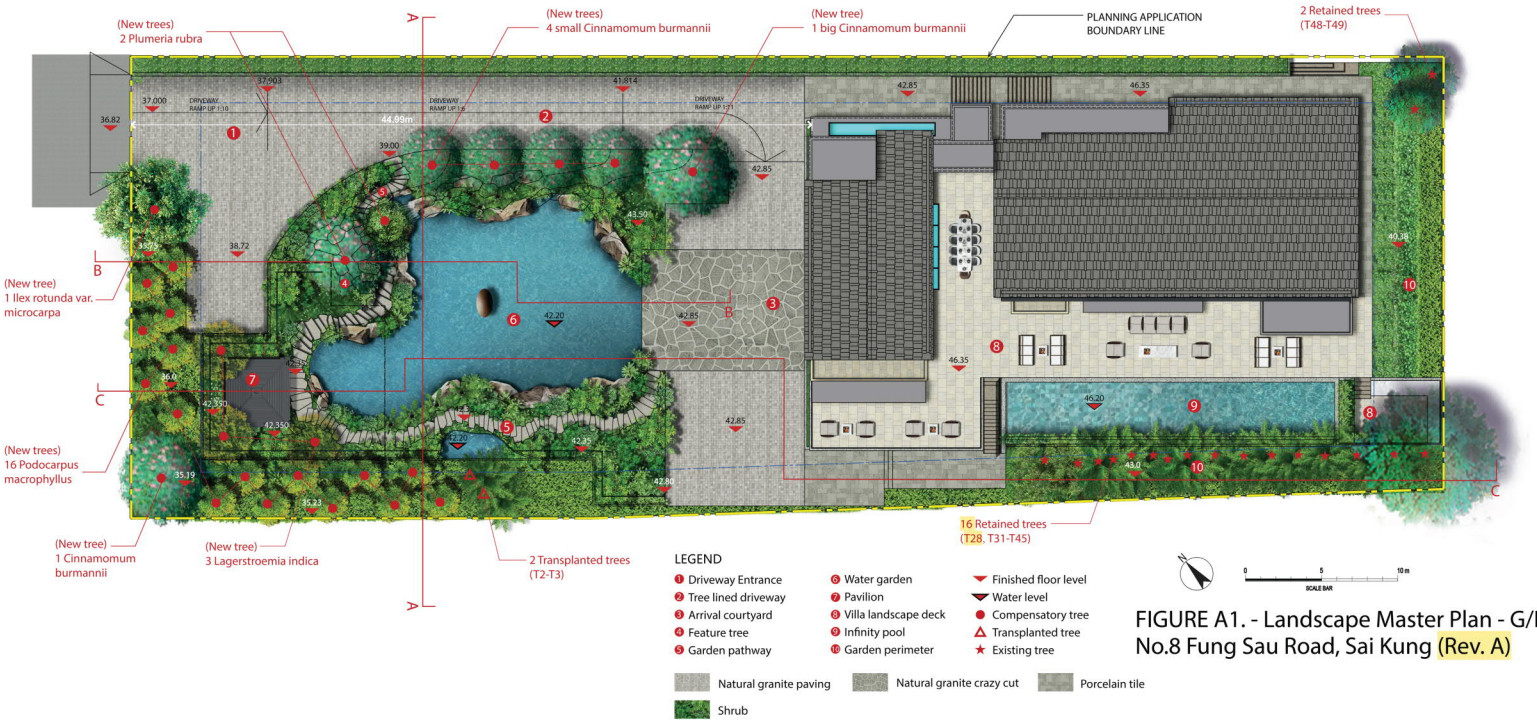


FIGURE A1. - Landscape Master Plan - G/F
No.8 Fung Sau Road, Sai Kung (Rev. A)



0 10 m 20 m

SCALE BAR

FIGURE A4. - Landscape Section C-C
No.8 Fung Sau Road, Sai Kung (Rev. A)

Attachment 4

Replacement Page to the Application Form

9. 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。

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?	Yes 是	☐ Please provide details 請提供詳情 …… …… …… …… ……
	No 否	☑
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☑ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 …… sq.m 平方米 ☐About 約 Depth of filling 填塘深度 …… m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 ……168.65…… sq.m 平方米 ☑About 約 Depth of filling 填土厚度 ……0.1 to 2…… m 米 ☑About 約 ☑ Excavation of land 挖土 Area of excavation 挖土面積…1,848.32. sq.m 平方米 ☑About 約 Depth of excavation 挖土深度 ..0.11 to 5.09….m 米 ☑About 約
	No 否	☐

Would the development proposal cause any adverse impacts?
擬議發展計劃會否造成不良影響？

On environment 對環境	Yes 會 ☐	No 不會 ☑
On traffic 對交通	Yes 會 ☐	No 不會 ☑
On water supply 對供水	Yes 會 ☐	No 不會 ☑
On drainage 對排水	Yes 會 ☐	No 不會 ☑
On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
Tree Felling 砍伐樹木	Yes 會 ☑	No 不會 ☐
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑

_____

_____

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)

Please refer to the Supplementary Planning Statement for details

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Previous s.16 Application covering the Application Site

Approved Application

Application No.	Proposed Use(s) / Development(s)	Date of Consideration	Approval Conditions
A/SK-TMT/21	Proposed Minor Relaxation of Building Height (from 9m to 10m)	10.10.2008	(a) and (b)

Approval Conditions

(a) the submission and implementation of landscaping and tree preservation proposals to the satisfaction of the Director of Planning or of the Town Planning Board (the Board); and

(b) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Board.

Government Department's General Comments

Land Administration

1. Comments of the District Lands Officer/Sai Kung, Lands Department:

   (a) The application site (the Site) comprises three sections of Lot 285 in D.D. 252 (the Lot), i.e. Lots 285 s.A RP, 285 s.A ss.1 and 285 RP in D.D. 252;

   (b) The Lot is governed by the Conditions of Exchange dated 4.12.1976 and registered as New Grant No. 6035 (the New Grant) with a registered site area of about 27,860 square feet (i.e. about 2,588.3m^2) and the following major development conditions:

      i. the Lot shall not be used for any purpose other than for private residential purpose;

      ii. buildings erected or to be erected on the Lot shall not contain more than 2 storeys;

      iii. no part of any structure or to be erected on the Lot shall exceed a height of 25 feet (i.e. about 7.62m) above the mean formation level on the land on which it stands;

      iv. the maximum area of the Lot that may be built over shall not exceed 15% of the area of the Lot;

      v. space shall be provided within the Lot for the parking of motor vehicles at the rate of not less than two cars for each flat in the building(s) or each house erected or to be erected on the Lot; and

      vi. carport at or below ground level or on the roof of the building will be permitted in addition to the number of storeys; and it will not be regarded as buildings for the purpose of calculating coverage limitation;

   (c) as the Lot has been carved out, her office is not in a position to verify the area of each section of the Lot and so as the site area of Plot A and Plot B as stated in paragraph 2.2.3 of the Supplementary Planning Statement. The applicant should ensure the areas stated in the submission are correct.

Building Matters

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

   There is no outstanding statutory order issued requiring removal of unauthorised building works (UBW) in the Site. Nevertheless, for UBW, if any, erected on leased land, enforcement action may be taken by the Building Authority to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW, if any, on the Site under the Buildings Ordinance.

Recommended Advisory Clauses

(a) to note the comments of the Director of Fire Services that:

(i) detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy or Short Term Waiver, general building plans or referral of the application via the relevant licensing authority; and

(ii) the emergency vehicular access provision shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Building Authority; and

(b) to note the comments of the Director of Environmental Protection that the applicant should observe the Water Pollution Control Ordinance for discharge arising from the proposed development and follow the recommended pollution control measures to minimise potential impact to the surroundings during construction. Details of the measures can be referred to Environmental Protection Department's website at https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html.

城市計劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關: 反對申請的意向書

申請編號:	A/SK-TMT/85 的擬議用途/發展的概括發展規範
申請編號:	A/SK-TMT/85
位置 / 地址:	新界西貢鳳秀路八號丈量約份第 252 約地段第 285 號 A 分段餘段、第 285 號 A 分段第 1 小分段及第 285 號餘段 (Lots 285 S.A. RP, 285 S.A. ss.1 and 285 RP in D.D. 252, 8 Fung Sau Road, Sai Kung, New Territories)

城市計劃委員會個案專員:

您好。

根據第 16(2F)條提交對申請規劃許可的意見，經查閱可供公眾查閱的工程文件後，我們對該工程可能對西貢鳳秀路居民造成的影響表示極力反對。

主要反對理由:

1. 工程高度

擬議的建築高度介乎 9 米至 12.5 米，較周邊其他獨立屋高出 3.5 米以上，將嚴重影響居民的生活質量。

2. 填土面積及厚度

擬議的填土面積高達 168.85 平方米，填土厚度達 0.1 至 2 米，這將對地基穩定性構成威脅。



3. 挖土面積及厚度

擬議的挖土面積高達 1,848.42 平方米，填土厚度可達 0.1 至 5.09 米，對周邊環境造成嚴重干擾。

影響居民的因素：

1. 私隱問題

建築物高度增加將嚴重侵犯居民的私隱權。

2. 景觀影響

擬議發展將破壞原有的自然景觀，影響居民的生活質量。

3. 噪音問題

重建及拆卸工程所產生的噪音將對居民的日常生活造成困擾。

4. 交通影響

建築重型車輛的進出可能導致單程路的交通阻塞，並引發安全隱患，特別是考慮到早前地面曾出現下陷情況。

5. 安全隱患

工程期間重型車輛的運行可能增加道路事故的風險。

6. 環境污染

挖土及填土過程將造成嚴重的空氣污染，對居民及長期病患者的健康構成威脅。

鑑於上述原因，我們懇請城市計劃委員會慎重考慮這些反對意見。

我們保留法律追究及其他一切權利。

此致

城市計劃委員會

新界西貢鳳秀路居民上

2025 年 10 月 8 日