

This document is received on 11 JAN 2022.  
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; and  
位於鄉郊地區土地上及/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  
位於鄉郊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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / K / L / 813
	Date Received 收到日期	11 JAN 2022

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

### 1. Name of Applicant 申請人姓名/名稱

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

Food and Environmental Hygiene Department (Sai Kung District Environmental Hygiene Office)  
食物環境衛生署 (西貢區環境衛生辦事處)

### 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)

Chung Wah Nan Architects Ltd.  
鍾華楠建築師有限公司

### 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)	Site G-5, Anderson Road Quarry, Sai Kung 西貢安達臣道石礦場G-5工地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 710 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1610 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	710 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/K14N/15
(e) Land use zone(s) involved 涉及的土地用途地帶	Government, Institution or Community ("G/IC") (2) 政府、機構或社區(2)
(f) Current use(s) 現時用途	Vacant (Under 'Simplified Temporary Land Allocation' No. GLA-TSK 3479) 空置土地(屬「簡易臨時政府撥地」編號GLA-TSK 3479)  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup>(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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup>(請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☒ 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 ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞送要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 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) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above  
第(v)類 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	(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 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> 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	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> 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	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> 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 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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)									
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)											

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☒ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 .....200..... mPD 米 (主水平基準上) to 至  
.....206.35.....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

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

Proposed Minor Relaxation of Building Height Restriction for  
Permitted Refuse Collection Point and Recycling Store  
擬議為准許的垃圾收集站及回收便利點略為放寬高度限制

(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	.....1610..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....2.3.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	(Site Coverage under 15m) (不超越15米的上蓋面積) .....95..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....1.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....3..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	.....206.35..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分

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

☒ 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)  
 Proposed Use: Refuse Collection Point and Recycling Store  
 GFA : about 1610 sq.m: .....  
 擬議用途：垃圾收集站及回收便利點 .....  
 總樓面面積：約1610平方米 .....

☐ 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)  
 .....  
 .....  
 .....

☐ 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 ..... 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]
1	G/F	Refuse Collection Point (RCP) and associated facilities, Loading/unloading spaces for Refuse Collection Vehicle and Light Goods Vehicle 垃圾收集站及附帶設施, 垃圾收集車及輕型客貨車上落客貨車位
	1/F	Associated facility for RCP, and Plant rooms for RCP and RS 垃圾收集站附帶設施, 及垃圾收集站及回收便利點之機房
	2/F	Recycling Store (RS) and associated facilities 回收便利點及附帶設施

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

Proposed uses of the Uncovered area on 2/F: Flat roof (for leisure) .....  
 Proposed uses of the Uncovered area on R/F: Flat roof (for placing of PV panel system and other building  
 service equipment) .....  
 二樓露天地方的擬議用途: 平台 (休憩用途) .....  
 天台露天地方的擬議用途: 平台 (放置太陽能光伏板系統及其他屋宇設備裝置) .....



**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)

3<sup>rd</sup> quarter of 2025

2025年第三季

**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          No 否	<input type="checkbox"/> 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))  <input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) Future Road 'L1', 14.6m in approximate (擬建道路「L1」, 約14.6米)
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          No 否	<input type="checkbox"/> (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 _____ 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) _____ _____ _____
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          No 否	<input checked="" type="checkbox"/> (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 _____ 1 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) _____ Refuse Collection Vehicle _____ 1 垃圾收集車 _____

**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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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

**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 refer to the "Planning Statement and Supplementary Documents" attached.

請參照附件「Planning Statement and Supplementary Documents」。

**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 an application to the Board 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



TANG YUET CHING

Name in Block Letters  
姓名（請以正楷填寫）

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

Director

Position (if applicable)  
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☒ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /  
☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

Chung Wah Nan Architects Ltd.

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



Date 日期

04/01/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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<sup>@</sup>

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)

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

<sup>@</sup> 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Site G-5, Anderson Road Quarry, Sai Kung 西貢安達臣道石礦場G-5工地		
Site area 地盤面積	710	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	710	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/K14N/15		
Zoning 地帶	Government, Institution or Community ("G/IC") (2) 政府、機構或社區(2)		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restriction for Permitted Refuse Collection Point and Recycling Store 擬議為准許的垃圾收集站及回收便利點略為放寬高度限制		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1610 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度 層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)		
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)		
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)		
		206.35 mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)		
		3 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)		
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)		
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
(iv) Site coverage 上蓋面積	(Site Coverage under 15m) (不超越15米的上蓋面積) 95 % <input checked="" type="checkbox"/> About 約			
(v) No. of units 單位數目				
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於		
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於		

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  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)  _____	
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Refuse Collection Vehicle 垃圾收集車	2    1   1

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

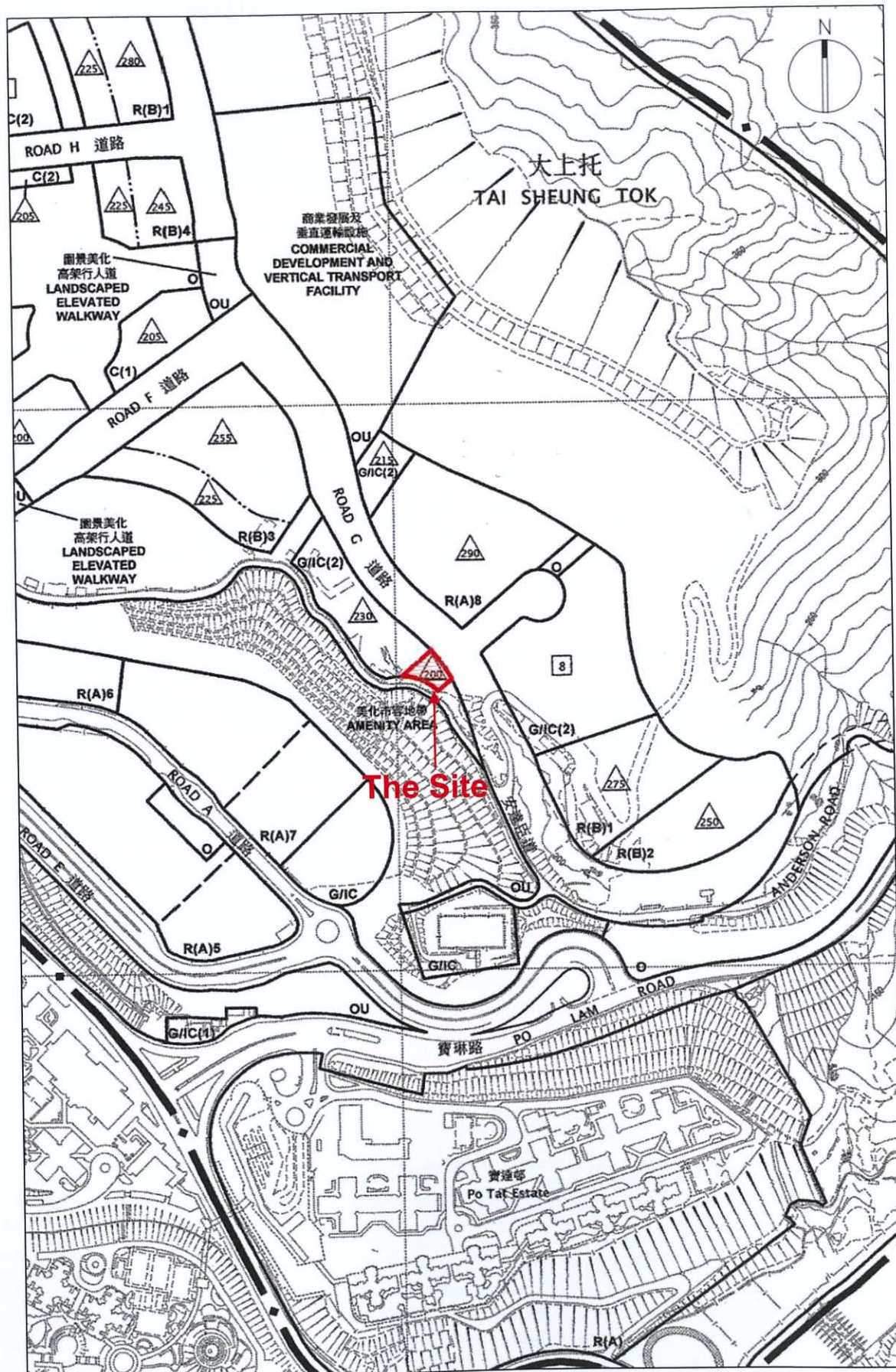
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) (note: Preliminary Environmental Review) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估 (note: Traffic Impact Study for the additional RS)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估 (note: Visual Appraisal)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估 (note: Preliminary Geotechnical Justifications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估 (note: Drainage Impact Study)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Ventilation Impact Study, Water Impact Study	<input checked="" type="checkbox"/>	
Extracts of Minutes of the First Meeting in 2021 of Housing, Planning and Environment Committee of Sai Kung District Council	<input checked="" type="checkbox"/>	
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.

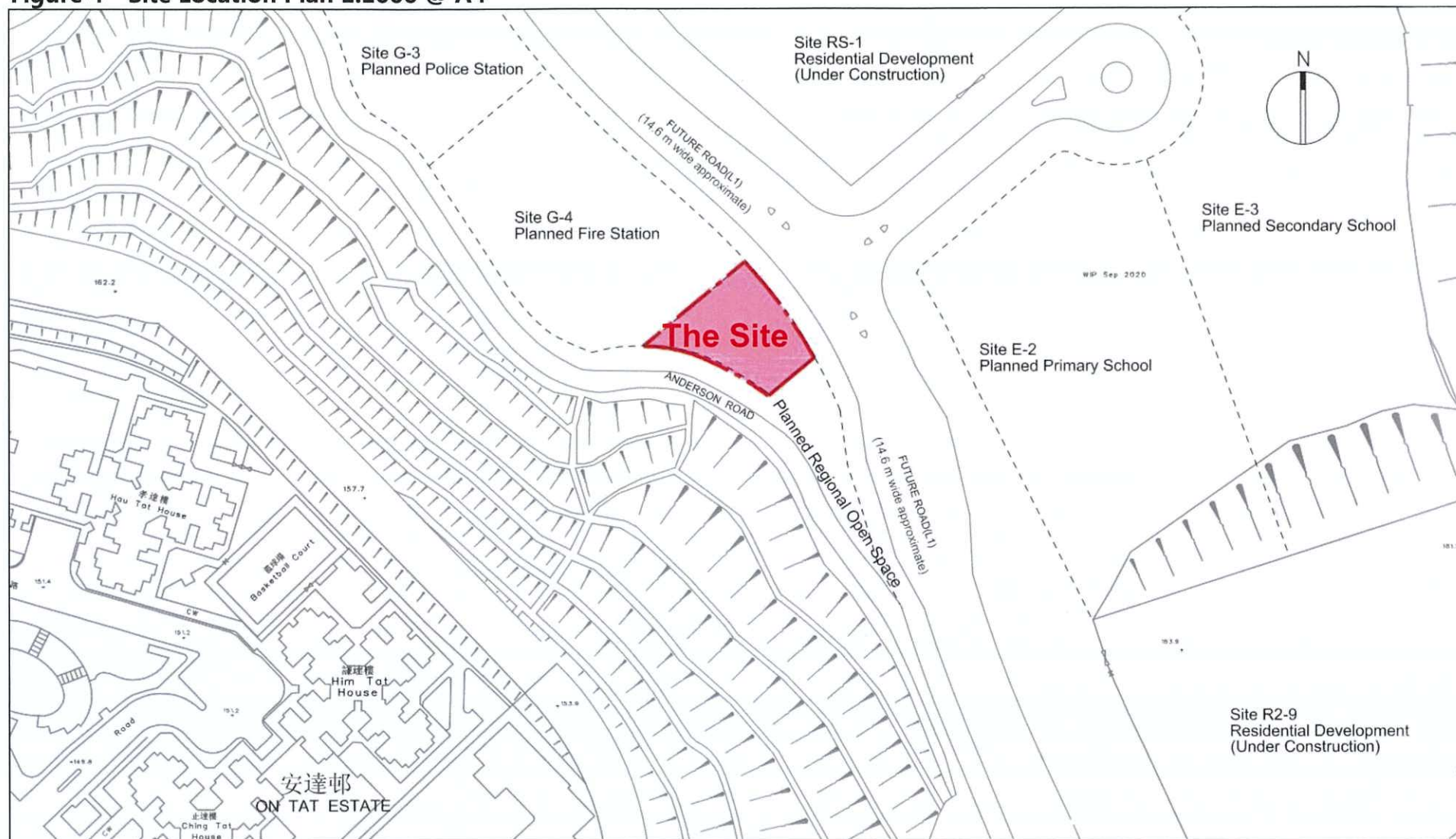
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Figure 3 Site Location Plan 1:5000 @ A4





**Figure 4 Site Location Plan 1:1000 @ A4**



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

**PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION**  
**FOR PERMITTED REFUSE COLLECTION POINT**  
**AND**  
**RECYCLING STORE**  
**AT SITE G-5, ANDERSON ROAD QUARRY**

**Planning Statement**  
**and**  
**Supplementary Documents**

**Prepared By**  
**Chung Wah Nan Architects Ltd.**

**January 2022**

Proposed Minor Relaxation of Building Height Restriction for Permitted Refuse Collection Point and Recycling Store

At site G-5, Anderson Road Quarry

Section 16 Planning Application No. A/K14/813

Responses to Comments from government departments (18 February 2022)

	Department	Comments	Responses
1.0	<b>Transport Department (Traffic Engineering (Kln.) Division)</b>	<p><i>(Extracted from Paragraph 1 of TD's memo ref. (KJHYM) in TD KR146/193/A-21 to DPO dated 24 January 2022)</i></p> <p>(a) Section 5.10.1 and Section 1.1 of Appendix 4 – Our previous comments via memo ref. (KJBCL) In TD KR146/193/A-21 dated 30 December 2021 were not addressed. Please make reference to the statement for traffic considerations in other planning application at ARQ Development for consistency.</p>	<p>Noted.</p> <ol style="list-style-type: none"> <li>Section 5.10.1 will be revised as follows: <u>5.10.1</u> CEDD conducted a Traffic Review due to reallocation of sites at ARQ from private housing to public housing. The assessment of traffic impact due to non-domestic facilities including proposed RCP at Site G-5 and change of ARQ population in the latest Traffic Review Report submitted by CEDD is considered acceptable. Although the proposed RS at Site G-5 has not been included in the Traffic Review Report submitted by CEDD, according to EPD's information for the additional trip generation and attraction, the traffic impact has been studied and considered as minimal.</li> <li>Section 1.1 of Appendix 4 will be revised as follows: <u>1.1</u> CEDD conducted a Traffic Review due to reallocation of sites at ARQ from private housing to public housing. The assessment of traffic impact due to non-domestic facilities including proposed Refuse Collection Point (RCP) at Site G-5 and change of ARQ population in the latest Traffic Review Report submitted by CEDD is considered acceptable. Nevertheless, the proposed Recycling Store (RS) has not been included in the Traffic Review Report submitted by CEDD.</li> </ol>

	Department	Comments	Responses
2.0	Planning Department (UD&L) -Landscape Team	<i>(Extracted from Paragraph 3 to 5 of PlanD UD&amp;L's email ref. UD A/K14/813 to DPO dated 26 January 2022)</i> <u>Landscape Observations / Comments:</u> 3. According to the aerial photo of 2020, the Site is situated in an area of quarry/landfill landscape character predominated by vacant land, vegetated man-made slope and residential development. The proposed development with a permitted refuse collection point (RCP) and community recycling centre (CRC) is considered not incompatible with the landscape character of the surrounding environment.	Noted.
		4. With reference to the planning statement, it is noted that the Site is vacant without any vegetation. Landscape provisions such as planters with shrubs and vertical greening at the flat roof on 2/F are proposed to enhance the landscape quality of the proposed development. Significant adverse landscape impact to the existing landscape resources arising from the proposed development is not anticipated. Hence, we have <b><u>no objection</u></b> to the application from landscape planning perspective.	Noted.
		5. Having reviewed the submitted information, please note that we have the following comments from landscape planning perspective: a) Please review if more greening opportunities such as provision of additional planters and enlargement of the proposed narrow planters can be provided on flat roof of 2/F to enhance the landscape quality.	According to Paragraph 4 of Appendix of 'Guidelines on Rodent-proofing Design in New Buildings and Mosquito/Rodent Prevention and Control Measures in Construction/Demolition Sites' issued by Buildings Department (BD) under BD's circular letter dated 28 April 2021, 'Flower bed at close proximity to food attractions, e.g. refuse collection points, should be avoided.' Since there are both RCP and RS on the same site, as per design review with FEHD, additional planters are not preferred and the area of planters on 2/F have already been further maximized to an acceptable extent. In order to fully utilize the area for planting, vertical greenery has been proposed on the two walls behind the planters on flat roof of 2/F. These planting areas have been illustrated with diagrams in paragraph 4.4.3 in the 'Planning Statement and Supplementary Documents'.

	Department	Comments	Responses
2.0 (Cont'd)	Planning Department (UD&L) -Landscape Team (Cont'd)	<p><i>(Extracted from Paragraph 3 to 5 of PlanD UD&amp;L's email ref. UD A/K14/813 to DPO dated 26 January 2022)</i></p> <p><u>Landscape Observations / Comments:</u> (Cont'd)</p> <p>b) Sitting-out areas/benches should be provided on flat roof of 2/F for enjoyment of the building users.</p>	Noted. As per design review with EPD, in order to maximize the flexibility for utilizing the flat roof area for organizing outdoor functions for visitors, sitting-out areas or benches will not be provided at this stage, which will be further arranged by the end user if necessary.
		<p>c) The applicant is reminded of long-term commitment in providing regular and proper maintenance to the proposed vertical greening for healthy and sustainable plant growth. Provision of irrigation system/water points should be provided.</p>	<p>1. Noted and long-term commitment in providing regular and proper maintenance to the proposed vertical greening will be provided by the end user.</p> <p>2. A water point will be provided near the planters on 2/F for irrigation purpose.</p>

	Department	Comments	Responses
3.0	Planning Department (UD&L) -Urban Design Team	<i>(Extracted from Paragraph 3 to 8 of PlanD UD&amp;L's memo ref. ( ) in UD D/K14/813 to DPO dated 9 February 2022)</i>  <u>Observations/Comments – Urban Design, Visual and Air Ventilation:</u>  3. The proposed development comprises a 3-storey building accommodating a refuse collection point (RCP) and a recycling store (RS) at the subject site. With reference to the relevant photomontages (Figures No. VSR 1.0 & 2.0 refer), significant adverse visual impact induced by the proposed development is not anticipated given the low-rise in nature.	Noted.
		4. As gathered from the submission, landscape treatments including planters and vertical greening at 2/F and a glass canopy at G/F (main entrance) for weather protection will be provided. Incorporation of the above measures may promote visual interest and enhance pedestrian comfort.	Noted.
		5. A brief discussion on the air ventilation impact of the proposed development has been provided at Appendix 6. It is noted from the relevant discussion that while the proposed scheme may result in larger wake area to its leeward side when compared to the OZP-compliant scheme, the proposed scheme would unlikely have significant adverse air ventilation impact on the surroundings given the low rise in nature.	Noted.



	Department	Comments	Responses
<b>3.0</b> (Cont'd)	<b>Planning Department (UD&amp;L)</b> <b>-Urban Design Team</b> (Cont'd)	<i>(Extracted from Paragraph 3 to 8 of PlanD UD&amp;L's memo ref. ( ) in UD D/K14/813 to DPO dated 9 February 2022)</i>  <u>Advisory Comments:</u>  6. Given the close proximity of the planned open space to the immediate south-east and south-west of the site, building design such as façade articulation at the building low zone near the public interface might be explored.	In view that the site is in close proximity of the open space from the southeast to southwest side, our building facades will be well finished with primitive and basic materials and colours, e.g. some earth-tone color of aluminium panels and light grey 'stone' colour tiles to make the building standing out as iconic but simple and compatible with the surrounding nature environment, which will provide a harmonic and pleasant walking environment to the pedestrians
		<u>Visual Appraisal (VA) (Appendix 3):</u> 7. The applicant should ensure the information regarding all mentioned existing and planned developments are correct and updated.	Yes. To the best of our knowledge and based on all available public information, we confirm that the information regarding all mentioned existing and planned developments are correct and updated. Such confirmation has also been mentioned in Paragraph 6.3 of Appendix 3 of the 'Planning Statement and Supplementary Documents'.
		8. As the photomontages are produced based on 3D model by the consultant, the consultant should ensure the accuracy of the 3D model simulating the ARQ development in these photomontages.	Yes. Regarding the photomontages of viewing points VSR1 and VSR2, to the best of our knowledge and based on all available public information, we confirm that the 3D model simulating the ARQ development in these photomontages is accurate.

	Department	Comments	Responses
4.0	Environmental Protection Department	<i>(Extracted from EPD's email to DPO dated 8 February 2022)</i>	
		1. R-To-C item (iii) - The R-t-C mentioned that given the smallscale of the proposed works and the existing NSRs are more than 100m from the site, adverse construction noise impact is not anticipated with the adoption of good site management, the use of quite construction equipment. Please include this in S5.4 of the PER.	Noted and will be amended as suggested. Section 5.4.6 (end of Section 5.4) will be added to include this. The proposed text shall be as below:  "Given the small scale of the proposed works and the existing NSRs are more than 100m from the site, adverse construction noise impact is not anticipated with the adoption of good site management and the use of quiet construction equipment as outlined above"
		2. R-To-C item (iv) - The R-t-C indicated that the estimated number of RCV trip is 2 trips/day. Please include this in S5.6 of the PER to demonstrate that there will be no adverse road traffic noise impact due to induced traffic by the proposed RCP.	Noted and will be amended as suggested. Section 5.6.2 (end of Section 5.6) will be added to include this. The proposed text shall be as below:  "The estimated number of RCV trip is 2 trips/day which is insignificantly small. The estimate is consistent with the EIA Study for the Development of Anderson Road Quarry (EIAR-183/2014) and the related traffic impact assessment. Accordingly, the proposed RCP/Recycling Store will not induce unacceptable adverse traffic noise impacts to the nearby sensitive receivers."
		3. S5.2.1 - Please remove the TM on Noise from Percussive Piling (PP- TM) since the percussive piling is not required for the project construction mentioned in S5.4.2 and S5.7.1.	Noted and will be amended as suggested.
		4. S5.2.2 & S5.3.3 – Please revise the incorrect references "Figure 5.1" to read as "Table 5.1" in S5.2.2 and "Appendix 2.1" to read as "Appendix 5.1" in S5.3.3.	Noted and will be amended as suggested.
		5. S5.7.2 & S8.4.2 - Please mention that the office and multi-purpose rooms will not rely on openable windows for ventilation and the proposed RCP and recycling store in the Project Site itself is not considered as a noise sensitive receiver.	Noted and will be amended as suggested.

	Department	Comments	Responses
4.0 (Cont'd)	Environmental Protection Department (Cont'd)	<p><i>(Extracted from EPD's email to DPO dated 8 February 2022)</i></p> <p>6. S6.5.6 –</p> <p>a) Please state whether the wastewater as mentioned in the 1st sentence of S6.5.6 will be discharged to public sewer for clarity.</p> <p>b) The 1st Sentence of S6.5.6 mentioned that "The major sources of wastewater generated include ...operation of the offices and recycling store." Please confirm whether there will be wastewater generated from offices and recycling store during the operation phase, and if it is positive, please specify the types of wastewater generated from offices and recycling stores for clarity.</p>	<p>Noted and S6.5.6 will be amended to reflect this. The first sentence of S6.5.6 will be revised as follows:</p> <p>"The major sources of wastewater generated include cleansing of the RCP, refuse collection vehicles, refuse collection bins and handcarts, toilets and drinking/resting room of RCP and toilets of Recycling Store. The generated wastewater will be discharged to public sewer."</p> <p>Please be clarified that the type of wastewater generated from toilets and drinking/resting room of RCP and toilets of Recycling Store will be commercial wastewater.</p>
		<p>7. S6.6.1 – Construction Site Runoff –</p> <p>a) Bullet Point 1 – Since stockpiles are not exposed soil surfaces, it is suggested to remove "or stockpiles" from the bullet point, and supplement another bullet point addressing the issue of stockpiles (references could be made to Item 7 of ProPECC PN 1/94).</p> <p>b) Please check if Items 5 &amp; 6 of ProPECC PN 1/94 are applicable and supplement relevant information as necessary.</p>	<p>Noted and the bullet will be amended as suggested.</p>

	Department	Comments	Responses
<b>4.0</b> (Cont'd)	<b>Environmental Protection Department</b> (Cont'd)	<i>(Extracted from EPD's email to DPO dated 8 February 2022)</i> 8. S6.7.1 - Please consider moving the last two sentences of S6.7.1 (i.e. A Wastewater Discharge Licence ...operation phase. The discharges ... WPCO-TM.) under a new section (e.g. between S6.7.5 and S6.7.6) for better presentation. Besides, suggest to amend both "discharges" in these two sentences as "effluent discharges".	Noted and text will be amended as suggested.
		9. Figure 6.1 / RtC (x) – a) There is a watercourse at the Southwest of On Tat Estate (near On Sau Road). Please add it in Figure 6.1. b) Please label Ma Yau Tong Stream in Figure 6.1.	Figure 6.1 will be amended as suggested and a text label for Ma Yau Tong Stream will be added next to the stream.
		10. Section 1.2: Re R-to-C item (iv) – a) Please provide the site layout plan showing the Project area and the identified potential contamination areas from the approved EIA report to support the assessment. b) Please address the changes in land use activities (if any) during the interim period after the EIA study and current site activities with supporting information (e.g. historical aerial photos, site visit photos), and state clearly if any potential land contamination issue should be anticipated from the interim period and current site activities.	Noted. This will be provided as suggested.
		11. Table 7.2: Re R-to-C item (ii) - Please reflect the estimated quantities in the PER report.	Noted and the estimates will be included in Table 7.2.

	Department	Comments	Responses
5.0	Planning Department (DPO)	<i>(Extracted from Paragraph 1 to 4 of DPO's email dated 7 February 2022)</i>	The proposed RCP has incorporated all the requirements as specified in the Handbook on Standard Features for RCPs. We specify our compliance to the updated clear headroom requirement since only this requirement will be related to our current application on the relaxation of building height restriction.
		<p>1. Para. 4.2.2 (b) – Apart from the updated clear headroom requirement set out in the latest edition of the Handbook on Standard Features for RCPs, would the proposed RCP incorporate other user requirements as specified in the Handbook?</p> <p>2. Para. 5.8.3 – (a) The applicant should explore scope for providing more greening, e.g. vertical greening on portion of the building facilities facing the Road C outside the life lobby, and/or more planting at the flat roofs. (b) Please advise the site coverage of greenery for the Proposed Scheme. (c) If more greening would not be incorporated due to the reasons as stated, please state if any architectural façade design would be adopted for aesthetic upgrade and visual improvement.</p>	

	Department	Comments	Responses
5.0 (Cont'd)	Planning Department (DPO) (Cont'd)	<p><i>(Extracted from Paragraph 1 to 4 of DPO's email dated 7 February 2022)</i></p> <p>3. Appendix 1 (Schedule of Accommodation) – Please specify the functions of 'recycling corner', 'recycling room' and 'multi-purpose rooms'.</p>	<p>1. 'Recycling Corner' is an area for collecting recyclables from visitors, which will be placed with collection cabinets for designated recyclables. Visitors can seek assistance from the receptionist and participate the incentive scheme in the reception.</p> <p>2. 'Recycling Room' is an area for the operator to conduct simple sorting and temporary storage before the delivery to the downstream outlet.</p> <p>3. 'Multi-Purpose Rooms' are function rooms for organizing recycling programmes and green-related educational activities, including seminars, second-hand item swap event, etc.</p>
		<p>4. Please confirm if all relevant facilities to facilitate implementation of the WSD's greywater recycling system within the Site would be provided.</p>	<p>Yes. The grey water from the basins/sinks of our site will be discharged to WSD's greywater recycling system, except for some basins/sinks on G/F with technical infeasibility for connection to the existing WSD's grey water recycling system due to site level constraints.</p>

	Department	Comments	Responses
6.0	Planning Department (DPO)	<p><i>(Extracted from Paragraph 1 to 4 of DPO's email dated 16 February 2022)</i></p> <p>1. As odour of the proposed RCP and RS is of DS's concern, please elaborate on the measures to deal with potential odour produced by the operation (e.g. Will the odour be treated before being exhausted). Please also indicate the locations of the air outlets of the proposed facilities.</p>	<p>The potential odour is from the proposed RCP. During the whole operation process of the Proposed RCP, the loading of the refuse into the refuse collection vehicles (RCVs) would stir the refuse and it is anticipated that this process would stimulate the most in the generation of odour. The Proposed RCP is located at the ground floor of the Project Site and it will adopt a full enclosure design to contain the refuse collection activities in an enclosed environment. With the standard mitigation measures proposed for the RCP, including air treatment systems and exhaust extraction systems for RCVs, the odorous air inside the RCP would be deodorized before extracted to the outdoor environment. Besides, the RCP's exhaust outlets are placed on R/F and at a distance away from the neighbourhood buildings. Adverse odour impact associated with the operation of the Proposed RCP is therefore not anticipated.</p> <p>The same justifications have also been illustrated in Section 4 of the Preliminary Environmental Review Report in Appendix 5 of the 'Planning Statement and Supplementary Documents'.</p>
		<p>2. As the site is fronting Road G to the north and the future Quarry Park at the south, please justify if there are any architectural facade design or arrangement to be adopted to ensure no adverse visual impact to the nearby developments and a pleasant pedestrian walking environment.</p>	<p>In view that the site is in close proximity of main road (Road G) to the north and the open space from the southeast to southwest side, our building facades will be well finished with primitive and basic materials and colours, e.g. some earth-tone color of aluminium panels and light grey 'stone' colour tiles to make the building standing out as iconic but simple and compatible with the surrounding nature environment, which will provide a harmonic and pleasant walking environment to the pedestrians and induce no adverse visual impact to the nearby developments.</p>
		<p>3. Whether the proposed government project will submit for BEAM plus.</p>	<p>No.</p>
		<p>4. Further to point 4 of my previous email dated 7.2.2022, please ensure to supplement and identify facilities within the Site which would make use of WSD's greywater recycling system.</p>	<p>Our site will contribute grey water from our site to the WSD's greywater recycling system only, rather than making use of grey water from the WSD's greywater recycling system. The grey water from the basins/sinks of our site will be discharged to WSD's greywater recycling system, except for some basins/sinks on G/F with technical infeasibility for connection to the existing WSD's grey water recycling system due to site level constraints.</p>

25 February 2022  
Our Ref: 2011/AR/0129

BY EMAIL

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

Dear Sirs,

Re: Proposed Minor Relaxation of Building Height Restriction for  
Permitted Refuse Collection Point and Recycling Store at Site G-5, Anderson Road Quarry  
- Further Information for Section 16 Planning Application No. A/K14/813

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- 1.0 We refer to the comments received on 22 February 2022 via email from Ms. Charlotte Ng of Planning Department (DPO) regarding the captioned Section 16 Planning Application.
- 2.0 We hereby clarify that since the rockhead level of the captioned site is relatively close to ground level, basement construction would require additional rock excavation work which imposes extra cost and time implication as compared to soil excavation. Therefore, construction of a basement floor is not adopted for the captioned site because it is cost ineffective and time inefficient.
- 3.0 Should you have any query, please do not hesitate to contact the undersigned or our Ms. Patsy Wong at telephone number 2586 1234.
- 4.0 Thank you for your attention.

Yours faithfully,  
Chung Wah Nan Architects Ltd.



TANG Yuet Ching  
Authorized Person

Encl.

c.c.	ArchSD	- Ms. Susanna Lee (SPM) / Mr. Jairus Wong (PM & LBSE)	) – w/ encl. in hard copy & via e-mail
	ArchSD	- Ms. Mimi Cheung (LA) / Mr. Evan Ouyang (LSE)/	) – All w/ encl. via e-mail
		- Mr. Y.C. Lee (PQS) / Ms. Virginia Wong (PQS)	)
	APT	- Mr. K.C. Tse / Ms. Paulina Lau / Mr. Michael Yim	)
	M&P	- Mr. W.S. Chan / Mr. K.L. Shek	)
	Otherland	- Mr. Paul Chan / Ms. Rachel Tse	)
	Ramboll	- Mr. Y.H. Hui / Mr. Chris Chan	)

CC/DT/PW/NN/mc



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



A/K14/813 Site G5, Anderson Road Quarry RCP  
05/02/2022 01:43

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

A/K14/813

Government Land in Site G5, Anderson Road Quarry Development, Kwun Tong

Site area : 710sq.m

Zoning : "GIC (2)"

Applied development : MR BHR / Refuse Collection Point and Recycling Store / 3  
Vehicle Parking

Dear TPB Members,

The One Site Multiple Use policy is now being employed with little thought to practicalities.

My district has no Green Station so I bus to Kowloon Bay with recyclables BECAUSE I DO NOT BELIEVE THAT THE DIFFERENT COLOURED BINS IN MY DISTRICT ARE BEING OPERATED AS A GENUINE RECYCLE OPERATION. Like many others I have seen the contents being chucked in with general litter.

The KB Community Green Station is a stand-alone facility and many people park alongside to unload large bags of materials. It is not clear what impact a similar scenario would have on the road leading to Anderson residential towers. Of course we will hear that folk will come by foot, but that's what they said about the West Kowloon Waterfront and this week the waterfront lawn was converted to an at grade car park.

Also some people are finicky and would avoid going anywhere near an RCP. While we will be told that state of the art equipment will handle the refuse, this is Hong Kong and within weeks of its opening certain old practices will creep in and the usual related sidelines will set up shop. The RCP on Kimberley Street TST is a good example of how the operation spills out onto the street.

Facilities should be provided at appropriate locations not treated as a box ticking exercise and shoed in to any and every spare space.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) the applicant's attention is drawn to Joint Practice Note No. 5 (JPN 5) in respect of the interpretation of building height in that, roof-top structures of buildings would normally not be counted towards the height of the buildings provided that, inter alia, the total areas of all the enclosed (and covered) structures on roof-top of buildings, regardless of their height, would not exceed 50% of the roof area of the floor below, and the height of the roof-top ancillary structures not exceeding 3m (or 5.2m for lift provision) for a building with height of not more than 30m.
- (b) to note the comments of the District Lands Officer/Sai Kung, Lands Department that the application site is currently held by Project Manager/East (PM(E)), Civil Engineering and Development Department (CEDD) under temporary land allocation GLA-TSK3479 for the purpose of site formation and infrastructural works for the term expiring on 31.12.2022. The Site availability is subject to the program of the said site formation and infrastructural works by CEDD;
- (c) to note the comments of the Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that given the close proximity of the planned public open space to the immediate south-east and south-west of the application site, a building design such as façade articulation at the building low zone might be explored in the detailed design stage. The applicant is reminded of long-term commitment in providing regular and proper maintenance to the proposed vertical greening for healthy and sustainable plant growth. Provision of irrigation system/water points should be provided.
- (d) to note the comments of the Director of Fire Services that the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the Buildings Department. Any internal storage or use of dangerous goods as defined in Chapter 295 of the Laws of Hong Kong should be notified to the D of FS, their comments regarding the siting of dangerous goods store would be offered during the detailed design/general building plan submission stage.

- END -