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Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: IS/TPN/2197B/L01

05 JUL 2021

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

By Hand

Dear Sir/Madam,

**Planning Application for  
Proposed "House" Use  
DD Peng Chau Lot Nos. 194RP and 197RP and adjoining Government Land  
Peng Chau, New Territories**

We act on behalf of Victory Fortune Limited to submit a planning application under Section 16 of the Town Planning Ordinance for the captioned proposed use.

Five signed original copies of the application form S16-I, together with 70 copies of the Planning Statement Reports and an authorization letters, are enclosed herewith for your consideration.

Should you have any queries, please do not hesitate to contact our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



Rock K. M. Tsang  
Director  
Encl.  
RK/AL

2021年 8月 2日

此文件在 收到・城市規劃委員會  
只會在收到所有必需的資料及文件後才正式接納收到  
申請的日期。

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



ISO 9001:2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001:2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)

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

2021年 8月 2日

收到・城市規劃委員會  
此文件在 2021年 8月 2日 收到  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

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

This document is received on 2 AUG 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED PENG CHAU OUTLINE ZONING PLAN NO. S/I-PC/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"VILLAGE TYPE DEVELOPMENT"
(f) Current use(s) 現時用途	"RUINED LANDSCAPE GARDEN WITH TEMPORARY STRUCTURES"  (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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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>郵遞要求同意書<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，或有關係的鄉事委員會<sup>\*</sup>

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) 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: “如發展涉及龕位或灰甕所用類型或用途，請填妥附於表格 al undertakings involving the use/storage of Dangerous Goods)”

## (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**

<p>(a) Operation involved 涉及工程</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>(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))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p> <table border="1"> <thead> <tr> <th data-bbox="483 1350 778 1473">Name/type of installation 裝置名稱/種類</th> <th data-bbox="786 1350 946 1473">Number of provision 數量</th> <th data-bbox="954 1350 1449 1473">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 data-bbox="483 1485 778 1597"></td> <td data-bbox="786 1485 946 1597"></td> <td data-bbox="954 1485 1449 1597"></td> </tr> <tr> <td data-bbox="483 1608 778 1720"></td> <td data-bbox="786 1608 946 1720"></td> <td data-bbox="954 1608 1449 1720"></td> </tr> <tr> <td data-bbox="483 1731 778 1843"></td> <td data-bbox="786 1731 946 1843"></td> <td data-bbox="954 1731 1449 1843"></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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 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 .....m 米 to 至 ..... m 米  
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

"HOUSE" USE

(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	1,968	
Proposed plot ratio 擬議地積比率	NOT MORE THAN 0.75	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	25	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	10	<input checked="" type="checkbox"/> About 約
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	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	NOT MORE THAN 8.23 m 米	<input type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積 ..... 1,968 ..... sq. m 平方米 ☒ About 約  
 number of Units 單位數目 ..... 10 .....  
 average unit size 單位平均面積 ..... 196.8 ..... sq. m 平方米 ☒ About 約  
 estimated number of residents 估計住客數目 ..... 60 .....

☐ 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)

.....

.....

.....

☐ 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]
10	3	DOMESTIC HOUSE
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

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)

2025

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p><input checked="" type="checkbox"/></p>
<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p><input checked="" type="checkbox"/></p>

## 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。

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           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....																														
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           No 否	<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/或挖土的細則及/或範圍)  <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																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Yes 是           No 否	<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>	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"/>
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Affected by slopes 受斜坡影響	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"/>																														
		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) ..... ..... ..... ..... .....																														

## 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 PLANNING STATEMENT

**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

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

ROCK K.M. TSANG 曾國鳴

DIRECTOR 董事

Name in Block Letters  
姓名（請以正楷填寫）

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

Date 日期

05 JUL 2021

(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	DD PENG CHAU LOT NOS. 194RP AND 197RP AND ADJOINING GOVERNMENT LAND		
Site area 地盤面積	2,624 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 74 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	APPROVED PENG CHAU OUTLINE ZONING PLAN NO. S/I-PC/12		
Zoning 地帶	"VILLAGE TYPE DEVELOPMENT"		
Applied use/ development 申請用途/發展	"HOUSE" USE		
(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	1,968 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.75 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	10	
	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	8.23	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		3	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層 ( <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		<input type="checkbox"/> (Not more than 不多於) m 米
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 ( <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		<input type="checkbox"/> (Not more than 不多於) m 米
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 ( <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	25%		<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目	10		
(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	NIL
	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)	NIL NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	NIL
	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)	NIL NIL NIL NIL NIL NIL

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 checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<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) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input 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 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。

PLEASE REFER TO THE PLANNING STATEMENT

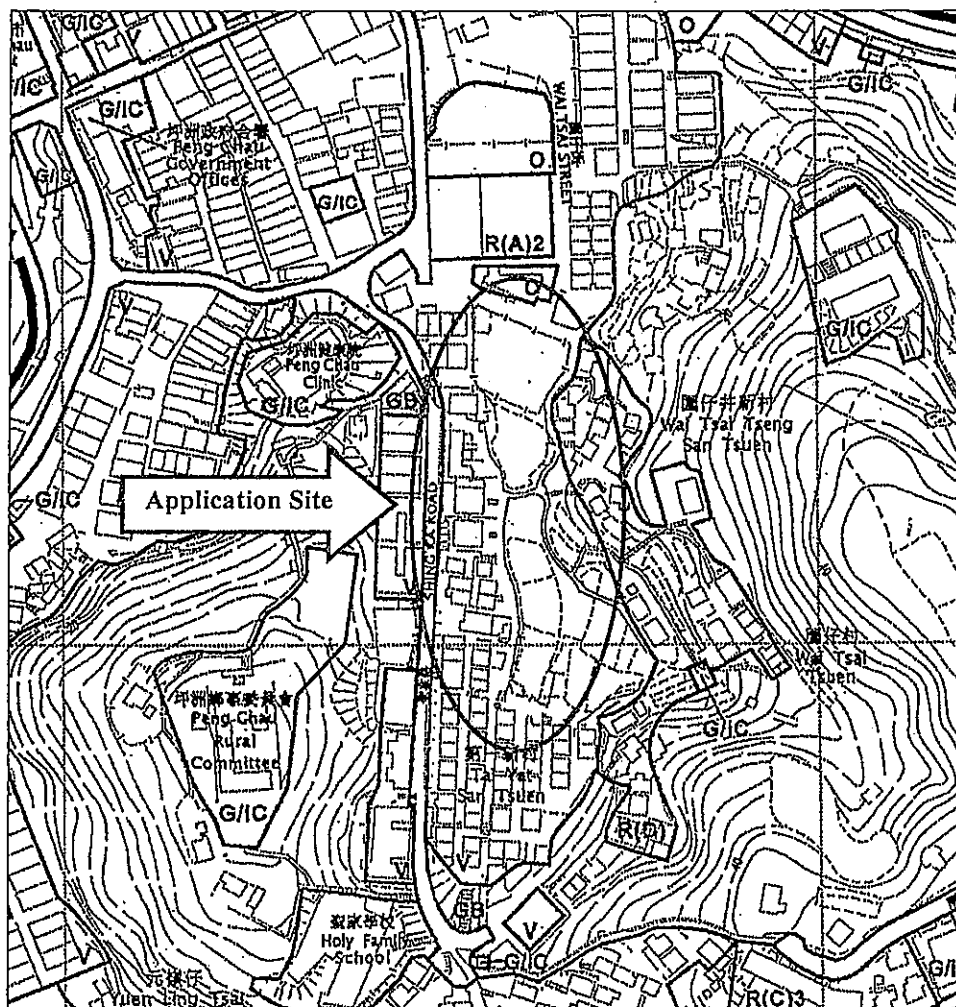
請參考夾附的規劃研究報告書

L | A | N | B | A | S | E

Planning Application  
under Section 16 of the  
Town Planning Ordinance (Cap.131)

Proposed "House" Use  
DD Peng Chau Lot Nos. 194RP and 197RP  
and adjoining Government Land  
Peng Chau, New Territories

PLANNING STATEMENT



Prepared by

LANBASE Surveyors Ltd.

July 2021

Our Ref.: IS/TPN/2197B/L03

22 November 2021

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

By Post

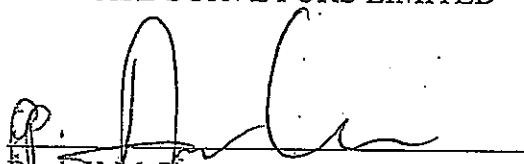
Dear Sir/Madam,

**Planning Application for  
Proposed "House" Use  
DD Peng Chau Lot Nos. 194RP and 197RP and adjoining Government Land  
Peng Chau, New Territories  
(Planning Application No. A/I-PC/14)**

We refer to the captioned planning application.

We would like to provide herewith 70 sets of "Response-to-Comments" responding to the government departmental comments for re-activating the captioned planning application. Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

  
Rock K. M. Tsang  
Director  
RK/AL  
Encl.

c.c.

DPO/SK&Is

(Attn.: Mr. Alex Lau

By Email )



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)

宏 基 測 量 師 行

9/F, Hechy Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong  
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk  
香港九龍尖沙咀漆咸道南9號均線大廈9樓  
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: IS/TPN/2197B/L04

29 December 2021

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

By Post


Dear Sir/Madam,

Planning Application for  
Proposed "House" Use  
DD Peng Chau Lot Nos. 194RP and 197RP and adjoining Government Land  
Peng Chau, New Territories  
(Planning Application No. A/I-PC/14)

We refer to the captioned planning application.

We would like to provide you herewith 70 sets of "Response-to-Comments" and a new GPRR, which follows the instructions given in Annex B of the Guidance Notes of the Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131), responding to the government departmental comments for the captioned planning application. Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

  
Rock K.M. Tsang  
Director  
RK/AL  
Encl.

RECEIVED  
2021 DEC 30 A 9:09  
TOWN PLANNING BOARD

c.c.

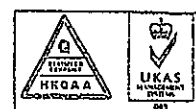
DPO/SK&Is

(Attn.: Mr. Alex Lau

By Email )



ISO 9001:2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001:2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)

Our Ref.: IS/TPN/2197B/L05

RECEIVED

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong  
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk

香港九龍尖沙咀漆咸道南9號均輝大廈9樓

Estimate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

21 January 2022

2022 JAN 24 P 3:09

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

TOWN PLANNING BOARD

By Post

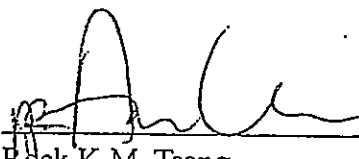
Dear Sir/Madam,

Planning Application for  
Proposed "House" Use  
DD Peng Chau Lot Nos. 194RP and 197RP and adjoining Government Land  
Peng Chau, New Territories  
(Planning Application No. A/I-PC/14)

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Yours faithfully,  
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LANBASE SURVEYORS LIMITED



Rock K.M. Tsang  
Director  
RK/AL  
Encl.

c.c.

DPO/SK&ls

(Attn.: Mr. Alex Lau

By Email )

Detailed Comments of Government Departments

1. Other comments of the Director of Environmental Protection (DEP):

it is noted from the applicant's clarification that the sewage effluent of south 197 RP will be firstly collected at the sump pump and tank system and further discharge to the site of north 197 RP which eventually combined with the sewage effluent of 194 RP and discharge to the public government sewer.

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

according to the aerial photo of 2021, the Site is occupied by trees and shrubs with some temporary structures. The Site is located in an area of village and coastal uplands landscape character with non-sensitive landscape zoning. In view of the low-rise nature of the proposed development, it is considered not entirely incompatible with the landscape character of the surrounding environment. According to the tree survey report provided in the FI, eighteen existing trees are found within the Site, of which six are proposed to be retained in-situ, three to be transplanted within the Site and nine to be felled.

3. Other comments of the Chief Engineer/Hong Kong and Islands, Drainage Services Department (CE/HK & I, DSD):

the applicant should also be advised that to relieve the increasing pressure on the drainage system due to development and ensure sustainable development in Hong Kong in face of climate change, provision of blue-green drainage infrastructure according to Section 3.2.2 of DSD's Stormwater drainage Manual and Development Bureau Technical Circular (Works) (DEVB TC(W)) No. 9/2020 is strongly encouraged to be incorporated in the development with a view to reducing the quantity as well as improving the quality of site runoff. The project proponent should actively consider the incorporation of Blue-Green Elements and the principle of 'single site, multiple uses' in the Drainage Impact Assessment (DIA)/project design for enhancing the adaptive capacity of the drainage system and other associated beneficial uses. In fact, similar concept is already embraced in the stormwater management section of BEAM Plus Neighbourhood in which credits will be granted for promotion of infiltration and provision of temporary storage.

4. Other comments of the Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department (CBS/NTE1&L, BD):

- (a) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the subject application;

- (b) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the application site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (c) for UBW erected on leased land, enforcement action may be taken by the BD 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 construed as an acceptance of any existing building works or UBW on the application site under the BO;
- (d) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (e) in connection with (b) above, the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with the Building (Planning) Regulations (B(P)R) 5 and 41D respectively;
- (f) if the site does not abut on a specified street of width not less than 4.5m, the development intensities and building height shall be determined by the Building Authority under B(P)R 19(3) upon formal submission of building plans to the BD;
- (g) the application site comprises two portions separated by an intervening strip of GL. The development intensity of each site should be considered independently; and
- (h) detailed comments under the BO on the private development/ building such as permissible PR, SC, EVA, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the sustainable building design guidelines including the provision of site coverage of greenery, etc will be formulated at the formal building plan submission stage.

5. Other comments of the Director of Fire Services (D of FS):

the arrangement of EVA shall comply with Section 6, Part D of 'The Code of Practice for Fire Safety in Buildings 2011' which is administered by BD.

6. Other comments of the Chief Engineer/New Territories East, Highways Department (CHE/NT East, HyD):

- (a) the 'footpath' bisecting the application site and some sections of the roads connecting the application site and Peng Chua Public Pier (i.e. village roads) are not maintained by HyD;
- (b) since some sections of the roads connecting the application site and Peng Chau Public Pier (i.e. the potential route for transporting materials during construction) are resting on private lots, the concerned lot owners should be consulted; and
- (c) the applicant should be well aware that any damage to the roads/underground utilities caused by the proposed works should be reinstated to HyD's satisfaction at the project proponent's own cost.

7. Other comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

existing water mains were located within the application site.



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

參考編號

Reference Number:

210814-064453-99364

提交限期

Deadline for submission:

03/09/2021

5-1

提交日期及時間

Date and time of submission:

14/08/2021 06:44:53

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. andrew Hickey

意見詳情

Details of the Comment :

Dear Sirs,

I wish to strongly object to the A/I-PC/14 planning application.

I disagree with the basis of the application. The development will cause significant disruption to village life. The development area is valuable (& very rare) community garden. This area has been cultivated by the local community for generations and provides an important source of food for the local community.

The government should be encouraging greater use of these type of amenities. The area has suffered from neglect and abuse by local contractors. That is due to the lack of oversight and poor village management by the rural committee. The area needs cleaning up, not redevelopment.

Peng Chau has seen a great deal of development & disruption over recent years. The land grab by greedy developers is a threat to village life. With all the talk of environmental sensitivity by HK law makers, they are failing to protect the village communities. These communities are a rich cultural vein of Hong Kong and need to be encouraged and not destroyed. These village gardens were once at the heart of village life, they should be protected and celebrated not covered in concrete. The area should be developed, cleaned up and the communal village gardens restored. The holly family school overlooks the site. Their pupils (the village children and future generations) should be involved in cultivation on the site to learn the connection to the land and community.

As for the need for an additional 10 houses, across the island there are more than 10 existing village houses in a poor, dilapidated and derelict state that could easily be resorted to functional family dwellings. This again is evidence of poor stewardship of the rural committee. Whom seem more intent in cashing in on the community, rather than protecting and enriching the lives of those who they serve.

Andrew Hickey, a proud Peng Chau resident.

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

參考編號

Reference Number:

210816-172606-21304

提交限期

Deadline for submission:

03/09/2021

5-2

提交日期及時間

Date and time of submission:

16/08/2021 17:26:06

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Vera Chiu

意見詳情

Details of the Comment :

I object to the proposed planning application as a Peng Chau resident.

1. As a housing project, it is not as stated in the application, in line with Government policies. The amount of housing built has little impact on current housing needs of Hong Kong.
2. The area had witness flooding and other forms of heavy rainfall impact. By taking away farm land and replacing it with man made structure, there is a high possibility in making the area a more vulnerable spot during heavy rainstorms.
3. Farm land is part of Peng Chau's resident's daily life. Not only can residents farm, but the farmed vegetables can be shared with other residents. To erase the farm land is to erase part of a healthy and sustainable lifestyle for many. The social impact is not measured by numbers, but individuals' connection to the area and the natural environment.
4. The planning application had not considered the overall impact as a whole when the Lantau Tomorrow Vision takes effect. There will already be another housing project in the future that is near to Peng Chau and are to provide more housing than this one stated. This particular application is basically doomed unnecessary, compared to the Lantau Tomorrow Vision.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

210816-201441-42423

5-3

**提交限期****Deadline for submission:**

03/09/2021

**提交日期及時間****Date and time of submission:**

16/08/2021 20:14:41

**有關的規劃申請編號****The application no. to which the comment relates:** A/I-PC/14**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss Cheung

**意見詳情****Details of the Comment:****I disagree with the proposal as it will be causing lots and lots of pollution to the neighborhood.**

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

參考編號

Reference Number:

210817-103012-89862

提交限期

Deadline for submission:

03/09/2021

5-4

提交日期及時間

Date and time of submission:

17/08/2021 10:30:12

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Sarah Kwong

意見詳情

Details of the Comment :

I object to the planning application.

It will have a negative impact on the wellbeing of the community who rely on this land to grow vegetables and ensure a sound state of mental health. It also has implications for the environment. Increased development on this land will reduce water infiltration to the ground, which will cause issues. It is an extremely narrow area already - a development will further impact the environment and those who live in this area.

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

參考編號

Reference Number:

210817-103927-17367

提交限期

Deadline for submission:

03/09/2021

5-5

提交日期及時間

Date and time of submission:

17/08/2021 10:39:27

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kevin Ward

意見詳情

Details of the Comment :

I object to the planning application.

1. SOCIAL IMPACT. An important community gathering place for residents to grow vegetables, to stay physically and mentally healthy will be drastically reduced. You take this away to build more private housing, what is the compensation to residents? A bigger playground, more garden plots far away that older residents can't access?
2. ENVIRONMENTAL IMPACT Surrounded on three sides by hills makes it susceptible to flooding during high rainfall, there is an existing stream running through the site, it is poorly maintained. Increased development will reduce water infiltration into the ground....More hard surface (housing) means more storm water runoff... means more issues there and downstream.

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

參考編號

Reference Number:

210820-173933-88490

提交限期

Deadline for submission:

03/09/2021

5-6

提交日期及時間

Date and time of submission:

20/08/2021 17:39:33

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ho Chi Ki

意見詳情

Details of the Comment :

有關用地僅可建少量住宅。於上址建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。有關用地上已成立小型的有機耕種農莊和水上活動中心。有機耕種農莊挑起對大自然保育的使命。水上活動中心為當區居民和青少年提供免費活動。

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

參考編號

Reference Number: .

210820-195324-02498

提交限期

Deadline for submission:

03/09/2021

5-7

提交日期及時間

Date and time of submission:

20/08/2021 19:53:24

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sze Lui

意見詳情

Details of the Comment :

This area should reserve for recreational use instead of residential. We need better city planning and developments

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

參考編號

Reference Number:

210821-215205-83020

提交限期

Deadline for submission:

03/09/2021

5-8

提交日期及時間

Date and time of submission:

21/08/2021 21:52:05

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Sum In Wai Elsa

意見詳情

Details of the Comment :

Here below for your ref

有關用地僅可建少量住宅。於有關用地建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。

Only a small number of flats can be built on the site. The development of luxury housing in an outlying island cannot meet the demand of local people and the public.

有關用地應為社區提供需要的活動空間和設施，例如文化展覽保育活動、閱讀室、水上活動中心或老人活動等。

The site should provide activity spaces and facilities, e.g. cultural exhibition and preservation activities, water sports centre, reading room or activities for the elderly, etc. for the community.

要求保留有關用地，把上址改建成旅舍營地、社區公共設施或水上活動中心。

Requests for retaining the site and using the site as hostel, community facility or water sports centre.

有關用地應作為地區中心以提供創作及社區活動。

The site should be used as a local hub for creativity and community activities.

坪洲是香港最後的休閒地區，但它欠缺長遠規劃。有關改劃地帶建議會永久破壞坪洲的文化資產、資源和地區特色，但只會令少數住戶、土地擁有人、發達商及小眾持份者得益。

Peng Chau is the last place of resort in Hong Kong but it lacks long-term planning. The rezoning proposal will destroy Peng Chau's cultural asset, resources and local characters permanently, but it only benefits a small number of occupants, the land owner, developer and minority stakeholders.

旅舍、藝術村或活化建議，都遠勝於地產發展。

Hostel, art village or revitalization proposal, are much better than property development.



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

參考編號

Reference Number:

210821-215741-98316

提交限期

Deadline for submission:

03/09/2021

5-9

提交日期及時間

Date and time of submission:

21/08/2021 21:57:41

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yan lok hin

意見詳情

Details of the Comment :

I submitted an objection

有關用地僅可建少量住宅。於上址建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。有關土地上已成立小型的有機耕種農莊和水上活動中心。有機耕種農莊挑起對大自然保育的使命。水上活動中心為當區居民和青少年提供免費活動。

Here below for your ref

有關用地僅可建少量住宅。於有關用地建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。

Only a small number of flats can be built on the site. The development of luxury housing in an outlying island cannot meet the demand of local people and the public.

有關用地應為社區提供需要的活動空間和設施，例如文化展覽保育活動、閱讀室、水上活動中心或老人活動等。

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旅舍、藝術村或活化建議，都遠勝於地產發展。

Hostel, art village or revitalization proposal, are much better than property development.

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

參考編號

Reference Number:

210821-222036-91074

提交限期

Deadline for submission:

03/09/2021

5-10

提交日期及時間

Date and time of submission:

21/08/2021 22:20:36

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tsang Tung yu

意見詳情

Details of the Comment :

於上址建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。有關用地上已成立小型的有機耕種農莊和水上活動中心。有機耕種農莊挑起對大自然保育的使命。水上活動中心為當區居民和青少年提供免費活動。

有關用地應為社區提供需要的活動空間和設施，例如文化展覽保育活動、閱讀室、水上活動中心或老人活動等。

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有關用地應作為地區中心以提供創作及社區活動。

坪洲是香港最後的休閒地區，但它欠缺長遠規劃。有關改劃地帶建議會永久破壞坪洲的文化資產、資源和地區特色，但只會令少數住戶、土地擁有人、發躉商及小眾持份者得益。

旅舍、藝術村或活化建議，都遠勝於地產發躉。

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

參考編號

Reference Number:

210821-222624-65781

提交限期

Deadline for submission:

03/09/2021

5-11

提交日期及時間

Date and time of submission:

21/08/2021 22:26:24

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Dick Chiu

意見詳情

Details of the Comment :

坪洲文化值得保留,我發展成為營地及水上活動等設施,讓年輕人多一個舒發精力的好去處

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

參考編號

Reference Number:

210821-223245-77418

提交限期

Deadline for submission:

03/09/2021

5-12

提交日期及時間

Date and time of submission:

21/08/2021 22:32:45

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss HO YIN NGAI

意見詳情

Details of the Comment :

此地面積甚少，建宅只惠及少數人士，但破壞了坪洲的一道風景。

坪洲農莊給公眾參觀及使用多年，亦設獨木舟參觀海洋生態，藉此提倡環保意識，是獨有的水陸保育教育基地，並且由始至今完全不收任何費用，是香港已是少之又少的樂土，亦為很多家庭的集體回憶，懇請保留，謝謝！

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

參考編號

Reference Number:

210821-224157-01676

提交限期

Deadline for submission:

03/09/2021

5-13

提交日期及時間

Date and time of submission:

21/08/2021 22:41:57

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 何卓裕

意見詳情

Details of the Comment :

坪洲農莊建屋只能建很小的房子，能使用人士不多。

我女兒從小便帶她學習保育認知，有幸認識這平台，才能令她養成生活環保習慣，現在已第三代了，她帶著女兒每星期都去，除了環境保育，更難得的是學會傳統大道理：修身、修心。

固懇請保留此傳統美德的承傳！

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

參考編號

Reference Number:

210821-225123-71335

提交限期

Deadline for submission:

03/09/2021

5-14

提交日期及時間

Date and time of submission:

21/08/2021 22:51:23

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 盧淑心

意見詳情

Details of the Comment:

得悉坪洲農莊可能須改建房屋，真的非常痛心。

本人情緒多年不佳，有幸遇上坪洲農莊，及時得以舒緩，沒讓成社會悲劇。這十多年，我同時尋訪了大小不同舒緩情緒機構，均找不到坪洲農莊的一片簡單與不爭的寧靜，懇求保留我最後一處心靈療癒之所

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

參考編號

Reference Number:

210821-225458-13036

提交限期

Deadline for submission:

03/09/2021

5-15

提交日期及時間

Date and time of submission:

21/08/2021 22:54:58

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Li Kwong Man

意見詳情

Details of the Comment :

有關用地用於興建豪宅是不配合當區的居民需要，而且亦不能幫助緩和香港房屋需求的問題。眾所周知，香港豪宅用地面積大且會加劇樓價及地價的增長，「炒樓」「炒地」的問題將更加嚴重，長遠而言只會貧者越貧富者越富。

當然，用地興建部份的房屋或者住宅物業是可以接受的。但有關用地已經有建立了有機農莊及水上活動中心，這些建設有助提醒本地人對於環境保育的重要性及當區的本土文化。值得注意的是水上活動中心為當區居民提供免費的水上活動，促進及鼓勵更多人認識水上活動並推廣本地水上運動發展。因此，在興建豪宅及當區特色建設方面兩者應該取得平衡點以達雙贏的局面。

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

參考編號

Reference Number:

210821-231338-68501

提交限期

Deadline for submission:

03/09/2021

5-16

提交日期及時間

Date and time of submission:

21/08/2021 23:13:38

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lam Hui Ching

意見詳情

Details of the Comment :

從小母親便帶我到農莊學習，我學會飲水思源，得知農莊有機會改建豪宅，正因為飲水思源予以表達贊成保留農莊的意見。

因為農莊，我在迷惘的學習中找到了自己善愛，修讀環境一科，在農莊更學會很多課本以外的知識，本來成績平平的我成了GPA3.7的精英。

飲水思源，保留農莊，為社會建出更多精英！



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

參考編號

Reference Number:

210821-232324-74138

提交限期

Deadline for submission:

03/09/2021

5-17

提交日期及時間

Date and time of submission:

21/08/2021 23:23:24

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Yiu Laam

意見詳情

Details of the Comment :

本人還是在學學生，幸得兒時已遇上坪洲農莊，教我學懂萬物有道，面對近年無奈的社會事件，看到水能載舟亦能覆舟，農莊教我包容與體諒，總可以取得平衡，各取所需。

我認識很多農莊朋友，我們也很需要它，我投下支持保留農莊的一票。

建宅容易，如此簡單無私貢獻的地方難尋，農莊教了我們自省與反思。  
農莊改建的計劃我們可以做到平衡，保留農莊，房子再覓地而建，各取所需嗎？

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

參考編號

Reference Number:

210821-233131-32250

提交限期

Deadline for submission:

03/09/2021

5-18

提交日期及時間

Date and time of submission:

21/08/2021 23:31:31

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. TAMMY CHAU

意見詳情

Details of the Comment :

我提出反對，原因如下：

坪洲是香港最後的休閒地區，但它欠缺長遠規劃。有關改劃地帶建議會永久破壞坪洲的文化資產、資源和地區特色，但只會令少數住戶、土地擁有人、發達商及小眾持份者得益。

旅舍、藝術村或活化建議，都遠勝於地產發達。

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

參考編號

Reference Number:

210822-000439-58338

提交限期

Deadline for submission:

03/09/2021

5-19

提交日期及時間

Date and time of submission:

22/08/2021 00:04:39

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. tak sang lau

意見詳情

Details of the Comment :

本人認為有關用地僅可建少量的低密度住宅。於上址建豪宅不配合當區居民所需，亦只有極小程度上滿足全港的住屋需要，所以該土地用作住宅用途並不能充分發揮地理優勢。相反建設一些康樂活動中心、文化展覽保育活動、閱讀室、水上活動中心等等，能充分發揮平洲的地理優勢。根據網站(綠衡者)的平洲生態簡介，(坪洲早在新石器時代已有人在此居住，而歷史記載早在宋朝已有漢人在此發展灰窯工業。文獻記述清朝已經是非常重要的漁港，和繁榮的貿易中心。它的歷史演變與其地理及環境有密切的關係。城市化令很多鄉村，的中國傳統文化與習俗消失了，但坪洲人卻還保留了很多這些習俗和強烈社區精神。這個祇有一平方公哩的小島，竟然保存百之七十面積的綠化及百份之六十沿海，這裏有個生物多樣化的生態環境，有超五十種雀鳥，過百種昆蟲，原生植物，水果樹及山草藥品種亦非常多。除了多種沿海生物及植物，坪洲曾經是珊瑚的天堂，現在還有超過三十五種的珊瑚品種。中華白海豚亦在附近海面居住過。坪洲可算是麻雀雖小五臟俱全。加上獨一無二的三百六十度香港海境，令這個旅程更添色彩。坪洲包含者非常豐富的生態學教材，可實地了解地區的發展與生態之關係，令旅遊增添趣味及教育性。)由此可見，該土地用途有住宅改為康樂用途更加人發揮地理優勢。

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

參考編號

Reference Number:

210822-005623-07548

提交限期

Deadline for submission:

03/09/2021

5-20

提交日期及時間

Date and time of submission:

22/08/2021 00:56:23

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Pang

意見詳情

Details of the Comment:

該處有關用地只能興建少量住宅。於上址建豪宅並不配合當區居民所需，只會增交通供不應求問題，亦因只能興建少量無法滿足全港的住屋需要。  
其次，有關用地上已成立小型的有機耕種農莊和水上活動中心。有機耕種農莊挑起對大自然保育的使命。水上活動中心為當區居民和青少年提供免費活動。若果興建住宅，拆卸它們，對當地居民無疑是一項損失。

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

參考編號

Reference Number:

210822-091421-36730

提交限期

Deadline for submission:

03/09/2021

5-21

提交日期及時間

Date and time of submission:

22/08/2021 09:14:21

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Cindy Sin

意見詳情

Details of the Comment:

I submitted an objection

有關用地僅可建少量住宅。於上址建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。有關用地上已成立小型的有機耕種農莊和水上活動中心。有機耕種農莊挑起對大自然保育的使命。水上活動中心為當區居民和青少年提供免費活動。

有關用地僅可建少量住宅。於有關用地建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。

Only a small number of flats can be built on the site. The development of luxury housing in an outlying island cannot meet the demand of local people and the public.

有關用地應為社區提供需要的活動空間和設施，例如文化展覽保育活動、閱讀室、水上活動中心或老人活動等。

The site should provide activity spaces and facilities, e.g. cultural exhibition and preservation activities, water sports centre, reading room or activities for the elderly, etc. for the community.

要求保留有關用地，把上址改建成旅舍營地、社區公共設施或水上活動中心。

Requests for retaining the site and using the site as hostel, community facility or water sports centre.

有關用地應作為地區中心以提供創作及社區活動。

The site should be used as a local hub for creativity and community activities.

坪洲是香港最後的休閒地區，但它欠缺長遠規劃。有關改劃地帶建議會永久破壞坪洲的文化資產、資源和地區特色，但只會令少數住戶、土地擁有人、發展商及小眾持份者得益。

Peng Chau is the last place of resort in Hong Kong but it lacks long-term planning. The rezoning proposal will destroy Peng Chau's cultural asset, resources and local characters permanently, but it only benefits a small number of occupants, the land owner, developer and minority stakeholders.

旅舍、藝術村或活化建議，都遠勝於地產發展。

Hostel, art village or revitalization proposal, are much better than property development.

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

參考編號

Reference Number:

210822-120529-51421

提交限期

Deadline for submission:

03/09/2021

5-22

提交日期及時間

Date and time of submission:

22/08/2021 12:05:29

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14.

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃展勝

意見詳情

Details of the Comment :

希望保留原有用途

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

參考編號

Reference Number:

210822-170357-94056

提交限期

Deadline for submission:

03/09/2021

5-23

提交日期及時間

Date and time of submission:

22/08/2021 17:03:57

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss YauTing Fung

意見詳情

Details of the Comment :

有關用地僅可建少量住宅。於上址建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。有關土地上已成立小型的有機耕種農莊和水上活動中心。有機耕種農莊挑起對大自然保育的使命。水上活動中心為當區居民和青少年提供免費活動。

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

參考編號

Reference Number:

210822-172759-62061

提交限期

Deadline for submission:

03/09/2021

5-24

提交日期及時間

Date and time of submission:

22/08/2021 17:27:59

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Fung Yau Pik

意見詳情

Details of the Comment :

I submitted an objection

有關用地僅可建少量住宅。於上址建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。有關土地上已成立小型的有機耕種農莊和水上活動中心。有機耕種農莊挑起對大自然保育的使命。水上活動中心為當區居民和青少年提供免費活動。

Here below for your ref.

有關用地僅可建少量住宅。於有關用地建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。

Only a small number of flats can be built on the site. The development of luxury housing in an outlying island cannot meet the demand of local people and the public.

有關用地應為社區提供需要的活動空間和設施，例如文化展覽保育活動、閱讀室、水上活動中心或老人活動等。

The site should provide activity spaces and facilities, e.g. cultural exhibition and preservation activities, water sports centre, reading room or activities for the elderly, etc. for the community.

要求保留有關用地，把上址改建成旅舍營地、社區公共設施或水上活動中心。

Requests for retaining the site and using the site as hostel, community facility or water sports centre.

有關用地應作為地區中心以提供創作及社區活動。

The site should be used as a local hub for creativity and community activities.

坪洲是香港最後的休閒地區，但它欠缺長遠規劃。有關改劃地帶建議會永久破壞坪洲的文化資產、資源和地區特色，但只會令少數住戶、土地擁有人、發達商及小眾持份者得益。

Peng Chau is the last place of resort in Hong Kong but it lacks long-term planning. The rezoning proposal will destroy Peng Chau's cultural asset, resources and local characters permanently, but it only benefits a small number of occupants, the land owner, developer and minority stakeholders.

旅舍、藝術村或活化建議，都遠勝於地產發展。

Hostel, art village or revitalization proposal, are much better than property development.



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

參考編號

Reference Number:

210822-192950-82248

提交限期

Deadline for submission:

03/09/2021

5-25

提交日期及時間

Date and time of submission:

22/08/2021 19:29:50

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Leo

意見詳情

Details of the Comment :

I submitted an objection

有關用地僅可建少量住宅。於上址建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。有關土地上已成立小型的有機耕種農莊和水上活動中心。有機耕種農莊挑起對大自然保育的使命。水上活動中心為當區居民和青少年提供免費活動。

Here below for your ref

有關用地僅可建少量住宅。於有關用地建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。

Only a small number of flats can be built on the site. The development of luxury housing in an outlying island cannot meet the demand of local people and the public.

有關用地應為社區提供需要的活動空間和設施，例如文化展覽保育活動、閱讀室、水上活動中心或老人活動等。

The site should provide activity spaces and facilities, e.g. cultural exhibition and preservation activities, water sports centre, reading room or activities for the elderly, etc. for the community.

要求保留有關用地，把上址改建成旅舍營地、社區公共設施或水上活動中心。

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有關用地應作為地區中心以提供創作及社區活動。

The site should be used as a local hub for creativity and community activities.

坪洲是香港最後的休閒地區，但它欠缺長遠規劃。有關改劃地帶建議會永久破壞坪洲的文化資產、資源和地區特色，但只會令少數住戶、土地擁有人、發達商及小眾持份者得益。

Peng Chau is the last place of resort in Hong Kong but it lacks long-term planning. The rezoning proposal will destroy Peng Chau's cultural asset, resources and local characters permanently, but it only benefits a small number of occupants, the land owner, developer and minority stakeholders.

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Hostel, art village or revitalization proposal, are much better than property development.

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

參考編號

Reference Number:

210822-223641-22206

提交限期

Deadline for submission:

03/09/2021

5-26

提交日期及時間

Date and time of submission:

22/08/2021 22:36:41

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan Ki Ki

意見詳情

Details of the Comment :

I submitted an objection

有關用地僅可建少量住宅。於上址建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。有關土地上已成立小型的有機耕種農莊和水上活動中心。有機耕種農莊挑起對大自然保育的使命。水上活動中心為當區居民和青少年提供免費活動。

Here below for your ref

有關用地僅可建少量住宅。於有關用地建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。

Only a small number of flats can be built on the site. The development of luxury housing in an outlying island cannot meet the demand of local people and the public.

有關用地應為社區提供需要的活動空間和設施，例如文化展覽保育活動、閱讀室、水上活動中心或老人活動等。

The site should provide activity spaces and facilities, e.g. cultural exhibition and preservation activities, water sports centre, reading room or activities for the elderly, etc. for the community.

要求保留有關用地，把上址改建成旅舍營地、社區公共設施或水上活動中心。

Requests for retaining the site and using the site as hostel, community facility or water sports centre.

有關用地應作為地區中心以提供創作及社區活動。

The site should be used as a local hub for creativity and community activities.

坪洲是香港最後的休閒地區，但它欠缺長遠規劃。有關改劃地帶建議會永久破壞坪洲的文化資產、資源和地區特色，但只會令少數住戶、土地擁有人、發達商及小眾持份者得益。

Peng Chau is the last place of resort in Hong Kong but it lacks long-term planning. The rezoning proposal will destroy Peng Chau's cultural asset, resources and local characters permanently, but it only benefits a small number of occupants, the land owner, developer and minority stakeholders.

旅舍、藝術村或活化建議，都遠勝於地產發達。

Hostel, art village or revitalization proposal, are much better than property development.

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

參考編號

Reference Number:

210823-003036-61002

提交限期

Deadline for submission:

03/09/2021

5-27

提交日期及時間

Date and time of submission:

23/08/2021 00:30:36

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 黃小姐

意見詳情

Details of the Comment :

不希望收回土地，因為此會影響當地外，更加影響香港運動員的發展(獨木舟)，希望重新考慮

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

參考編號

Reference Number:

210823-093449-60347

提交限期

Deadline for submission:

03/09/2021

5-28

提交日期及時間

Date and time of submission:

23/08/2021 09:34:49

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Woo

意見詳情

Details of the Comment :

I submitted an objection

有關用地僅可建少量住宅。於上址建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。有關用地上已成立小型的有機耕種農莊和水上活動中心。有機耕種農莊挑起對大自然保育的使命。水上活動中心為當區居民和青少年提供免費活動。

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

參考編號

Reference Number:

210823-100317-98177

提交限期

Deadline for submission:

03/09/2021

5-29

提交日期及時間

Date and time of submission:

23/08/2021 10:03:17

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 梁

意見詳情

Details of the Comment :

獨木舟水球在那位置

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

參考編號

Reference Number:

210826-201427-05253

提交限期

Deadline for submission:

03/09/2021

5-30

提交日期及時間

Date and time of submission:

26/08/2021 20:14:27

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 倪

意見詳情

Details of the Comment :

I submitted an objection

有關用地僅可建少量住宅。於上址建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。有關用地上已成立小型的有機耕種農莊和水上活動中心。有機耕種農莊挑起對大自然保育的使命。水上活動中心為當區居民和青少年提供免費活動。

Here below for your ref

有關用地僅可建少量住宅。於有關用地建豪宅不配合當區居民所需，亦無法滿足全港的住屋需要。

Only a small number of flats can be built on the site. The development of luxury housing in an outlying island cannot meet the demand of local people and the public.

有關用地應為社區提供需要的活動空間和設施，例如文化展覽保育活動、閱讀室、水上活動中心或老人活動等。

The site should provide activity spaces and facilities, e.g. cultural exhibition and preservation activities, water sports centre, reading room or activities for the elderly, etc. for the community.

要求保留有關用地，把上址改建成旅舍營地、社區公共設施或水上活動中心。

Requests for retaining the site and using the site as hostel, community facility or water sports centre.

有關用地應作為地區中心以提供創作及社區活動。

The site should be used as a local hub for creativity and community activities.

坪洲是香港最後的休閒地區，但它欠缺長遠規劃。有關改劃地帶建議會永久破壞坪洲的文化資產、資源和地區特色，但只會令少數住戶、土地擁有人、發展商及小眾持份者得益。

Peng Chau is the last place of resort in Hong Kong but it lacks long-term planning. The rezoning proposal will destroy Peng Chau's cultural asset, resources and local characters permanently, but

5-30

It only benefits a small number of occupants, the land owner, developer and minority stakeholders.

旅舍、藝術村或活化建議，都遠勝於地產發展。

Hostel, art village or revitalization proposal, are much better than property development.

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

## 參考編號

Reference Number:

210829-133755-19585

## 提交限期

Deadline for submission:

03/09/2021

5-31

## 提交日期及時間

Date and time of submission:

29/08/2021 13:37:55

## 有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Li Chun Wa

## 意見詳情

Details of the Comment :

I object to this planning application.

1) Social impact: Wai Tsai village already has a large number of houses surrounding the site marked for development and the existing paths and drainage system is already showing issues with age based on the current population. The footpaths within the village are in disrepair. While the two rubbish collection points at the two ends of the marked development site are already overflowing on a daily basis.

Any further development without improvement to the surrounding footpaths; drainage and rubbish collection will have severe impact on pre-existing residents.

2) Environmental impact: The area of Wai Tsai village has been developed over time to the point where the two sites marked for development are the only two green areas left in the village. The area is populated with wildlife and any development will lead to loss of habitat for precious few remaining wildlife in HK.

3) As discussed with the pre-existing drainage issues above. The area marked for development is currently farmland with run-off into drains and streams.

But it is also located in a gulley surrounded by hills on all 3 sides. Any private development within the area will need to properly address this if the area is to avoid flooding during the rainy seasons.

There is no discussion or indication as to how the proposed developers will address this issue.

4) There are a number of empty houses in Wai Tsai village itself and across the road to the north of the proposed development site, 'Far East Consortium Peng Chau Bldg' also contains a number of empty flats. Furthermore, the residential developments by Sino Land near the harbour, Palom a Bay, Treasure Cove are far from full capacity and the current residential land on Peng Chau appears to be already under-utilised, with limited demand.

A further development of houses on the proposed site does not appear to be an efficient or strategic use of the land at this point in time.



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

## 參考編號

Reference Number:

210829-144147-40077

## 提交限期

Deadline for submission:

03/09/2021

## 提交日期及時間

Date and time of submission:

29/08/2021 14:41:47

## 有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

## 「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Yang Yang

## 意見詳情

Details of the Comment :

關於申請編號：A/I-PC/14, 我反對此規劃申請。相關反對理由如下：

1) 該規劃申請將極大影響所在社區的空氣流通，對居民的身體產生危害

該規劃申請所在之地整體位於一個盆狀低窪地區，而申請地具體正位於此低窪地的底部。從空氣流通的角度，並不適合在此興建房屋，因為此地勢並不利於通風。另外，申請規劃之地所處的社區已房屋密集，再加上低窪地勢，空氣本已並不流通。因此，若在此處興建房屋，會導致該社區的房屋內的空氣流通量進一步削弱，為居民帶來各種因為室內空氣不流通的危害（可能的情況包括，缺氧；而大腦缺氧可能會進一步導致神經性衰弱；對肺及支氣管的影響；另外，在春季或其它空氣濕度大的時候，細菌、病菌等亦容易滋生，等情況）。

2) 該規劃申請將為所在社區的排水系統做成極大負荷

目前，申請地所在區域的排水系統能力已非常薄弱，不時異味，影響日程生活。因此，若在申請地興建房屋，會為此低窪地帶的排水帶來及進一步的問題。比如，在極大暴雨情況下，雨水會大量灌入低窪地帶，導致低窪地帶的排水系統不能承受。

另外，目前社區的污水下水道配套嚴重落後，許多生活污水未經適當處理而排放。因此，若該規劃申請獲批，相關新建的樓宇將會產生進一步的水污染情況。

3) 現在已非常狹窄的道路、空間

申請地的所在的村落空間已經很擁擠，行人道路已經很狹窄，根本不能負荷額外的新建樓宇。

4) 該規劃申請將增加不可忽視的安全隱患

目前申請地所在的區域的建築已非常密集；結合它所處的低窪地勢，若在申請地上興建新的一批房屋，將極大增加社區的房屋安全（尤其是火患）和治安等諸多問題。

5) 該規劃申請將加劇垃圾負荷

申請地所在區域的垃圾量呈現急劇增大的情況。按目前的垃圾處理能力，已並不能有效

5-32

處理垃圾，因此常常出現垃圾擠壓情況，導致異味滋生，影響社區整潔。所以，若此申請地興建樓宇，一定會極大增加垃圾量，進一步對垃圾處理造成進一步的負擔。

6) 該規劃申請將不可逆地破壞難得的一片綠色生態空間

該規劃申請地現為農地，為相關居民提供可以自耕自種的農耕樂趣；另外，亦為房屋密集的當區居民帶來難得的綠色空間以及空氣流通的空間。因此，若在此地興建房屋，會遺憾地導致大批樹木遭到砍伐，不可逆地造成此難得的綠色生態空間受到破壞，亦極大破壞該區居民的生活幸福感。

最後，聽聞該申地以前曾申請過興建房屋，但被政府反對。現在，我們亦希望有關當局可以保持當時反對的考慮，反對該地的建屋申請，以維護現有社區這片難得的綠色生態空間。

謝謝！

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**A/I-PC/14 Peng Chau villa development**  
31/08/2021 03:36

From:

To:

FileRef:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

5-33

**A/I-PC/14**

Lot Nos. 194 RP and 197 RP in D.D. Peng Chau and Adjoining Government Land

Site area : About 2,624sq.m Includes Government Land of about 74sq.m

Zoning : "VTD"

Applied development ; 10 Villas

Dear TPB Members,

Clearly a developer villa project.

No data provided with regard to the outstanding demand for GENUINE NET houses for indigenous villagers.

Mary Mulvihill

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

參考編號

Reference Number:

210830-234551-31220

提交限期

Deadline for submission:

03/09/2021

5-34

提交日期及時間

Date and time of submission:

30/08/2021 23:45:51

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ngai

意見詳情

Details of the Comment:

要求保留有關用地，把上址改建成旅舍營地、社區公共設施或水上活動中心。

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted. ☐ Expand personal&public groups



A/I - PC/14(就第16條申請提供意見comments on section16 application)  
01/09/2021 12:31

5-35

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

FileRef:

關於申請編號：A/I-PC/14, 我反對此規劃申請。以下將根據它的申請理由作分別反駁：

1) 關於申請理由：‘與【鄉村式發展】地帶的規劃意向相一致’；

反駁：申請地整體位於一個低窪地區的底部，比鄰的民居呈高密度，道理年交失修以及非常狹窄。根據相關官方資料，劃訂「鄉村式發展」地帶時，需考慮一系列因素，包括‘當區地形、現有民居的分布概況、用地特點及周邊的環境、環境方面的限制’。因此，希望政府在審視該申請理由的時候，可以考慮申請地所處的低窪地形及相鄰的高密度民居等客觀情況。

2) 關於申請理由：‘與政府政策相一致’；

反駁：該申請與政府的【新農業政策】並不一致。若該申請一旦獲批，將導致坪洲的珍貴農地資源進一步減少，造成不可逆的可耕資源流失。

3) 關於申請理由：‘提升現有環境’

反駁：該申請地現為所在社區寶貴的綠色緩衝地帶，為所處的低窪地區的高密度社區提供難得的綠色空間以及珍貴的空氣流通空間。因此，若申請地興建一片房屋，不但不能‘提升現有環境’，而且將會極大破壞這片難得的綠色自然生態、失去空氣流通的條件。

4) 關於申請理由：‘與附近土地用途共融’；

反駁：絕對不能和附近土地用途共融。首先，因為申請地的臨近地已建有大量高密度住宅，如果申請地興建一批房屋，一定會令空間感更狹窄、並衍生出各種安全隱憂（包括火宅、盜竊等）、噪音以及阻礙空氣流通。

5) 關於申請理由：‘沒有不良的視覺影響’；

反駁：絕對有視覺影響。申請地所在的區域為高密度住宅區域；而申請地為該高密度低窪地區中難得的一片綠色空間，為附近居民提供一個空氣流通的綠色空間，提升幸福感。因此，若該申請地興建房屋，一定會為當區造呈視覺影響的破壞，破解綠色生態。另外，若申請地興建房屋，亦會造成空間感更加逼迫，減少居住的幸福。

6) 關於申請理由：‘沒有不良的交通影響’；

反駁：絕對有交通影響；因為申請地所在的道路已經很狹窄。因此，若在申請地興建房屋，一定會為當區居民的進出造成影響。

7) 關於申請理由：‘沒有不良的渠務及排污影響。’；

反駁：一定有影響。因為申請地所在的當區現在的渠務及排污能力已經很弱（異味不時從渠道中飄出，對居民的生活造成困擾）。因此，在此的基礎上，如果突然相對大規模的興建房屋而造成住戶的增多（每棟房屋隨時會分別各有3-4個單獨的單位），現在已呈現薄弱的渠務及排污恐怕將無能力承擔這種符合；而出現社區的臭味頻率進一步加劇的情況。

希望以上的反駁理由可以獲得採納及考慮！非常感謝！

5-35

傳送自 Android 上的 Yahoo Mail

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

參考編號

Reference Number:

210901-105535-82306

提交限期

Deadline for submission:

03/09/2021 5-36

提交日期及時間

Date and time of submission:

01/09/2021 10:55:35

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李偉光

意見詳情

Details of the Comment :

關於申請編號：A/I-PC/14, 我反對此規劃申請。以下將根據它的申請理由作分別反駁：

1) 關於申請理由：‘與【鄉村式發展】地帶的規劃意向相一致’；

反駁：申請地整體位於一個低窪地區的底部，比鄰的民居呈高密度，道埋年交失修以及非常狹窄。根據相關官方資料，劃訂「鄉村式發展」地帶時，需考慮一系列因素，包括‘當區地形、現有民居的分布概況、用地特點及周邊的環境、環境方面的限制’。因此，希望政府在審視該申請理由的時候，可以考慮申請地所處的低窪地形及相鄰的高密度民居等客觀情況。

2) 關於申請理由：‘與政府政策相一致’；

反駁：該申請與政府的【新農業政策】並不一致。若該申請一旦獲批，將導致坪洲的珍貴農地資源進一步減少，造成不可逆的可耕資源流失。

3) 關於申請理由：‘提升現有環境’

反駁：該申請地現為所在社區寶貴的綠色緩衝地帶，為所處的低窪地區的高密度社區提供難得的綠色空間以及珍貴的空氣流通空間。因此，若申請地興建一片房屋，不但不能‘提升現有環境’，而且將會極大破壞這片難得的綠色自然生態、失去空氣流通的條件。

4) 關於申請理由：‘與附近土地用途共融’；

反駁：絕對不能和附近土地用途共融。首先，因為申請地的臨近地已建有大量高密度住宅，如果申請地興建一批房屋，一定會令空間感更狹窄、並衍生出各種安全隱憂（包括火宅、盜竊等）、噪音以及阻礙空氣流通。

5) 關於申請理由：‘沒有不良的視覺影響’；

反駁：絕對有視覺影響。申請地所在的區域為高密度住宅區域；而申請地為該高密度低窪地區中難得的一片綠色空間，為附近居民提供一個空氣流通的綠色空間，提升幸福感。因此，若該申請地興建房屋，一定會為當區造呈視覺影響的破壞，破解綠色生態。另外，若申請地興建房屋，亦會造成空間感更加逼迫，減少居住的幸福。

5-36

6) 關於申請理由：‘沒有不良的交通影響’；

反駁：絕對有交通影響；因為申請地所在的道路已經很狹窄。因此，若在申請地興建房屋，一定會為當區居民的進出造成影響。

7) 關於申請理由：‘沒有不良的渠務及排污影響。’；

反駁：一定有影響。因為申請地所在的當區現在的渠務及排污能力已經很弱（異味不時從渠道中飄出，對居民的生活造成困擾）。因此，在此的基礎上，如果突然相對大規模的興建房屋而造成住戶的增多（每棟房屋隨時會分別各有3-4個單獨的單位），現在已呈現薄弱的渠務及排污恐怕將無能力承擔這種符合；而出現社區的臭味頻率進一步加劇的情況。

希望以上的反駁理由可以獲得採納及考慮！非常感謝！



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



關於申請編號：A/I-PC/14- 反對此規劃申請  
02/09/2021 17:00

5-37

From:

To: "tpbpd" <tpbpd@pland.gov.hk>  
FileRef:

關於申請編號：A/I-PC/14, 我反對此規劃申請。相關反對理由如下：

### 1) 該規劃申請將極大影響所在社區的空氣流通，對居民的身體產生危害

該規劃申請所在之地整體位於一個盆狀低窪地區，而申請地具體正位於此低窪地的底部。從空氣流通的角度，並不適合在此興建房屋，因為此地勢並不利於通風。另外，申請規劃之地所處的社區已房屋密集，再加上低窪地勢，空氣本已並不流通。因此，若在此處興建房屋，會導致該社區的房屋內的空氣流通量進一步削弱，為居民帶來各種因為室內空氣不流通的危害（可能的情況包括，缺氧；而大腦缺氧可能會進一步導致神經性衰弱；對肺及支氣管的影響；另外，在春季或其它空氣濕度大的時候，細菌、病菌等亦容易滋生，等情況）。

### 2) 該規劃申請將為所在社區的排水系統做成極大負荷

目前，申請地所在區域的排水系統能力已非常薄弱，不時異味，影響日程生活。因此，若在申請地興建房屋，會為此低窪地帶的排水帶來及進一步的問題。比如，在極大暴雨情況下，雨水會大量灌入低窪地帶，導致低窪地帶的排水系統不能承受。

另外，目前社區的污水下水道配套嚴重落後，許多生活污水未經適當處理而排放。因此，若該規劃申請獲批，相關新建的樓宇將會產生進一步的水污染情況。

### 3) 現在已非常狹窄的道路、空間

申請地的所在的村落空間已經很擁擠，行人道路已經很狹窄，根本不能負荷額外的數座新建房屋。

### 4) 該規劃申請將增加不可忽視的安全隱患

目前申請地所在的區域的建築已非常密集；結合它所處的低窪地勢，若在申請地上興

建新的一批房屋，將極大增加社區的房屋安全（尤其是火患）和治安等諸多問題。

#### 5) 該規劃申請將加劇垃圾負荷

申請地所在區域的垃圾量呈現急劇增大的情況。按目前的垃圾處理能力，已並不能有效處理垃圾，因此常常出現垃圾擠壓情況，導致異味滋生，影響社區整潔。所以，若此申請地興建樓宇，一定會極大增加垃圾量，進一步對垃圾處理造成進一步的負擔。

#### 6) 該規劃申請將不可逆地破壞難得的一片綠色生態空間

該規劃申請地現為農地，為相關居民提供可以自耕自種的農耕樂趣；另外，亦為房屋密集的當區居民帶來難得的綠色空間以及空氣流通的空間。因此，若在此地興建房屋，會遺憾地導致大批樹木遭到砍伐，不可逆地造成此難得的綠色生態空間受到破壞，亦極大破壞該區居民的生活幸福感。

最後，聽聞該申地以前曾申請過興建房屋，但被政府反對。現在，我們亦希望有關當局可以保持當時反對的考慮，反對該地的建屋申請，以維護現有社區這片難得的綠色生態空間。

希望上述反對理由可以被予以考慮，非常感謝！

楊小姐

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Objection to planning application A/I-PC/14  
03/09/2021 16:24

5-38

From:

To: tpbpd@pland.gov.hk  
FileRef:

I object to planning application A/I-PC/14

1) Social impact: Wai Tsai village already has a large number of houses surrounding the site marked for development and the existing paths and drainage system is already showing issues with age based on the current population. The footpaths within the village are in disrepair. While the two rubbish collection points at the two ends of the marked development site are already overflowing on a daily basis.

Any further development without improvement to the surrounding footpaths; drainage and rubbish collection will have severe impact on pre-existing residents.

2) Environmental impact: The area of Wai Tsai village has been developed over time to the point where the two sites marked for development are the only two green areas left in the village.

The area is populated with wildlife and any development will lead to loss of habitat for precious few remaining wildlife in HK.

3) As discussed with the pre-existing drainage issues above. The area marked for development is currently farmland with run-off into drains and streams.

But it is also located in a gully surrounded by hills on all 3 sides. Any private development within the area will need to properly address this if the area is to avoid flooding during the rainy seasons.

There is no discussion or indication as to how the proposed developers will address this issue.

4) There are a number of empty houses in Wai Tsai village itself and across the road to the north of the proposed development site, 'Far East Consortium Peng Chau Bldg' also contains a number of empty flats. Furthermore, the residential developments by Sino Land near the harbour, Paloma Bay, Treasure Cove are far from full capacity and the current residential land on Peng Chau appears to be already under-utilised, with limited demand.

5-38

A further development of houses does not appear to be an efficient or strategic use of the land at this point in time.

Sent from my iPad

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Comment on Application # A/I-PC/14  
02/09/2021 13:55

5-39

From:

To: tpbpd@pland.gov.hk

FileRef:

Dear Planning Committee Members,

I am writing to express my strong objection to planning application A/I-PC/14, for the development of 10 single family homes on Peng Chau.

The affected area is the heart of a neighbourhood village centred around a small, sheltered valley. Homes built on surrounding slopes encircle the proposed development site, and many of the families have lived in this village for many generations — some reportedly for as long as 200 years. At least half of the proposed development site includes land that has been long been cultivated as a very successful community garden. This garden supplies a vibrancy to the village and its produce feeds several families and contributes to the weekend village market. As such, we consider the preservation of this garden and valley central to the continued enjoyment and sustainability of our village in Wai Tsai Tsuen.

The existing traffic, waste disposal, and drainage infrastructure is just barely sufficient to serve the current community and I would question whether proper studies have examined the full implications of the proposed development. Moreover, the narrow footpath that all rely on to circumnavigate the village will be obstructed during construction — which gravely impacts community residents.

While the shortage of affordable housing in Hong Kong has been well documented, the proposed development does nothing to address this issue. On the contrary, 10 homes at a whopping 2,000 square feet each with 2 bedrooms and 3 baths over 4 floors targets only the affluent — and only further widens the disparity between the 'haves' and the 'have-nots'. As Planning Committee, you should consider the existing glut in supply of homes already available on Peng Chau — for rent and for sale. We certainly do not need more houses here. And we definitely should not be sacrificing the quiet enjoyment of existing village life for more of something we don't need that serves wealthy individuals and developers with deep pockets.

We have seen first-hand how other areas in Peng Chau have already suffered from similar luxury developments — the picturesque charm of Peng Chau East Bay promenaded has been overtaken by two separate luxury developments of single-family homes, and you need look no further than Sino Land's Paloma Bay, Paloma Cove, and Treasure Cove to see how these new communities have exploited the best of our island, to give nothing back to the community.

I urge you to not allow the development to proceed. As stewards of Hong Kong — and by extension, the local communities that make up our society — it is your responsibility to weigh the enrichment of developers against the enrichment of communities. Please help us to preserve quiet enjoyment and quality of life for the 100+ families already that living in Wai Tsai Tsuen, Wai Tsai Tseng, and Dai Yat San Tsuen.

Sincerely yours,

Miss Yvette Chang

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

參考編號

Reference Number:

211208-223739-56988 seg1

提交限期

Deadline for submission:

21/12/2021 5-40

提交日期及時間

Date and time of submission:

08/12/2021 22:37:39

有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong

意見詳情

Details of the Comment :

I object to the application for proposed "House" at DD Peng Chau Lot Nos. 194RP and 197RP, and adjoining Government Land.

The grounds are as below :

1. Peng Chau did have sufficient "House" or "Flat" supply already and some of them are still vacant.
2. Peng Chau have insufficient facilities, such as hospital, recreation land use, and elder support. It didn't have the capacity to absorb more population.
3. The proposed land should be "Farmland" and the past 40 year is for farming, it is fit for the original landuse. Peng Chau people believed that it is the best choice to keep for farmland.

We don't think there have the needs and urgency to change the landuse for residential purpose.

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

參考編號

Reference Number:

211209-031919-77898

seg 1

提交限期

Deadline for submission:

21/12/2021

5-41

提交日期及時間

Date and time of submission:

09/12/2021 03:19:19

有關的規劃申請編號

The application no. to which the comment relates: A/I-PC/14

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. LI MOON WAN

意見詳情

Details of the Comment :

本身農地及對周邊環境影響，對附近低層村屋形成一個屏障。



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關於申請編號：A/I-PC/14- 反對此規劃申請  
20/12/2021 17:32

seg 1

5-42

From:

To:

FileRef:

"tpbpd" <tpbpd@pland.gov.hk>

您好，我反對A/I-PC/14的規劃申請。

首先，本人對申請人沒有在城規會網站提供關於‘進一步補充資料’的電子版背後的動機表示質疑，因為此舉並不便於公眾查閱、獲悉。鑒於此，申請人不提供電子版的行為似乎僅為滿足政府的相關要求，或有意不希望材料中的某些信息便於讓更多公眾、街坊獲悉。

其次，基於日常生活觀察，本人想提出以下六點（關於該建屋申請對附近環境的主要影響）：

1) 對污水系統的影響

該申請地所在區域的污水渠時常溢出異味（這些異味在晚上及清晨時分尤為濃烈）。該申請地在地形上位於一片低窪地，空氣本已不太流通，因此，若按該申請的規劃興建房屋，定會極大增加當區污水系統的負擔，導致污水渠道溢出異味加劇，對附近居民的生活造成進一步的困擾。

2) 對附近地基的影響

該申請地附近有一條樓梯在數月前於一場雷暴雨后崩塌。另外，附近的地面（尤其是高於申請地的路面及樓梯面）存在一些明顯的裂紋。因此，本人對於該申請若一旦獲批而會進行的建屋相關工程（如地基工程）對附近地面可能造成的下陷、地質疏鬆、甚至可能引起的樓層坍塌存在甚大的擔憂。

3) 對附近空氣流通的影響

該申請地所在區域的房屋建築已非常密集；再加上申請地所在的區域在地形上位處一片低窪地，區內空氣本已不太流通，易存在熱島效應。基於此，本人擔心若該申請一旦獲批，目前申請地（農地）上的綠色植物將遭到大面積不可逆的砍伐；另外，若規劃一旦獲批，隨着規劃房屋的興建，會導致水泥、瀝青增多，從而會進一步加劇該高密度地區的熱島效應，並讓該區空氣進一步的不流通。

4) 對附近生態帶來的破壞

正如上文提過，申請地位於一片低窪地，再加上當區的房屋密度已經非常密集，因此該申請地（作為農地）是當區域難得的一片綠色緩衝帶：為附近房屋提供理想的空氣流通。另外，該申請地現在不僅作為農地為附近居民提供農耕自種的樂趣，亦為其他街坊提供一片珍貴的綠色資源、提升居住幸福感。因此，若該建屋申請獲批，那將會不可逆地破壞附近居民的綠色景觀，並會極大削弱四周房屋的空氣流通及居住幸福感。

5) 增大噪音滋擾的困擾

目前，申請地附近的房屋群不時存在噪音困擾。鑒於村屋並沒有一個規範的管理系統（如物業管理），因此，當居民遇到噪音問題時通常只能忍受。所以，若該申請規劃獲批，（考慮到當區房屋的密度），將在一定程度上極大增加嘈音的數量，以及增加附近居民被噪音困擾的時長及頻次。

6) 增大垃圾處理的負擔，甚至或會超於目前垃圾處理的能力

根據日常觀察，目前申請地附近的垃圾處理能力在大部分時間已不能適應當前的需求（垃圾量），導致大量垃圾囤積、溢出異味。因此，若該建屋申請一旦獲批，隨着大量房屋的興建及隨之而來增長的人口搬入該區，一定會為當區的垃圾處理系統造成進一步的壓力，從而為當區居民的生活帶來進一步的困擾。

感謝聆聽以上的觀點，並懇請以上觀點獲考慮，謝謝！

楊小姐

----- Original Email -----  
Sender: [REDACTED]  
Time: 2021年9月2日(Thursday) 下午5:00  
Receiver: "lpbpd"<lpbpd@pland.gov.hk>;  
Sub: 關於申請編號：A/I-PC/14- 反對此規劃申請

關於申請編號：A/I-PC/14, 我反對此規劃申請。相關反對理由如下：

### 1) 該規劃申請將極大影響所在社區的空氣流通，對居民的身體產生危害

該規劃申請所在之地整體位於一個盆狀低窪地區，而申請地具體正位於此低窪地的底部。從空氣流通的角度，並不適合在此興建房屋，因為此地勢並不利於通風。另外，申請規劃之地所處的社區已房屋密集，再加上低窪地勢，空氣本已並不流通。因此，若在此處興建房屋，會導致該社區的房屋內的空氣流通量進一步削弱，為居民帶來各種因為室內空氣不流通的危害（可能的情况包括，缺氧；而大腦缺氧可能會進一步導致神經性衰弱；對肺及支氣管的影響；另外，在春季或其它空氣濕度大的時候，細菌、病菌等亦容易滋生，等情况）。

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希望上述反對理由可以被予以考慮，非常感謝！

楊小姐

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review *sq 1*

參考編號

211220-172122-92415

Reference Number:

提交限期

21/12/2021

Deadline for submission:

提交日期及時間

20/12/2021 17:21:22

Date and time of submission:

有關的規劃申請編號

A/I-PC/14

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss 楊洋

Name of person making this comment:

意見詳情

Details of the Comment :

您好，我反對A/I-PC/14的規劃申請。

首先，本人對申請人沒有在城規會網站提供關於‘進一步補充資料’的電子版背後的動機表示質疑，因為此舉並不便於公眾查閱、獲悉。鑒於此，申請人不提供電子版的行為似乎僅為滿足政府的相關要求，或有意不希望材料中的某些信息便於讓更多公眾、街坊獲悉。

其次，基於日常生活觀察，本人想提出以下六點（關於該建屋申請對附近環境的主要影響）：

1) 對污水系統的影響

該申請地所在區域的污水渠時常溢出異味（這些異味在晚上及清晨時分尤為濃烈）。該申請地在地形上位於一片低窪地，空氣本已不太流通，因此，若按該申請的規劃興建房屋，定會極大增加當區污水系統的負擔，導致污水渠道溢出異味加劇，對附近居民的生活造成進一步的困擾。

2) 對附近地基的影響

該申請地附近有一條樓梯在數月前於一場雷暴雨后崩塌。另外，附近的地面（尤其是高於申請地的路面及樓梯面）存在一些明顯的裂紋。因此，本人對於該申請若一旦獲批而會進行的建屋相關工程（如地基工程）對附近地面可能造成的下陷、地質疏鬆、甚至可能引起的樓層坍塌存在甚大的擔憂。

3) 對附近空氣流通的影響

該申請地所在區域的房屋建築已非常密集；再加上申請地所在的區域在地形上位處一片低窪地，區內空氣本已不太流通，易存在熱島效應。基於此，本人擔心若該申請一旦獲批，目前申請地（農地）上的綠色植物將遭到大面積不可逆的砍伐；另外，若規劃一旦獲批，隨着規劃房屋的興建，會導致水泥、瀝青增多，從而會進一步加劇該高密度地區的熱島效應，並讓該區空氣進一步的不流通。

**4) 對附近生態帶來的破壞**

正如上文提過，申請地位於一片低窪地，再加上當區的房屋密度已經非常密集，因此該申請地（作為農地）是當區域難得的一片綠色緩衝帶：為附近房屋提供理想的空氣流通。另外，該申請地現在不僅作為農地為附近居民提供農耕自種的樂趣，亦為其他街坊提供一片珍貴的綠色資源、提升居住幸福感。因此，若該建屋申請獲批，那將會不可逆地破壞附近居民的綠色景觀，並會極大削弱四周房屋的空氣流通及居住幸福感。

**5) 增大噪音滋擾的困擾**

目前，申請地附近的房屋群不時存在噪音困擾。鑒於村屋並沒有一個規範的管理系統（如物業管理），因此，當居民遇到噪音問題時通常只能忍受。所以，若該申請規劃獲批，（考慮到當區房屋的密度），將在一定程度上極大增加嘈音的量數，以及增加附近居民被噪音困擾的時長及頻次。

**6) 增大垃圾處理的負擔，甚至或會超於目前垃圾處理的能力**

根據日常觀察，目前申請地附近的垃圾處理能力在大部分時間已不能適應當前的需求（垃圾量），導致大量垃圾囤積、溢出異味。因此，若該建屋申請一旦獲批，隨着大量房屋的興建及隨之而來增長的人口搬入該區，一定會為當區的垃圾處理系統造成進一步的壓力，從而為當區居民的生活帶來進一步的困擾。

感謝聆聽以上的觀點，並懇請以上觀點獲考慮，謝謝！

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

## 參考編號

Reference Number:

211220-210933-78735

## 提交限期

Deadline for submission:

21/12/2021 5-44

## 提交日期及時間

Date and time of submission:

20/12/2021 21:09:33

## 有關的規劃申請編號

The application no. to which the comment relates:

A/I-PC/14

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Li Chun Wa

## 意見詳情

Details of the Comment :

We continue to reject this planning permission.

The area remains located in a gulley surrounded by hills and other properties, and there remains a concern that the aggressive build up of residential buildings within such a small area will exacerbate risks of flooding in the one main footpath leading in and out of the village in the event of heavy rainfall.

There are pre-existing drainage issues within Wai Tsai village, as noted in our previous comments. The developer's failure to provide a soft-copy and to simply refer the matter to government shows a lack of sincerity in addressing local residents' concerns.

Further to the above, the aggressive build up of residential buildings within such a small area raises concerns of how it may affect the airflow and ventilation within the village, with the new houses creating a screening effect on residents in lower floors and single floor houses, such as those on Wai Tsai Second street.

The developments closest to Wai Tsai Second, Third and Fourth street are all noted to exit towards the same footpath, this footpath is already very narrow and the increase of residents will be of a notable inconvenience to pre-existing residents.

Several footpaths within Wai Tsai village are also in a state of disrepair, including the footpath that the new development plans to rely upon. There is concern that vibrations from any construction work could increase risks of subsidence and the collapse of footpaths. This is evidenced by the collapse of a concrete staircase between Wai Tsai first and second street in the summer of 2021 during a black rainstorm, which showed there is significant soil run-off under some of the houses on Wai Tsai first street.

The area of Wai Tsai village has been developed over time to the point where the two sites marked for development are the only two green areas left in the village. The area is populated with wildlife and any development will lead to loss of habitat for precious few remaining wildlife in HK. It is noted that the developer proposes to solve this with a financial payment to government, and fails to address the environmental impact of further removal of a green area. Furthermore, the

removal of a green area and replacing it with concrete houses will impact the view of residents currently overlooking the area.

The two rubbish collection points at the two ends of the marked development site are already overflowing on a daily basis. Any further development without improvement to the surrounding footpaths; drainage and rubbish collection will have severe impact on pre-existing residents.

There are a number of empty houses in Wai Tsai village itself and across the road to the north of the proposed development site, 'Far East Consortium Peng Chau Building' also contains a number of empty flats. Furthermore, the residential developments by Sino Land near the harbour, Paloma Bay, Treasure Cove are far from full capacity and the current residential land on Peng Chau appears to be already under-utilised, with limited demand.

A further development of houses does not appear to be an efficient or strategic use of the land at this point in time.

寄件者: [REDACTED]  
寄件日期: 2021年12月20日星期一 21:18  
收件者: tpbpd@pland.gov.hk  
主旨: Objection to planning application A/I-PC/14

5-45

We continue to reject planning permission A/I-PC/14.

The area remains located in a gulley surrounded by hills and other properties, and there remains a concern that the aggressive build up of residential buildings within such a small area will exacerbate risks of flooding in the one main footpath leading in and out of the village in the event of heavy rainfall.

There are pre-existing drainage issues within Wai Tsai village, as noted in our previous comments. The developer's failure to provide a soft-copy and to simply refer the matter to government shows a lack of sincerity in addressing local residents' concerns.

Further to the above, the aggressive build up of residential buildings within such a small area raises concerns of how it may affect the airflow and ventilation within the village, with the new houses creating a screening effect on residents in lower floors and single floor houses, such as those on Wai Tsai Second street.

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The area of Wai Tsai village has been developed over time to the point where the two sites marked for development are the only two green areas left in the village. The area is populated with wildlife and any development will lead to loss of habitat for precious few remaining wildlife in HK. It is noted that the developer proposes to solve this with a financial payment to government, and fails to address the environmental impact of further removal of a green area. Furthermore, the removal of a green area and replacing it with concrete houses will impact the view of residents currently overlooking the area.

The two rubbish collection points at the two ends of the marked development site are already overflowing on a daily basis. Any further development without improvement to the surrounding footpaths; drainage and rubbish collection will have severe impact on pre-existing residents.

There are a number of empty houses in Wai Tsai village itself and across the road to the north of the proposed development site, 'Far East Consortium Peng Chau Building' also contains a number of empty flats. Furthermore, the residential developments by Sino Land near the harbour, Paloma Bay, Treasure Cove are far from full capacity and the current residential land on Peng Chau appears to be already under-utilised, with limited demand.

A further development of houses does not appear to be an efficient or strategic use of the land at this point in time.



Begin forwarded message:

From: [REDACTED]  
Subject: Objection to planning application A/I-PC/14  
Date: 3 Sep 2021 at 4:24 pm  
To: tpbpd@pland.gov.hk

5-45

I object to planning application A/I-PC/14

1) Social impact: Wai Tsai village already has a large number of houses surrounding the site marked for development and the existing paths and drainage system is already showing issues with age

based on the current population. The footpaths within the village are in disrepair. While the two rubbish collection points at the two ends of the marked development site are already overflowing on a daily basis.

Any further development without improvement to the surrounding footpaths; drainage and rubbish collection will have severe impact on pre-existing residents.

2) Environmental impact: The area of Wai Tsai village has been developed over time to the point where the two sites marked for development are the only two green areas left in the village.

The area is populated with wildlife and any development will lead to loss of habitat for precious few remaining wildlife in HK.

3) As discussed with the pre-existing drainage issues above. The area marked for development is currently farmland with run-off into drains and streams.

But it is also located in a gulley surrounded by hills on all 3 sides. Any private development within the area will need to properly address this if the area is to avoid flooding during the rainy seasons.

There is no discussion or indication as to how the proposed developers will address this issue.

4) There are a number of empty houses in Wai Tsai village itself and across the road to the north of the proposed development site, 'Far East Consortium Peng Chau Bldg' also contains a number of

empty flats. Furthermore, the residential developments by Sino Land near the harbour, Paloma Bay, Treasure Cove are far from full capacity and the current residential land on Peng Chau appears to be already under-utilised, with limited demand.

A further development of houses does not appear to be an efficient or strategic use of the land at this point in time.

Sent from my iPad

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

seg 3

5-46

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/I-PC/14 Received on 24/01/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

這個規劃有嘅地方房屋環境密集，不適宜建屋宇  
影響鄉郊環境及空氣環境，不暢通，連街道狹窄  
不暢通

「提意見人」姓名/名稱 Name of person/company making this comment

李文安 副主席

簽署 Signature



日期 Date

16-2-2022



Advisory Clauses

- (a) to note the comments of District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) that the owner of the Lots shall apply to LandsD for a land exchange to implement the development proposal. There is no guarantee that the land exchange application, yet to be received and considered by LandsD, will be approved and DLO/Is, LandsD reserves his comment on the development proposal. The land exchange application will be considered by LandsD acting in the capacity as the landlord as its sole discretion. In the event that the land exchange application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, amongst other things, charging of premium and administrative fee;
- (b) to note the comments of Director of Fire Services (D of FS) that the arrangement of Emergency Vehicular Access shall comply with Section 6, Part D of the 'Code of Practice for Fire Safety in Buildings 2011' which is administered by the Buildings Department;
- (c) to note the comments of Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department (CBS/NTE1&L, BD):
  - (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the subject application;
  - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the application site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iii) for UBW erected on leased land, enforcement action may be taken by the BD 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 construed as an acceptance of any existing building works or UBW on the application site under the BO;
  - (iv) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - (v) in connection with (ii) above, the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with the Building (Planning) Regulations (B(P)R) 5 and 41D respectively;
  - (vi) if the site does not abut on a specified street of width not less than 4.5m, the development intensities and building height shall be determined by the Building Authority under B(P)R 19(3) upon formal submission of building plans to the BD;

- (vii) the application site comprises two portions separated by an intervening strip of GL. The development intensity of each site should be considered independently; and
  - (viii) detailed comments under the BO on the private development/ building such as permissible PR, SC, EVA, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the sustainable building design guidelines including the provision of site coverage of greenery, etc will be formulated at the formal building plan submission stage;
- (d) to note the comments of Chief Engineer/Hong Kong and Islands, Drainage Services Department (CE/ HK & I, DSD):
- (i) to relieve the increasing pressure on the drainage system due to development and ensure sustainable development in Hong Kong in face of climate change, provision of blue-green drainage infrastructure according to Section 3.2.2 of DSD's Stormwater drainage Manual and Development Bureau Technical Circular (Works) (DEVB TC(W)) No. 9/2020 is strongly encouraged to be incorporated in the development with a view to reducing the quantity as well as improving the quality of site runoff;
  - (ii) the project proponent should actively consider the incorporation of Blue-Green Elements and the principle of 'single site, multiple uses' in the Drainage Impact Assessment (DIA)/project design for enhancing the adaptive capacity of the drainage system and other associated beneficial uses; and
  - (iii) in fact, similar concept is already embraced in the stormwater management section of BEAM Plus Neighbourhood in which credits will be granted for promotion of infiltration and provision of temporary storage;
- (e) to note the comments of Chief Highway Engineer/ New Territories East, Highways Department (CHE/NT East, HyD) that any damage to the roads/ underground utilities caused by the applicant's proposed works should be reinstated to the satisfaction of Highways Department at the project proponent's own cost;
- (f) to note the comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):
- (i) existing water mains were located within the application site; and
  - (ii) make reference to 'Conditions of Working in vicinity of Waterworks Installations'; and
- (g) to note the comments of Chief Town Planner/Urban Design and Landscape (CTP/UD& L) that the existing tree T1 proposed to be retained may conflict with the entrance of the proposed development. The applicant is reminded to submit the proposed tree treatment to relevant department for approval. The applicant should note that approval of the section 16 application by the Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works.