

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

2020年4月20日

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

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 20 APR 2020
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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / SK-HC / 316
	Date Received 收到日期	20 APR 2020

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

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Smart Benefit Corporation Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Kenneth To & Associates Limited

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 299 S.C, 299 RP, 300, 301, 302, 303, 304, 305 S.A, 305 RP, 306 S.A, 306 RP, 307 S.A, 307 RP, 308 S.A, 309 S.E, 342 S.A, 343 S.A ss. 1 S.A, 343 S.A ss. 2 RP, 344, 345, 346, 347, and 349 S.C in DD 210 and Adjoining Government Land in Ho Chung, Sai Kung
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 6,054 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,421.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	653.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group E)
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at16/3/2020..... (DD/MM/YYYY), this application involves a total of2..... "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of2..... "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lots no. 300, 301, 305 RP, 306 RP, 307 RP, 343 S.A ss. 2 RP, 344, 345, 346, 347, and 349 S.C in DD 210, Ho Chung, Sai Kung	16/03/2020
1	Lots No. 299 S.C, 299 RP, 302, 303, 304, 305 S.A, 306 S.A, 307 S.A, 308 S.A, 309 S.E, 342 S.A and 343 S.A ss. 1 S.A in DD 210, Ho Chung, Sai Kung	16/03/2020

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)
(b) Intended use/development 有意進行的用途／發展	

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸(米)(長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

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

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

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☒ Building height restriction From 由 9m 米 to 至 10.8 m 米
建築物高度限制
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 From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Residential Development (House) with
Minor Relaxation of Building Height Restriction

(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 2,421.6 sq.m 平方米 ☒ About 約
Proposed plot ratio 擬議地積比率 0.4 ☐ About 約
Proposed site coverage 擬議上蓋面積 Not more than 25 % (for houses only and excluding B/F)
Proposed no. of blocks 擬議座數 15 (excluding residential clubhouse and E&M facilities)
Proposed no. of storeys of each block 每座建築物的擬議層數 3 storeys 層
☒ include 包括 1 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... 10.8 m 米 ☐ About 約

☒ Domestic part 住用部分

GFA 總樓面面積 2,421.6 sq. m 平方米 ☒ About 約

number of Units 單位數目 15

average unit size 單位平均面積 161.44 sq. m 平方米 ☒ About 約

estimated number of residents 估計住客數目 51

☐ 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 51 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]
Houses 1 to 15	B/F	Carport, E & M
.....	1/F	House
.....	2/F	House
.....	* excluding residential clubhouse and E&M facilities	
.....

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

Driveway (EVA), footpath, private garden (with / without swimming pool), landscaped area, etc.

.....

.....

.....

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)

2023

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Luk Cheung Road <hr/> <input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/> Please refer to Figure 5.1 of the Appendix 5: Traffic Impact Assessment of the Supporting Planning Statement.
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 24 Motorcycle Parking Spaces 電單車車位 1 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) <hr/> <hr/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 Not available <input type="checkbox"/> About 約 Depth of filling 填土厚度 0 to 1.6 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 Not available <input type="checkbox"/> About 約 Depth of excavation 挖土深度 0 to 2 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Please refer to Appendix 2: Architectural Drawings of the Supporting Planning Statement for details.</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>On sewerage _____</p> <p>_____</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the attached Supporting Planning Statement.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

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

Please refer to the attached Supporting 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



DAVID FOK

Name in Block Letters
姓名（請以正楷填寫）

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

Associate

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

Kenneth To & Associates Limited

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

Date 日期

19/03/2020

(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[@]

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

[@] 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	Lot Nos. 299 S.C, 299 RP, 300, 301, 302, 303, 304, 305 S.A, 305 RP, 306 S.A, 306 RP, 307 S.A, 307 RP, 308 S.A, 309 S.E, 342 S.A, 343 S.A ss. 1 S.A, 343 S.A ss. 2 RP, 344, 345, 346, 347, and 349 S.C in DD 210 and Adjoining Government Land in Ho Chung, Sai Kung		
Site area 地盤面積	6,054	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 653.2	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11		
Zoning 地帶	Residential (Group E)		
Applied use/ development 申請用途/發展	Proposed Residential Development (House) with Minor Relaxation of Building Height Restriction		
(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	2,421.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input type="checkbox"/> About 約 <input 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	15	
	Non-domestic 非住用	N/A	
	Composite 綜合用途	N/A	
* excluding residential clubhouse and E&M facilities			

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	10.8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		3	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input checked="" type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 25 % (for houses only and excluding B/F) <input type="checkbox"/> About 約		
(v) No. of units 單位數目	15		
(vi) Open space 休憩用地	Private 私人	51	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	24 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	

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

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

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。

Our Ref: S1077d/DD210/19/010Lg

8 April 2021

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

By Fax (2522 8426) & By Hand

Dear Sir/Madam,

**Proposed Residential Development
with Minor Relaxation of Building Height Restriction
At various lots and Adjoining Government Land in DD210, Ho Chung, Sai Kung
S16 Planning Application No. A/SK-HC/316
- Consolidated Supporting Planning Statement -**

We refer to the captioned planning application and the Further Information (FI) Nos. 1, 2, 3, 4 & 5 submitted in between March 2020 and March 2021.

Aiming to facilitate the consideration of the captioned planning application, please find enclosed a consolidated version of the Supporting Planning Statement, which contains the most updated technical assessments reports and the responses to the comments submitted under FI Nos. 1 to 5. This consolidated Supporting Planning Statement does not contain any new information not being submitted under previous submissions and therefore shall superseded all previous FI submissions.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8455. Thank you for your kind attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD



David Fok

Encl. (35 hard copies)

cc. the Applicant & Team
SK&I DPO – Mr Matthew Tai (By Fax: 2367 2976)

KT/DF/vy

S. 16 PLANNING APPLICATION
Approved HO CHUNG OZP NO.S/SK-HC/11

**Proposed Residential Development with
Minor Relaxation of Building Height Restriction at
Various Lots in D.D.210 and Adjoining Government Land in
Ho Chung, Sai Kung**

(Amendment to Approved Planning Application No. A/SK-HC/271)

CONSOLIDATED SUPPORTING PLANNING STATEMENT

April 2021

Applicants:

Smart Benefit Corporation Limited

Consultancy Team:

Kenneth To & Associates Ltd.

C Y S Associates (HK) Ltd.

SCENIC Landscape Studio Ltd.

Axon Consultancy Ltd.

BeeXergy Consulting Ltd.

S1077d_PS_V05



KTA
Kenneth To & Associates Ltd.
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Previous Applications of the Site

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC	Approval Conditions
A/SK-HC/119 Proposed Low-density Residential Development	Various Lots in DD 210 and Adjacent Government Land	"R(D)" & "R(E)"	24.6.2005	Approved with conditions	(a) to (d)
A/SK-HC/136 Proposed Houses Development	Lot 300, 305RP, 306RP, 307RP, 343A2(Part), 344, 345, 346, 347 and 349RP(Part) in DD 210 and Adjacent Government Land	"R(E)"	2.11.2007	Approved with conditions	(b), (e) to (h)
A/SK-HC/170 Comprehensive Residential Development	Various Lots in DD 210 and Adjoining Government Land	"R(E)"	12.2.2010	Approved with conditions	(b), (c), (f), (g), (h), (i) to (l)
A/SK-HC/271 Proposed Residential Development for 13 Houses	Various Lots in DD 210 and Adjoining Government Land	"R(E)"	9.2.2018	Approved with conditions	(c), (g), (j), (m) to (q)

Approval Conditions

- (a) the setting back of the development from the road kerb of Hiram's Highway to avoid encroachment upon the project limit of Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to local access to Ho Chung.
- (b) the provision of emergency vehicular access and/or fire fighting water supplies and fire service installations.
- (c) no population intake should be allowed before the completion of the road project 'Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung'.
- (d) the permission should cease to have effect on 24.6.2009 unless prior to the said date either the development hereby permitted was commenced or this permission was renewed.
- (e) the submission and implementation of internal road layout and parking provision.
- (f) the submission and implementation of Luk Cheung Road adjacent to the application site and junction improvement between Luk Cheung Road and Hiram's Highway (before and after the construction of the Road Project "Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung").
- (g) the submission and implementation of landscape and tree preservation proposals.
- (h) the submission of an archaeological survey, and submission and implementation of mitigation measures proposals should significant archaeological deposits be discovered.

- (i) the design and provision of access arrangement and car parking spaces before and after the construction of the Road Project "Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung".
- (j) the provision of traffic signs, as proposed by the applicant.
- (k) the submission of a Drainage Impact Assessment and the provision of drainage facilities identified.
- (l) the implementation of the environmental mitigation measures as proposed.
- (m) the design and provision of access arrangement, car parking spaces, loading/ unloading spaces and lay-bys for the proposed development.
- (n) the submission and implementation of the road improvement proposal of Luk Cheung Road adjacent to the application site and junction improvement between Luk Cheung Road and Hiram's Highway, at the applicant's cost as proposed by the applicant
- (o) the provision of water supplies for fire fighting and fire service installations.
- (p) the submission of a revised Noise Impact Assessment and implementation of noise mitigation measures identified therein.
- (q) the submission of a Quantitative Risk Assessment and implementation of mitigation measure identified therein.

Similar Applications

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC	Rejection Reasons/ Approval Conditions
A/SK-HC/90 Proposed Residential Development	Lot 463 in DD 210 and Lot 1297 in DD 244 and Government Land	"R(E)"	2.3.2001	Rejected	(a) to (d)
A/SK-HC/131 Low-density Residential Development and Minor Relaxation of Building Height Restriction	Lots 1298, 1299, 1303(P), 1306A, 1306RP, 1307, 1310(P), 1962(P) in DD 244 and Adjacent Government Land	"R(E)"	7.7.2006	Approved with conditions	(1) to (6)

Rejection Reasons

- (a) there is no environmental assessment in the submission to demonstrate that the proposed residential development would be environmentally acceptable and suitable mitigation measures would be implemented to address any potential industrial/residential interface problem, particularly the potential noise impacts arising from the adjacent TV production centre.
- (b) there is no information in the submission to address the likely sewerage impacts of and the flooding risk to the proposed development which is located in a floodplain.
- (c) the proposed development would pose constraint on the drainage improvement works associated with the future improvement work of Ho Chung Road.
- (d) the approval of the application would set an undesirable precedent for similar applications. The approval of such applications would result in adverse cumulative impacts on the environment and infrastructural provision in the area.

Approval Conditions

- (1) the submission and implementation of proposal for vehicular access and local road improvement to the existing Ho Chung Road.
- (2) the submission and implementation of stormwater drainage proposal.
- (3) the submission and implementation of tree landscape and preservation proposals.
- (4) the provision of fire services installations and water supply for firefighting.
- (5) the submission of an archaeological survey, and submission and implementation of mitigation measures proposals should significant archaeological deposits be discovered.
- (6) the submission a Geotechnical Planning Review Report and implementation of the mitigation measures identified.

**Detailed comments from the Director of Environmental Protection (DEP),
the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD), and the Chief
Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2 & Rail, BD)**

Detailed comments from DEP:

1. the detailed comments on the SDIA and the EA are enclosed at **Annex I**.

Detailed comments from CE/MS, DSD:

Drainage Impact Assessment

1. the responses-to-comments and revised pages are considered as acceptable and should be incorporated as Appendix in the Report. It is reminded that all the replacement pages should be incorporated in finalising their report;

Sewerage Impact Assessment

2. no further comment to the responses-to-comments and the revised pages from sewerage viewpoint.

Detailed comments from CBS/NTE2 & Rail, BD:

1. the applicant should provide documentary proof of ownership or realistic prospect of control of the land forming the Site when submitting new general building plans of any proposed new building. Depending on the facts in each case, the failure to provide the particulars or documentary proof as mentioned above may lead the Building Authority to refuse to give his approval of the plans under section 16(1) of the BO;
2. Authorized Person (AP) must be appointed to coordinate all non-exempted building works on leased land, which are subject to compliance with the BO;
3. unless the Site abuts on a specified street under Building (Planning) Regulation (B(P)R) 18A(3) of not less than 4.5m wide, the development intensity of the Site, where appropriate, should be determined by the Building Authority under B(P)R 19(3);
4. the means of obtaining access to the proposed building from a street including the land status of the existing access road should be clarified to demonstrate compliance of B(P)R 5;
5. every domestic building within the Site shall be provided with an open space complying with the Second Schedule under B(P)R 25;
6. emergency vehicular access (EVA), where applicable, should be provided to the proposed buildings in compliance with B(P)R 41D;
7. PNAP APP-2, Hong Kong Planning Standards and Guidelines (HKPSG) and the advice of Commissioner for Transport will be referred to when determining exemption of GFA calculation for aboveground or underground car parking spaces;

8. the applicant's attention should be drawn to the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the Sustainable Building Design requirements under PNAP APP-152;
9. sales office, show flats, quarters for watchman or caretakers should be GFA accountable under B(P)R and no exemption could be granted under BO;
10. recreational facilities should be GFA accountable unless exempted in accordance with the requirements stipulated in PNAP APP-42 and APP-104;
11. office accommodation for watchman or caretakers should be GFA accountable unless exempted in accordance with the requirements stipulated in PNAP APP-42;
12. owners' corporation office should be GFA accountable unless exempted in accordance with the requirements stipulated in PNAP APP-42;
13. access and facilities for person with a disability should be provided in compliance with the B(P)R 72, in particular, every floor of a building shall be accessible by at least one passenger lift; and
14. car parking spaces for persons with a disability should be provided in accordance with the Design Manual : Barrier Free Access 2008, Division 3, Paras. 8 and 9.

**Application for Permission under Section 16
Of the Town Planning Ordinance (Cap 131)**

**Proposed Houses with Minor Relaxation of Building Height Restriction
Various Lots in D.D. 210 and Adjoining Government Land, Ho Chung, Sai Kung
(Application No. A/SK-HC/316)**

Comments on Sewerage and Drainage Impact Assessment (SDIA) Report:

Sewerage

1. While the Consultant advised in the R-to-C of the Further Information dated 19.2.2021 that the assumed future connection in Figure 5 of the SDIA has been removed to avoid misunderstanding, Figure 5 and the corresponding paragraph still appear in this revised version. Please double check.

Comments on Environmental Assessment (EA) Report:

Noise – General

1. Appendix T – Please note that the undertaking letter in Appendix T shall be updated once the EA report is finalized.
2. R-to-C Item 6 – Please revise the legend of the Master Layout Plan (MLP) in Appendix A from "House 1-3 & 5-7" to "House 1-2 & 5-7".

Noise – Traffic Noise Assessment

3. S.4.1 – Given that the solid fence wall is described for further noise mitigation in S.4.8, please revise the sentence “a 1.8m solid fence wall ... for privacy and security reasons.” to “a 1.8m solid boundary wall ... for privacy, security and noise mitigation reasons.” Please also see comment 5 below and please amend all references of “Solid fence wall” to “Solid boundary wall”.
4. S.4.5 – Please provide the thickness of the window panes of the fixed glazing used for the circulation area near the stairs on 1/F of the houses 8-15, and its relevant sound transmission loss data.
5. S.4.8 – Please amend all references of "Solid fence wall" to Solid boundary wall" to be consistent with that in Appendix H and Appendix N.
6. Appendixes A and H – The section D-D drawing in Appendix A shows that 1.8m solid fence wall near House 5 while the G/F drawing in Appendix H shows that 2m high solid boundary wall near House 5. Please check and revise the discrepancy. Please also see comment 5 above and please amend all references of “Solid fence wall” to “Solid boundary wall”

7. Appendixes A and H – The section B-B drawing in Appendix A shows that 2m solid boundary wall near M/E building while the G/F drawing in Appendix H shows that 1.5 m high solid boundary wall near M/E building. Please check and revise the discrepancy. Please also see comment 5 above and please amend all references of “Solid fence wall” to “Solid boundary wall”.
8. Appendix G – The label for noise assessment point 9D is missing. Please rectify.
9. Appendix I – A column ‘Predicted Traffic Noise Level (with mitigation measures of vertical barrier)’ is tabulated in Appendix I. Please clarify whether the vertical barrier is same as the solid boundary wall described in the EA report and appendices. If yes, please revise “vertical barrier” to read as “solid boundary wall”. Please clarify the term “NoiseMap” in various headings in the tables in Appendix I, and if it carries no specific purpose, please remove them.
10. Appendix I – Given that only 70.5 dB(A) or above noise levels exceed the HKPSG criteria. Please revise the typo “70.4 = Noise Level Exceedance” in the remarks. Besides, please remove first 2 tables of predicted traffic noise level results without any road traffic noise results.
11. Appendixes H and N – Please include the proposed fixed glazing with maintenance windows for the circulation area near the stairs on 1/F of the houses 8-15 in Appendixes H and N.

Noise – Planned Fixed Noise Assessment

12. S.4.10 & Appendix V – Please clarify if the any of the two planned fixed noise sources (i.e. building services equipment for club house and E&M plant room) would have any night time operation (i.e. 23:00 - 07:00 hours), and if yes, please include the night-time fixed noise assessment (with the night-time noise criteria of ANL-5, i.e. 45 dB(A)) for these two planned fixed noise sources to work out their maximum allowable Sound Power Levels. Also, please revise the heading “Noise Criteria, ANL-5” in the table of Appendix V as appropriate to truly reflect the noise criteria adopted for daytime and night-time (if needed).

Noise – Traffic Noise Models

13. R-to-C item 12d – The roads of ID 826-827 have not been revised to 11.5m in the noise model. Please review.
14. Please check and revise the heights of solid boundary walls next to M/E building and House 5 in noise model to tally with Appendixes A and H. Please also see comments 6 and 7 above.
15. The road segments outside House 15 at junction of Luk Cheung Road and Hiram’s Highway (Road IDs 315 – 316 and 326-327) are shifted away from the NSR in noise model and are not illustrated along the road alignment of Appendix H. Please clarify.

16. The predicted road traffic noise level in NAP H15C under mitigated scenario with fin does not tally with assessment result from noise model. Please check and revise.

Land Contamination

17. Section 6.1 –
 - (a) Please provide aerial photos between 2007 and 2021 to show the conditions of the Site and the activities conducted during the said period.
 - (b) Since only temporary structures were shown in the aerial photos, please review and provide further justifications for ascertaining that the materials stored were construction materials. Please also review if any potentially polluting activities conducted onsite, such as vehicle maintenance and chemical storage.
 - (c) In addition to the aerial photos, please review the past topographic maps prepared by Lands Department to study the land use history of the Site.
18. Section 6.2 – Some site photos showed vegetation growing on the concrete floor, which is not consistent with the observation “the concrete paving is in good condition with no observable crack”. Please further review the condition of the concrete floor.
19. Section 6 – Please approach the relevant government departments to gather information related to the historical land uses, such as chemical waste storage and chemical spillage records.

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

參考編號

Reference Number:

200429-231633-73454

提交限期

Deadline for submission:

19/05/2020

提交日期及時間

Date and time of submission:

29/04/2020 23:16:33

5-1

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eric Tsang

意見詳情

Details of the Comment :

蠔涌對出路面經常嚴重擠塞，在未有方法改善路面情況的前題下，不應該批出土地建更多的房屋。

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

200430-012311-57732

提交限期**Deadline for submission:**

19/05/2020

5-2

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

30/04/2020 01:23:11

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

A/SK-HC/316

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

女士 Ms. Lee Mei Wah

意見詳情**Details of the Comment :**

響鐘已批了興建100個豪宅單位。如果蠔涌又起多咁多單位，肯定做成交通更擠塞，尤其是在南邊圍迴旋處，擴闊道路也無補於事！請城規署人員於早上和黃昏繁忙時段落地考察！

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

200430-114901-04438

提交限期**Deadline for submission:**

19/05/2020

5-3

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

30/04/2020 11:49:01

有關的規劃申請編號**The application no. to which the comment relates:** A/SK-HC/316**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss Ng

意見詳情**Details of the Comment :**

現時西貢交通已嚴重飽和 公路工程亦不見得可舒緩問題 公路未擴建完就有發展申請 會惹官商勾結之嫌

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

200430-171305-50116

提交限期**Deadline for submission:**

19/05/2020

5-4

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

30/04/2020 17:13:05

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

A/SK-HC/316

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

女士 Ms. Sophie B J Lamac

q

意見詳情**Details of the Comment :**

I support this application as long as it does not interfere with Hiram's Highway project as this project keeps low density housing, has included green areas, efficient roads for cars inside the compound and parking for all the houses. This will improve the housing standards as currently seen in Ho Chung village (no parking planned when housing are built, no street for walking, no car access or even sometimes pedestrian access).

香港北角渣華道 333 號

北角政府合署 15 樓

規劃署

規劃署西貢及離島規劃專員

A/SK-HC/316

5-5

有關：位於西貢蠔涌丈量約份第 210 約多個地段及毗連政府土地的
低密度發展

本人及一眾蠔涌村民強烈反對此發展，對此事有以下反對理由。

首先，在交通方面，發展必然為長期水泄不通的交通百上加斤。在繁忙時段，由西貢往市區方向往往有交通樽頸擠塞問題一樽頸位置便由南邊圍迴旋處至白沙灣甚至更遠。一旦上述發展獲批，將令整個交通網絡更加擠塞，沿途巴士站和小巴士站候車的市民將更難以上車。按現時所見，公路工程未有明顯改善交通堵塞，若再興建 15 座低密度住宅定必加深塞車問題。政府當局及有關部門數據嚴重淡化及低估繁忙時段車流量，令周邊居民在通勤、繁忙時段難以乘車，恐公路工程終成勞民傷財之舉。

其次，整個發展規劃有可能影響蠔涌村及周邊村落的佈局，令周邊極為重視村界及風水的傳統村落非常反感，易於激化城鄉矛盾衝突。



而且整個發展計劃都會影響到生態環境及海水質素。這 15 間低密度住宅會增加化糞池的排放及污水排放等問題，繼而影響到白沙灣海水的質素。15 間低密度住宅發展會令到化糞池更易滿瀉，而且會增加污水排放，影響到整個西貢海洋生態環境，這與政府經常提倡的保育生態是大相逕庭。

再者，在社區配套設施嚴重不足之下，發展計劃將加劇資源競爭。交通配套在繁忙時間載客量已超上限，區內亦缺乏其他交通選擇，令西貢居民出入非常困難。一旦更多居民遷入，有機會導致物價進一步上揚，加重居民負擔。

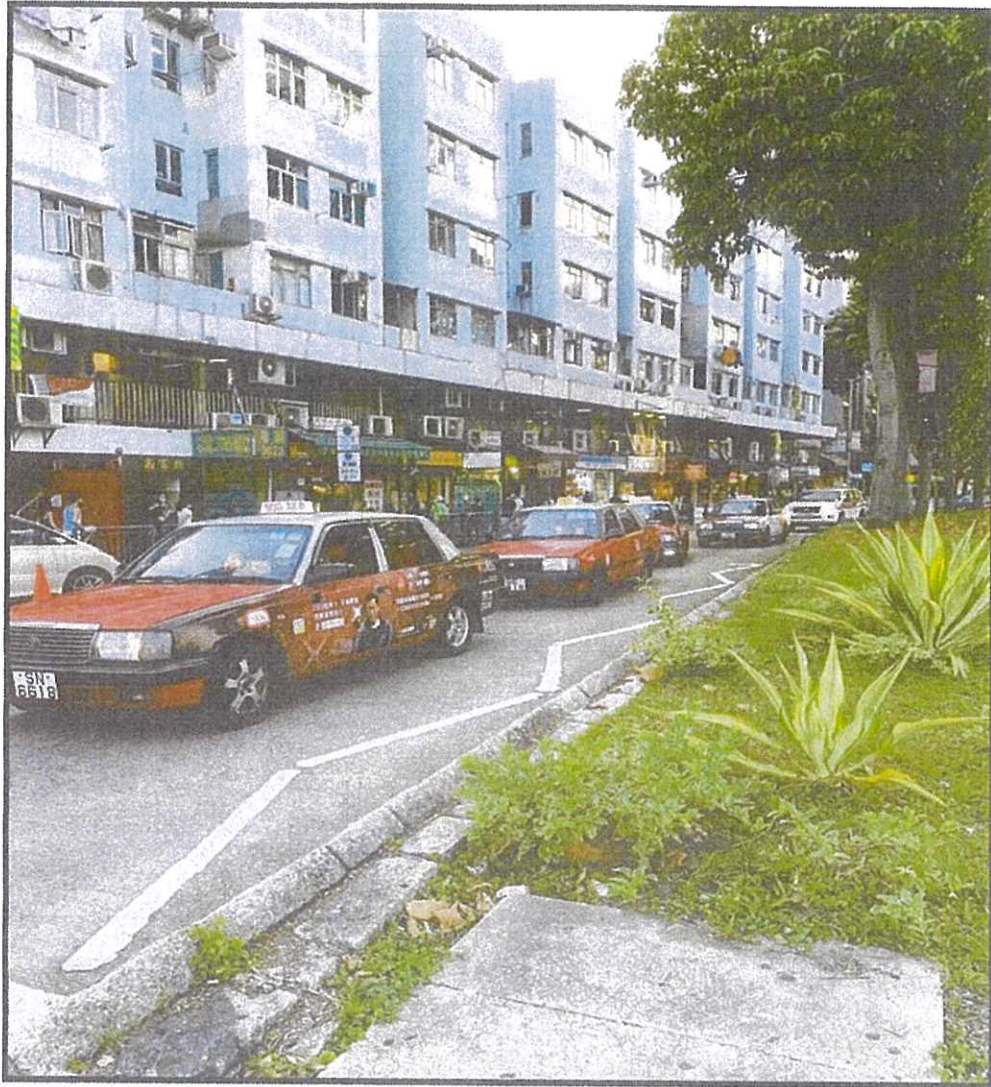
整個規劃發展從來沒有諮詢各持份者。政府一直向外宣稱整個西貢公路改善工程目的是改善交通擠塞，但如今第一期工程尚未完成已有發展申請，令人難以相信工程只為改善交通，質疑政府實為發展商開發住宅項目，假借惠民之名，行勾結之實。

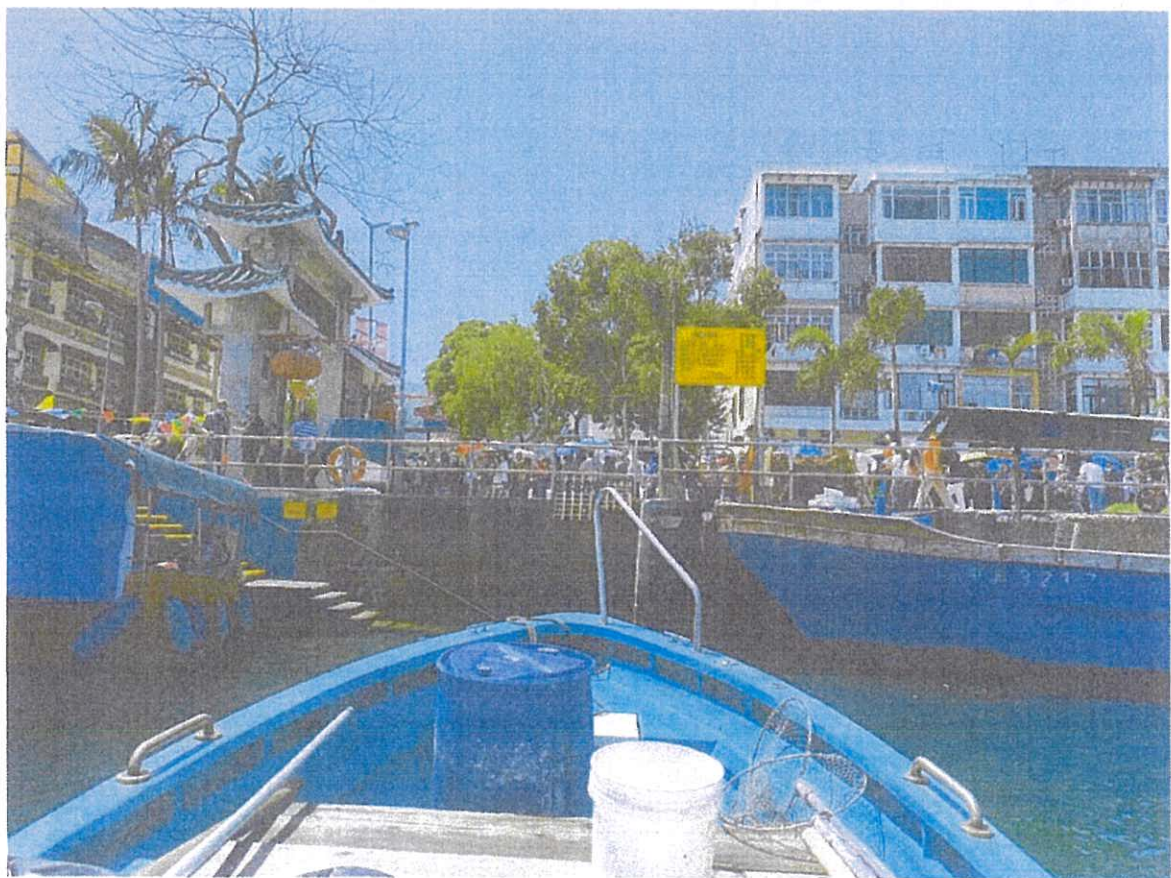
故此本人及本村強烈反對上述發展申請，希望政府能夠聆聽民意，停止整個計劃並重新研究其他可行的方法去解決房屋短缺的問題。同時希望政府各部門能夠著手處理其他社區問題，做一些惠民措施。

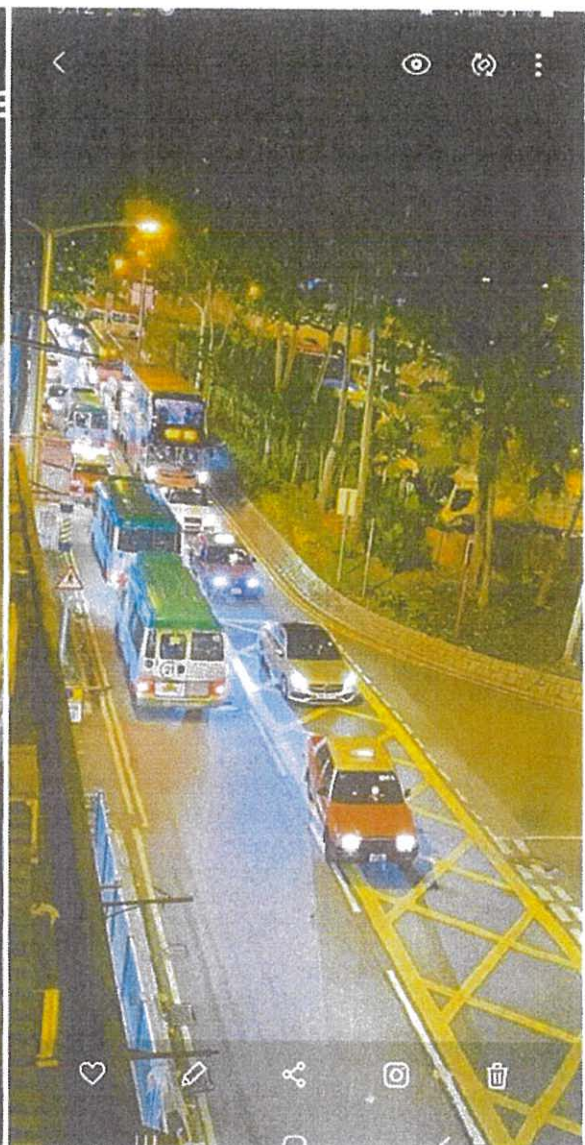
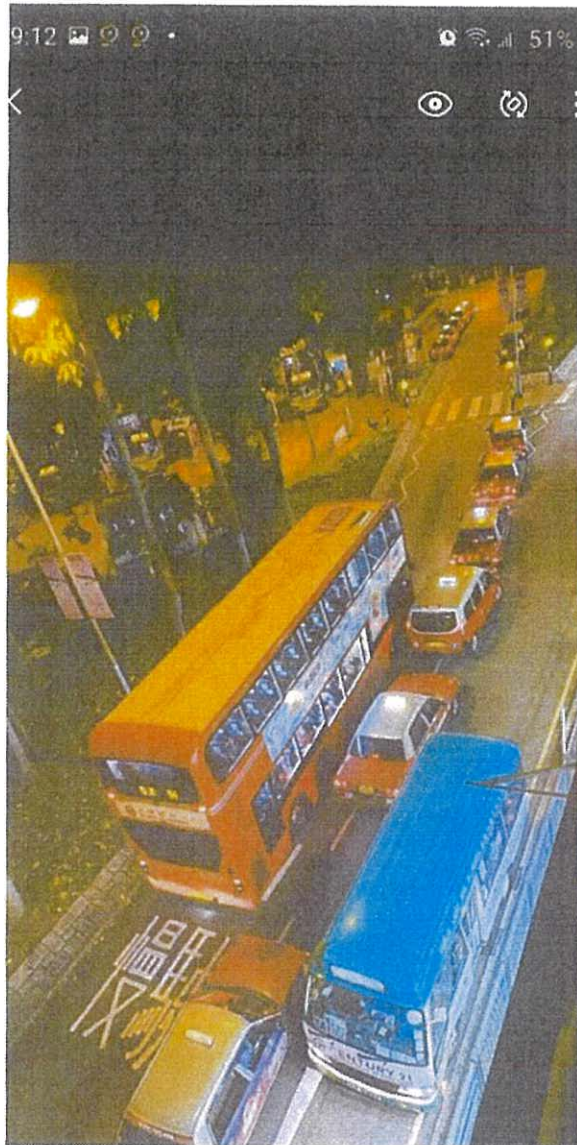
蠔涌村村代表, 蠔涌村村民及其他居民啟











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

參考編號

Reference Number:

200508-010814-38955

提交限期

Deadline for submission:

19/05/2020

5-6

提交日期及時間

Date and time of submission:

08/05/2020 01:08:14

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wan Sai Cheong

意見詳情

Details of the Comment :

香港北角渣華道333號

北角政府合署15樓

規劃署

規劃署西貢及離島規劃專員

有關：位於西貢蠔涌丈量約份第210約多個地段及毗連政府土地的低密度發展

本人及一眾蠔涌村民強烈反對此發展，對此事有以下反對理由。

首先，在交通方面，發展必然為長期水泄不通的交通百上加斤。在繁忙時段，由西貢往市區方向往往有交通樽頸擠塞問題一樽頸位置便由南邊圍迴旋處至白沙灣甚至更遠。一旦上述發展獲批，將令整個交通網絡更加擠塞，沿途巴士站和小巴士站候車的市民將更難以上車。按現時所見，公路工程未有明顯改善交通堵塞，若再興建15座低密度住宅定必加深塞車問題。政府當局及有關部門數據嚴重淡化及低估繁忙時段車流量，令周邊居民在通勤、繁忙時段難以乘車，恐公路工程終成勞民傷財之舉。

其次，整個發展規劃有可能影響蠔涌村及周邊村落的佈局，令周邊極為重視村界及風水的傳統村落非常反感，易於激化城鄉矛盾衝突。

而且整個發展計劃都會影響到生態環境及海水質素。這15間低密度住宅會增加化糞池的排放及污水排放等問題，繼而影響到白沙灣海水的質素。15間低密度住宅發展會令到化糞池更易滿瀉，而且會增加污水排放，影響到整個西貢海洋生態環境，這與政府經常提倡的保育生態是大相逕庭。

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整個規劃發展從來沒有諮詢各持份者。政府一直向外宣稱整個西貢公路改善工程目的是

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蠓涌村村代表啟

蠓涌村村民

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

參考編號

Reference Number:

200508-010732-33931

提交限期

Deadline for submission:

19/05/2020

5-7

提交日期及時間

Date and time of submission:

08/05/2020 01:07:32

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wan Ka Kit

意見詳情

Details of the Comment :

香港北角渣華道333號

北角政府合署15樓

規劃署

規劃署西貢及離島規劃專員

有關：位於西貢蠔涌丈量約份第210約多個地段及毗連政府土地的低密度發展

本人及一眾蠔涌村民強烈反對此發展，對此事有以下反對理由。

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整個規劃發展從來沒有諮詢各持份者。政府一直向外宣稱整個西貢公路改善工程目的是

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蠓涌村村代表啟

蠓涌村村民

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

參考編號

Reference Number:

200508-010903-82617

提交限期

Deadline for submission:

19/05/2020

5-8

提交日期及時間

Date and time of submission:

08/05/2020 01:09:03

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wan Sai Pong

意見詳情

Details of the Comment :

香港北角渣華道333號

北角政府合署15樓

規劃署

規劃署西貢及離島規劃專員

有關：位於西貢蠔涌丈量約份第210約多個地段及毗連政府土地的低密度發展

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其次，整個發展規劃有可能影響蠔涌村及周邊村落的佈局，令周邊極為重視村界及風水的傳統村落非常反感，易於激化城鄉矛盾衝突。

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蠓涌村村代表啟

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

參考編號

Reference Number:

200508-010544-19700

提交限期

Deadline for submission:

19/05/2020

5-9

提交日期及時間

Date and time of submission:

08/05/2020 01:05:44

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wan Ka Ho

意見詳情

Details of the Comment :

香港北角渣華道333號

北角政府合署15樓

規劃署

規劃署西貢及離島規劃專員

有關：位於西貢蠔涌丈量約份第210約多個地段及毗連政府土地的低密度發展

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改善交通擠塞，但如今第一期工程尚未完成已有發展申請，令人難以相信工程只為改善交通，質疑政府實為發展商開發住宅項目，假借惠民之名，行勾結之實。

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蠓涌村村代表啟

蠓涌村村民

寄件者:

寄件日期:

2020年05月08日星期五 1:12

收件者:

tpbpd@pland.gov.hk

主旨:

有關：位於西貢蠔涌丈量約份第210約多個地段及毗連政府土地的低密度發展

香港北角渣華道 333 號
北角政府合署 15 樓
規劃署
規劃署西貢及離島規劃專員

A/SK-HC/316

5-9 附加

有關：位於西貢蠔涌丈量約份第 210 約多個地段及毗連政府土地的低密度發展

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其次，整個發展規劃有可能影響蠔涌村及周邊村落的佈局，令周邊極為重視村界及風水的傳統村落非常反感，易於激化城鄉矛盾衝突。

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蠔涌村村代表啟
蠔涌村村民
西貢居民

從 Outlook 傳送

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

5-10

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/SK-HC/316

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對意見見下頁

「提意見人」姓名/名稱 Name of person/company making this comment 西貢區鄉事委員會

簽署 Signature



日期 Date

15. 4. 2020



5-10

關於申請編號(A/SK-HC/316)，本會曾於 14.9.2017、24.11.2017 及 8.1.2018 向 貴署表示反對該申請，現又收到區內村代表、村民及居民反對聲音，鑑因該申請擬議綜合住宅發展內，地盤面積約 6,504 平方米(包括政府土地 653.2 平方米)。

村代表及村民反對理由，現有響鐘停車場受到興建污水泵房而被取消，北圍停車場同樣受到西貢公路擴闊工程的影響，以致咪錶位縮減。現時西貢壕涌地區的公眾泊車咪錶位嚴重缺乏，令到附近多條鄉村村民極為不便。如果在該地段近設立公眾停車場，方便駕駛車輛的村民及居民作中途轉乘站泊車，無疑也減輕西貢公路及市區交通擠塞情況。

另有村代表、村民及居民質疑，政府的土地資源非常珍貴，將近七仟呎的政府土地，為何不能用作公眾停車場或公共設施，提供給廣大市民使用，政府應善用珍貴的土地資源，平衡各方面的需求，不能單方面偏袒發展商的利益。

敬請 貴署慎重考慮村代表及村民反對意見，本會強烈要求政府土地應用於改善民生，興建公眾停車場及公共設施。

鑑於上述因素，本會對上述申請持反對意見。



西貢區鄉事委員會主席

王水生啟

14.5.2020

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

5-10 附加

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/SK-SKT/22

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

關於申請編號(A/SK-SKT/22)，本會收到區內居民意見，對該申請表示反對，鑑於西貢公路嚴重擠塞問題已引為詬病，塞車問題已嚴重影響市民的日常生活，尤其是緊急救援服務。

敬請 貴署慎重考慮居民的反對意見。本會擔心申請發展必定會對區內的交通造成一定影響，再加上近期西貢區近來不斷有新的申請發展，西貢區的交通是否能應付？故此西貢區交通擠塞問題一日未改善，本會亦對上述規劃申請有所保留。

「提意見人」姓名/名稱 Name of person/company making this comment 西貢區鄉事委員會

簽署 Signature

日期 Date

15. 4. 2020



tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2020年05月18日星期一 2:37
收件者: tpbpd
主旨: A/SK-HC/316 DD 210 Ho Chung

5-11

A/SK-HC/316 (271)

Various Lots in D.D. 210 and Adjoining Government Land, Ho Chung

Site area : About 6,504sq.m (6,107) Includes Government Land of about 653.2sq.m (436.2)

Zoning : "Res (Group E)"

Applied development : 15 (13) Houses / BH 10.8m (9m) / 25 Vehicle Parking / 51sqm OS

Dear TPB Members,

Application 271 (in brackets) was approved 9 Feb 2018 but instead of getting on with it, developer is looking for Gimme More.

Strongly object, it is clear that from Vantage Point No.5 the additional height would allow the development to breach the ridge line.

In addition Google Maps shows trees at the back of the site that are not on the plan but no indication as to their quality and quantity. Are they on government land?

There were 50 objections to the previous application but it sailed through in 2018 with no questions raised by members. But now in view of the recent JR HCAL 26/2012 2020 HKCFI 501 members can no longer rely on PlanD recommendations but must ask questions.

Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered."

The general planning intentions of the Sai Kung OZP are to strengthen the role of Sai Kung Town as a tourism gateway to improve the environment quality; and to retain features of landscape and heritage **significance**.

The green backdrop must be protected to preserve the rural/country park ambiance.

Members should reject further pushing of the boundaries.

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:

200515-203108-34989

提交限期

Deadline for submission:

19/05/2020

5-12

提交日期及時間

Date and time of submission:

15/05/2020 20:31:08

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Fong Kwok Leung

意見詳情

Details of the Comment :

本人反對是項規劃申請，因為

1. 缺乏污水及雨水排放系統

當區水浸問題嚴重，現時渠務公共設施未能滿足現有居民需要，雨季來臨時屬低窪地區必須受到嚴峻挑戰，鄰近匡湖居居民已經受夠。

2. 沒有考慮當區居民的社福需求

周邊環境缺乏社區設施，現時西貢第四區綜合大樓的興建計劃遙遙無期，醫療、安老設施亦是區內迫切解決之問題

3. 是項規劃將引入大量車流

同樣，住宅數目增加將連帶人口及車輛數目上升。

4. 作為當區居民，社區設施嚴重不足，如不斷增加住宅，只會令所有居民的需要得不到照顧。

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

參考編號

200515-201611-03931

Reference Number:

提交限期

19/05/2020

Deadline for submission:

提交日期及時間

15/05/2020 20:16:11

Date and time of submission:

有關的規劃申請編號

A/SK-HC/316

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 何偉航

Name of person making this comment:

意見詳情

Details of the Comment :

本人為當區區議員，對是項規劃申請A/SK-HC/316表示反對，原因如下：

缺乏污水及雨水排放系統

當區由1989年開始討論公共排污系統至今，依然未有具體硬件改善。渠務署於2018年規劃於窩美及蠔涌建設小型污水處理廠，及於附近村落鋪設公共喉管，而其中窩美一廠將於今年下半年開展工程，但由於排污能力所限，未能滿足蠔涌河以北區域，包括現時申請中的鹿尾一帶仍然未能遍及。而蠔涌一廠據知遇上反對意見，落成時間未明。事實上，當區水浸問題嚴重，現時渠務公共設施未能滿足現有居民需要，雨季來臨時屬低窪地區必須受到嚴峻挑戰，鄰近匡湖居居民已經受夠。

沒有考慮當區居民的社福需求

周邊環境缺乏社區設施，現時西貢第四區綜合大樓的興建計劃遙遙無期，醫療、安老設施亦是區內迫切解決之問題；將軍澳區的安老復康設施早已超出負荷，未能支援西貢區的鄉郊地區。而最近城規會更通過於規劃署於白沙灣分區計劃大綱草圖(規劃申請S/SK-H H/7)中，改劃響鐘的社區用地，用作低密度住宅用地，顯示區內碩果僅存的社區設施發展用地亦被「割掉」。本人相信，如果城規會繼續批准是次規劃申請，區內居民的生活沒有得到改善之餘，更將原有於區內的社福需求問題惡化。懇請委員三思鄉郊村民的真確社福需求。

是項規劃將引入大量車流

同樣，住宅數目增加將連帶人口及車輛數目上升。目前，西貢公路改善工程第一期將於今年底完成，但是否能真正改善周邊交通情況的成效存疑，是項規劃申請的地點位於公路中兩個迴旋處之間，特別於新建成的北端迴旋處（位於北圍），預計將會成為新的樽頸位，屆時西貢交通問題將會進入全新階段。除非一個切實可行、具長遠規劃的西貢公路改善方案出台，否則西貢居民必然反對任何不義之住宅發展。

西貢區議員 何偉航

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

200515-201847-61122

Reference Number:**提交限期**

19/05/2020

5-14

Deadline for submission:**提交日期及時間**

15/05/2020 20:18:47

Date and time of submission:**有關的規劃申請編號**

A/SK-HC/316

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. 邵智恒

Name of person making this comment:**意見詳情****Details of the Comment :**

反對此規劃
帶來更多車流
更多污水
失去康樂用地

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

200515-214901-13951

Reference Number:**提交限期**

19/05/2020

5-15

Deadline for submission:**提交日期及時間**

15/05/2020 21:49:01

Date and time of submission:**有關的規劃申請編號**

A/SK-HC/316

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Hammer Lee

Name of person making this comment:**意見詳情****Details of the Comment :**

反對放西貢興建作“豪宅”用途屋苑。工程將影響原住民生活，長遠拉高附近土地價值。

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

參考編號

Reference Number:

200515-223334-20701

提交限期

Deadline for submission:

19/05/2020

5-16

提交日期及時間

Date and time of submission:

15/05/2020 22:33:34

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cherry Lam

意見詳情

Details of the Comment :

本人反對上述之規劃。

1) 西貢車位一向短缺, 交通繁重, 長期塞車, 再建豪宅第一未能惠及基層市民置業, 第二嚴重加重交通負擔

2) 西貢各村缺乏文娛設施予長者/小童, 區內公園, 遊樂場幾乎沒有, 政府沒有考慮村民本身需要, 只一味供地予地產商建豪宅, 實在令人氣憤。

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

200516-015504-84369

Reference Number:**提交限期**

19/05/2020

5-17

Deadline for submission:**提交日期及時間**

16/05/2020 01:55:04

Date and time of submission:**有關的規劃申請編號**

A/SK-HC/316

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Wong tsz yan

Name of person making this comment:**意見詳情****Details of the Comment :**

這個地方其實已經高樓林立，不應適而再起豪宅（會產生屏風效應），反之建議興建公園（加入公眾教育成份）及洗手間最適合不過，希望政府部門能夠保護大自然吧。

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

參考編號

Reference Number:

200516-053637-73430

提交限期

Deadline for submission:

19/05/2020

5-18

提交日期及時間

Date and time of submission:

16/05/2020 05:36:37

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ricky chu

意見詳情

Details of the Comment :

本人反對是項規劃申請，因為

1. 缺乏污水及雨水排放系統

當區水浸問題嚴重，現時渠務公共設施未能滿足現有居民需要，雨季來臨時屬低窪地區必須受到嚴峻挑戰，鄰近匡湖居居民已經受夠。

2. 沒有考慮當區居民的社福需求

周邊環境缺乏社區設施，現時西貢第四區綜合大樓的興建計劃遙遙無期，醫療、安老設施亦是區內迫切解決之問題

3. 是項規劃將引入大量車流

同樣，住宅數目增加將連帶人口及車輛數目上升。

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

參考編號

Reference Number:

200516-085153-41854

提交限期

Deadline for submission:

19/05/2020

5-19

提交日期及時間

Date and time of submission:

16/05/2020 08:51:53

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Hui Hok Sum

意見詳情

Details of the Comment :

1. 缺乏污水及雨水排放系統

蠔涌區水浸問題嚴重，現時渠務公共設施未能滿足現有居民需要。

雨季來臨時屬低窪地區必須受到嚴峻挑戰，鄰近匡湖居居民已經飽受多年困苦。

2. 沒有考慮當區居民的社福需求

周邊環境缺乏社區設施，現時西貢第四區綜合大樓的興建計劃遙遙無期，醫療、安老設施亦是區內迫切解決之問題

3. 是項規劃將引入大量車流

住宅數目增加將連帶人口及車輛數目上升，令本身交通擠塞的問題更加嚴重。

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

參考編號

Reference Number:

200516-094651-23689

提交限期

Deadline for submission:

19/05/2020

5-20

提交日期及時間

Date and time of submission:

16/05/2020 09:46:51

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Tsang hui ying

意見詳情

Details of the Comment :

西貢交通系統早已不勝負荷！強行加建豪宅，會令系統百上加斤。長遠影響居民出入

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

200516-092243-73580

提交限期**Deadline for submission:**

19/05/2020

5-21

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

16/05/2020 09:22:43

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

A/SK-HC/316

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

小姐 Miss Kong Fung Ying

意見詳情**Details of the Comment :**

西貢公路長年塞車，該地段應留作擴闊路面之用。更加不需要興建更多豪宅，令該地段塞車情況加劇

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

參考編號

Reference Number:

200516-101505-93780

提交限期

Deadline for submission:

19/05/2020

5-22

提交日期及時間

Date and time of submission:

16/05/2020 10:15:05

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

Yuen

意見詳情

Details of the Comment :

反對興建房屋 嚴重加重塞車問題

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

參考編號

200516-101727-02218

Reference Number:

提交限期

19/05/2020

5-23

Deadline for submission:

提交日期及時間

16/05/2020 10:17:27

Date and time of submission:

有關的規劃申請編號

A/SK-HC/316

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Lui

Name of person making this comment:

意見詳情

Details of the Comment :

本人反對是項規劃申請，因為

1. 缺乏污水及雨水排放系統

當區水浸問題嚴重，現時渠務公共設施未能滿足現有居民需要，雨季來臨時屬低窪地區必須受到嚴峻挑戰，鄰近匡湖居居民已經受夠。

2. 沒有考慮當區居民的社福需求

周邊環境缺乏社區設施，現時西貢第四區綜合大樓的興建計劃遙遙無期，醫療、安老設施亦是區內迫切解決之問題

3. 是項規劃將引入大量車流

同樣，住宅數目增加將連帶人口及車輛數目上升。

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

參考編號

Reference Number:

200516-105838-33684

提交限期

Deadline for submission:

19/05/2020

5-24

提交日期及時間

Date and time of submission:

16/05/2020 10:58:38

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Lo

意見詳情

Details of the Comment :

本人反對是項規劃申請，因為

1. 缺乏污水及雨水排放系統

當區水浸問題嚴重，現時渠務公共設施未能滿足現有居民需要，雨季來臨時屬低窪地區必須受到嚴峻挑戰，鄰近匡湖居居民已經受夠。

2. 沒有考慮當區居民的社福需求

周邊環境缺乏社區設施，現時西貢第四區綜合大樓的興建計劃遙遙無期，醫療、安老設施亦是區內迫切解決之問題

3. 是項規劃將引入大量車流

同樣，住宅數目增加將連帶人口及車輛數目上升。

謝謝。

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

200516-163046-04445

Reference Number:**提交限期**

19/05/2020

5-25

Deadline for submission:**提交日期及時間**

16/05/2020 16:30:46

Date and time of submission:**有關的規劃申請編號**

A/SK-HC/316

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Dr. Edgar Shih

Name of person making this comment:**意見詳情****Details of the Comment :**

本人反對是項規劃申請，因為

1. 缺乏污水及雨水排放系統

當區水浸問題嚴重，現時渠務公共設施未能滿足現有居民需要，雨季來臨時屬低窪地區必須受到嚴峻挑戰，鄰近匡湖居居民已經受夠。

2. 沒有考慮當區居民的社福需求

周邊環境缺乏社區設施，現時西貢第四區綜合大樓的興建計劃遙遙無期，醫療、安老設施亦是區內迫切解決之問題

3. 是項規劃將引入大量車流

同樣，住宅數目增加將連帶人口及車輛數目上升。

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

參考編號

Reference Number:

200516-162754-88959

提交限期

Deadline for submission:

19/05/2020

5-26

提交日期及時間

Date and time of submission:

16/05/2020 16:27:54

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Dr.

意見詳情

Details of the Comment :

本人反對是項規劃申請，因為

1. 缺乏污水及雨水排放系統

當區水浸問題嚴重，現時渠務公共設施未能滿足現有居民需要，雨季來臨時屬低窪地區必須受到嚴峻挑戰，鄰近匡湖居居民已經受夠。

2. 沒有考慮當區居民的社福需求

周邊環境缺乏社區設施，現時西貢第四區綜合大樓的興建計劃遙遙無期，醫療、安老設施亦是區內迫切解決之問題

3. 是項規劃將引入大量車流

同樣，住宅數目增加將連帶人口及車輛數目上升。

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

參考編號

Reference Number:

200516-192027-37172

提交限期

Deadline for submission:

19/05/2020

5-27

提交日期及時間

Date and time of submission:

16/05/2020 19:20:27

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Bella Lau

意見詳情

Details of the Comment :

本人反對是項規劃申請，因為

1. 缺乏污水及雨水排放系統

當區水浸問題嚴重，現時渠務公共設施未能滿足現有居民需要，雨季來臨時屬低窪地區必須受到嚴峻挑戰，鄰近匡湖居居民已經受夠。

2. 沒有考慮當區居民的社福需求

周邊環境缺乏社區設施，現時西貢第四區綜合大樓的興建計劃遙遙無期，醫療、安老設施亦是區內迫切解決之問題

3. 是項規劃將引入大量車流

同樣，住宅數目增加將連帶人口及車輛數目上升。

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

參考編號

200517-222318-85326

Reference Number:

提交限期

19/05/2020

5-28

Deadline for submission:

提交日期及時間

17/05/2020 22:23:18

Date and time of submission:

有關的規劃申請編號

A/SK-HC/316

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Chan

Name of person making this comment:

意見詳情

Details of the Comment :

本人反對，該項規劃申請，原因如下：

- 1：現在的渠務問題，就連附近村民都沒有一個配套可以解決排污問題，如在上址興建住宅，更加會加大問題。
- 2：車的流量一定會大增，加上附近村的路亦都很接近上址，村中老人，學生，小朋友出入眾多，對於村民的安全大受威脅和影響。
- 3：上址和左右兩旁的村民十分接近，大約只有3至4米之差，若果興建住宅，必定會影響到村民的日常生活，甚至影響人生的安全。
- 4：就有關西貢公路仍擴建進行中，道路仍未完成，如果要興建上址住宅，即是會有大型車輛，如混土車等進出村路，這會影響道路擠塞以及村民的安全。

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

參考編號

200517-223534-05349

Reference Number:

提交限期

19/05/2020

5-29

Deadline for submission:

提交日期及時間

17/05/2020 22:35:34

Date and time of submission:

有關的規劃申請編號

A/SK-HC/316

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Chan

Name of person making this comment:

意見詳情

Details of the Comment :

本人反對，該項規劃申請，原因如下：

- 1：現在的渠務問題，就連附近村民都沒有一個配套可以解決排污問題，如在上址興建住宅，更加會加大問題。
- 2：車的流量一定會大增，加上附近村的路亦都很接近上址，村中老人，學生，小朋友出入眾多，對於村民的安全大受威脅和影響。
- 3：上址和左右兩旁的村民十分接近，大約只有3至4米之差，若果興建住宅，必定會影響到村民的日常生活，甚至影響人生的安全。
- 4：就有關西貢公路仍擴建進行中，道路仍未完成，如果要興建上址住宅，即是會有大型車輛，如混凝土車等進出村路，這會影響道路擠塞以及村民的安全。

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

參考編號

200517-222808-91876

Reference Number:

提交限期

19/05/2020

5-30

Deadline for submission:

提交日期及時間

17/05/2020 22:28:08

Date and time of submission:

有關的規劃申請編號

A/SK-HC/316

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Chan

Name of person making this comment:

意見詳情

Details of the Comment :

本人反對，該項規劃申請，原因如下：

- 1：現在的渠務問題，就連附近村民都沒有一個配套可以解決排污問題，如在上址興建住宅，更加會加大問題。
- 2：車的流量一定會大增，加上附近村的路亦都很接近上址，村中老人，小朋友出入眾多，對於村民的安全大受威脅和影響。
- 3：上址和左石兩旁的村民十分接近，大約只有3至4米之差，若果興建住宅，必定會影響到村民的日常生活，甚至影響人生的安全。
- 4：就有關西貢公路仍擴建進行中，道路仍未完成，如果要興建上址住宅，即是會有大型車輛，如混凝土車等進出村路，這會影響道路擠塞以及村民的安全。

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

200517-232900-11420

Reference Number:**提交限期**

19/05/2020

5-31

Deadline for submission:**提交日期及時間**

17/05/2020 23:29:00

Date and time of submission:**有關的規劃申請編號**

A/SK-HC/316

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Chan

Name of person making this comment:**意見詳情****Details of the Comment :****本人反對，該項規劃申請，原因如下：**

1：現在的渠務問題，就連附近村民都沒有一個配套可以解決排污問題，如在上址興建住宅，更加會加大問題。

2：車的流量一定會大增，加上附近村的路亦都很接近上址，村中老人，學生，小朋友出入眾多，對於村民的安全大受威脅和影響。

3：上址和左右兩旁的村民十分接近，大約只有3至4米之差，若果興建住宅，必定會影響到村民的日常生活，甚至影響人生的安全。

4：就有關西貢公路仍擴建進行中，道路仍未完成，如果要興建上址住宅，即是會有大型車輛，如混凝土車等進出村路，這會影響道路擠塞以及村民的安全。

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

參考編號

Reference Number:

200518-133221-96163

提交限期

Deadline for submission:

19/05/2020

5-32

提交日期及時間

Date and time of submission:

18/05/2020 13:32:21

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lam Wing Tung

意見詳情

Details of the Comment :

1. 缺乏污水及雨水排放系統

當區水浸問題嚴重，現時渠務公共設施未能滿足現有居民需要，雨季來臨時屬低窪地區必須受到嚴峻挑戰，鄰近匡湖居居民已經受夠。

2. 沒有考慮當區居民的社福需求

周邊環境缺乏社區設施，現時西貢第四區綜合大樓的興建計劃遙遙無期，醫療、安老設施亦是區內迫切解決之問題

3. 是項規劃將引入大量車流

同樣，住宅數目增加將連帶人口及車輛數目上升。

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

參考編號

Reference Number:

200518-175807-55818

5-33

提交限期

Deadline for submission:

19/05/2020

提交日期及時間

Date and time of submission:

18/05/2020 17:58:07

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 賴寶君

意見詳情

Details of the Comment :

豪宅會帶來私家車數目激增，
西貢區公路勢必承受更嚴重的交通擠塞，
本人反對此規劃申請

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

參考編號

Reference Number:

200518-210339-66214

提交限期

Deadline for submission:

19/05/2020

5-34

提交日期及時間

Date and time of submission:

18/05/2020 21:03:39

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Hui

意見詳情

Details of the Comment :

本人反對是項規劃申請，因為

1. 缺乏污水及雨水排放系統

當區水浸問題嚴重，現時渠務公共設施未能滿足現有居民需要，雨季來臨時屬低窪地區必須受到嚴峻挑戰，鄰近匡湖居居民已經受夠。

2. 沒有考慮當區居民的社福需求

周邊環境缺乏社區設施，現時西貢第四區綜合大樓的興建計劃遙遙無期，醫療、安老設施亦是區內迫切解決之問題

3. 是項規劃將引入大量車流

同樣，住宅數目增加將連帶人口及車輛數目上升。

Property developer is applying to build 13 houses at Luk Mie, just the opposite of Marina Cove. You can express your views to the Town Planning Board to consider the proposed application before 19/5.

Beyond the traffic jam caused by population growth, waste water in the surrounding areas is also a big problem which haven't been solved. Any further developments should first be considered after solving these problems. Finally, more entertainment areas should be held in Pak Sha Wan district, it's a more priority than building new houses for villagers.

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

200518-222940-94058

提交限期**Deadline for submission:**

19/05/2020

5-35

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

18/05/2020 22:29:40

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

A/SK-HC/316

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

先生 Mr. Luk Ho Yin

意見詳情**Details of the Comment :**

本人認為交通問題最嚴重，於平日上下班時間，假日時間都非常塞車，原因不外乎私家車泊車位供不應求，以致不斷兜圈造成擠塞及道路負荷問題被高估，即使進行擴建都仍然有很多窄路瓶頸位。而問題未及改善時增加興建高級房屋，而當中的住戶相信都會以私家車出入，難免令交通擠塞問題更加嚴重。所以本人反對興建。謝謝

致城市規劃委員會秘書：

專用送遞或郵遞：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

5-36

有關的規劃申請：A/SK-HC/316

(提出反對)



本法團為新界西貢公路 380 號匡湖居業主立案法團。

本法團在收到 貴署信件(編號：TPB/A/SK-HC/316)關於西貢蠔涌丈量約份第 210 約多個地段及毗連政府土地擬議屋宇並略為放寬建築物高度限制(申請編號：A/SK-HC316)。本法團作為上述土地範圍所影響的持份者及 **LOT NO.526 AND EXT. IN D.D.210** 的業權代表，已就上述規劃提出反對，理由如下：

1. 反對未有妥善的排放污水系統便增加住宅屋苑數量

本法團在過往與環保署及渠務署的會議中，得悉蠔涌附近一帶及上述地段於現時或短時間內，均未能有一個完善的污水處理系統規劃以接收若干範圍內的生活污水。

若有新住宅落成時，有機會仍沿用舊式及不合時宜的排污系統，即化糞池一類的排污系統及私營濾水廠等。若污水排放在化糞池內，污水極有可能在溢滿的情況下流入附近雨水排水系統及泥土。而(A/SK-HC/316)申請興建的屋宇位置，附近的雨水系統是接駁流入匡湖居內湖的排水渠，定必增加雨水系統的負荷及匡湖居內湖的水質及淤泥污染，嚴重影響現時匡湖居的市民及匡湖遊艇會運作。

2. 興建屋苑時產生的地盤污水

在上述地段發展物業時，會產生地盤污水及黃泥水等。現時匡湖居正時時刻刻飽受西貢公路改善工程(一期)所產生的污水、黃泥水及工程帶來的環境污染影響；在附近未有完善的排水系統(包括雨水和污水)前，在上述地段發展物業時，會直接影響下游(即本苑)的內湖水質及環境。

因此，本法團反對現時的規劃，強烈要求重新規劃有關申請，避免對本苑造成影響。

提意見人：

匡湖居業主立案法團
姓名： 法團主席 方啟明

新界西貢公路 380 號匡湖居
地址： 匡湖居業主立案法團辦事處

電話： 2358 0106

簽名：





日期：2020 年 5 月 12 日

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

參考編號

200519-235706-53328

Reference Number:

提交限期

Deadline for submission:

19/05/2020 5-37

提交日期及時間

Date and time of submission:

19/05/2020 23:57:06

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss LEUNG HIN YA

N

意見詳情

Details of the Comment :

本人現就有關規劃申議表達反對意見。

西貢鄉郊區內久缺乏足夠社福用地和停車場，一直被將軍澳攤分資源，未能滿足現有居民需要。在未有解決問題前新增單位，只會令問題進一步惡化。

有關地段位於西貢公路最繁忙的路段，新增規劃會令附近交通惡化。西貢公路二期工程設計問題多多，難以取得地區支持，工程開展遙遙無期；路政亦不願意以小工程先改善路面情況，短期內西貢區交通問題不會解決。更多的發展在工程期間及完工後都會為不止為白沙灣居民，以至西貢鄉郊居民的出行時間進一步延長。

毫無理由需要放寬高度限制。有關發展位於西貢公路旁，是從九龍進入西貢市沿路景觀的一部份。建樓本來已破壞鄉郊景觀，在如此重要位置放寬高度限制更是進一步破壞景觀，必須予以阻止。

有關規劃與西貢公路距離不足，工路汽車產生的噪音和帶來的光污染會嚴重影響居民生活質素，亦無預留安裝隔音板的空間，帶來無法解決的問題。

工程破壞環境。有關規劃並未有進行樹木評估，但工程肯定會砍伐樹木，破壞天然資源。

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



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

5-39

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

A/SK-HC/316

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

因意見及反對聲言太多，所以會以另頁說明

「提意見人」姓名/名稱 Name of person/company making this comment 塘涌村居民及商戶

簽署 Signature [Signature] 日期 Date 18/5/20.

香港北角渣華道333號

北角政府合署15樓

規劃署

規劃署西貢及離島規劃專員



5-3f

有關：位於西貢蠔涌丈量約份第210約多個地段及毗連政府土地的低密度發展

本人及一眾蠔涌村民強烈反對此發展，對此事有以下反對理由。

首先，在交通方面，發展必然為長期水泄不通的交通百上加斤。在繁忙時段，由西貢往市區方向往往有交通樽頸擠塞問題一樽頸位置便由南邊圍迴旋處至白沙灣甚至更遠。一旦上述發展獲批，將令整個交通網絡更加擠塞，沿途巴士站和小巴站候車的市民將更難以上車。按現時所見，公路工程未有明顯改善交通堵塞，若再興建15座低密度住宅定必加深塞車問題。政府當局及有關部門數據嚴重淡化及低估繁忙時段車流量，令周邊居民在通勤、繁忙時段難以乘車，恐公路工程終成勞民傷財之舉。

其次，整個發展規劃有可能影響蠔涌村及周邊村落的佈局，令周邊極為重視村界及風水的傳統村落非常反感，易於激化城鄉矛盾衝突。

而且整個發展計劃都會影響到生態環境及海水質素。這15間低密度住宅會增加化糞池的排放及污水排放等問題，繼而影響到白沙灣海水的質素。15間低密度住宅發展會令到化糞池更易滿瀉，而且會增加污水排放，影響到整個西貢海洋

生態環境，這與政府經常提倡的保育生態是大相逕庭。

再者，在社區配套設施嚴重不足之下，發展計劃將加劇資源競爭。交通配套在繁忙時間載客量已超上限，區內亦缺乏其他交通選擇，令西貢居民出入非常困難。一旦更多居民遷入，有機會導致物價進一步上揚，加重居民負擔。

整個規劃發展從來沒有諮詢各持份者。政府一直向外宣稱整個西貢公路改善工程目的是改善交通擠塞，但如今第一期工程尚未完成已有發展申請，令人難以相信工程只為改善交通，質疑政府實為發展商開發住宅項目，假借惠民之名，行勾結之實。

故此本人及本村強烈反對上述發展申請，希望政府能夠聆聽民意，而且本村希望能夠派幾名代表列席會議去表達居民的意見，停止整個計劃並重新研究其他可行的方法去解決房屋短缺的問題。同時希望政府各部門能夠著手處理其他社區問題，做一些惠民措施。

蠔涌村村代表啟

蠔涌村村民

西貢居民

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

參考編號

Reference Number:

200826-232937-07932

提交限期

Deadline for submission: _

11/09/2020

40

提交日期及時間

Date and time of submission:

26/08/2020 23:29:37

有關的規劃申請編號

The application no. to which the comment relates: A/SK-HC/316

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Edwin Chan

意見詳情

Details of the Comment :

反對，加重本區交通負荷。

致城市規劃委員會秘書：

專用送遞或郵遞：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

41

有關的規劃申請：A/SK-HC/316
(提出反對)



本法團為新界西貢公路 380 號匡湖居業主立案法團。

本法團在收到 貴署信件(編號：TPB/A/SK-HC/316)關於西貢蠔涌丈量約份第 210 約多個地段及毗連政府土地擬議屋宇並略為放寬建築物高度限制(申請編號：A/SK-HC/316)。本法團作為上述土地範圍所影響的持份者及 **LOT NO.526 AND EXT. IN D.D.210** 的業權代表，已就上述規劃提出反對，理由如下：

1. 反對未有妥善的排放污水系統便增加住宅屋苑數量

本法團在過往與環保署及渠務署的會議中，得悉蠔涌附近一帶及上述地段於現時或短時間內，均未能有一個完善的污水處理系統規劃以接收若干範圍內的生活污水。

若有新住宅落成時，有機會仍沿用舊式及不合時宜的排污系統，即化糞池一類的排污系統及私營濾水廠等。若污水排放在化糞池內，污水極有可能在溢滿的情況下流入附近雨水排水系統及泥土。而(A/SK-HC/316)申請興建的屋宇位置，附近的雨水系統是接駁流入匡湖居內湖的排水渠，定必增加雨水系統的負荷及匡湖居內湖的水質及淤泥污染，嚴重影響現時匡湖居的市民及匡湖遊艇會運作。

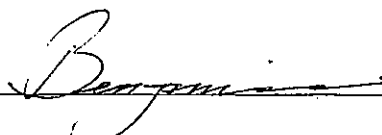
2. 興建屋苑時產生的地盤污水

在上述地段發展物業時，會產生地盤污水及黃泥水等。現時匡湖居正時時刻刻飽受西貢公路改善工程(一期)所產生的污水、黃泥水及工程帶來的環境污染影響；在附近未有完善的排水系統(包括雨水和污水)前，在上述地段發展物業時，會直接影響下游(即本苑)的內湖水質及環境。

因此，本法團反對現時的規劃，強烈要求重新規劃有關申請，避免對本苑造成影響。

提意見人：

匡湖居業主立案法團
姓名： 法團主席 方啟明 地址： 新界西貢公路 380 號匡湖居 匡湖居業主立案法團辦事處

電話： 2358 0106 簽名： 

日期：2020 年 8 月 26 日

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

sg 1

5-42

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/SK-HC/316 Received on 12/08/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對見附頁

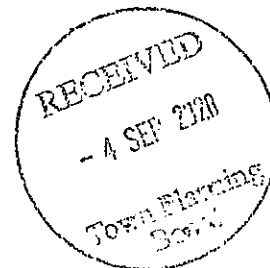
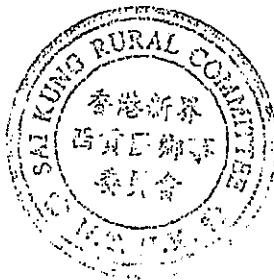
「提意見人」姓名/名稱 Name of person/company making this comment 西貢鄉事委員會

簽署 Signature



日期 Date

4.9.2020



5-42

關於申請編號(A/SK-HC/316)，本會曾於 14.9.2017、24.11.2017 及 8.1.2018 向 貴署表示反對該申請，現又收到區內村代表、村民及居民反對聲音，鑑因該申請擬議綜合住宅發展內，地盤面積約 6,504 平方米(包括政府土地 653.2 平方米)。

村代表及村民反對理由，現有響鐘停車場受到興建污水泵房而被取消，北園停車場同樣受到西貢公路擴闊工程的影響，以致咪錶位縮減。現時西貢蠔涌地區的公眾泊車咪錶位嚴重缺乏，令到附近多條鄉村村民極為不便。如果在該地段近設立公眾停車場，方便駕駛車輛的村民及居民作中途轉乘站泊車，無疑也減輕西貢公路及市區交通擠塞情況。

另有村代表、村民及居民質疑，政府的土地資源非常珍貴，將近七仟呎的政府土地，為何不能用作公眾停車場或公共設施，提供給廣大市民使用，政府應善用珍貴的土地資源，平衡各方面的需求，不能單方面偏袒發展商的利益。

敬請 貴署慎重考慮村代表及村民反對意見，本會強烈要求政府土地應用於改善民生，興建公眾停車場及公共設施。

鑑於上述因素，本會對上述申請持反對意見。




西貢區鄉事委員會主席

王水生啟

4.9.2020

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2020年09月09日星期三 2:26
收件者: tpbpd
主旨: Re: A/SK-HC/316 DD 210 Ho Chung

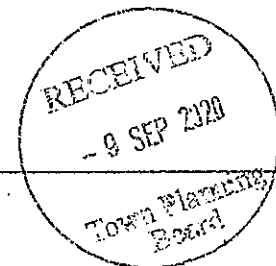
5-43

Dear TPB Members,

The applicants submitted further information which includes responses to departmental comments, updated Traffic Impact Assessment, updated Sewerage and Drainage Impact Assessment Report, updated Environmental Assessment Report and photos taken on 9th July 2020 at a Food Manufacturing Company.

But the above not shared with Joe Public. This is a site in Sai Kung, TPB cannot propose that folk who live there should travel - IN THE TIME OF COVID AND SOCIAL DISTANCING - all the way to Quarry Bay to view the additional information.

Mary Mulvihill



From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, May 18, 2020 2:37:16 AM
Subject: A/SK-HC/316 DD 210 Ho Chung

A/SK-HC/316 (271)

Various Lots in D.D. 210 and Adjoining Government Land, Ho Chung

Site area : About 6,504sq.m (6,107) Includes Government Land of about 653.2sq.m (436.2)

Zoning : "Res (Group E)"

Applied development : 15 (13) Houses / BH 10.8m (9m) / 25 Vehicle Parking / 51sqm OS

Dear TPB Members,

Application 271 (in brackets) was approved 9 Feb 2018 but instead of getting on with it, developer is looking for Gimme More.

Strongly object, it is clear that from Vantage Point No 5 the additional height would allow the development to breach the ridge line.

In addition Google Maps shows trees at the back of the site that are not on the plan but no indication as to their quality and quantity. Are they on government land?

There were 50 objections to the previous application but it sailed through in 2018 with no questions raised by members. But now in view of the recent JR **HCAL 26/2012 2020 HKCFI 501** members can no longer rely on PlanD recommendations but must ask questions. Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: *Tickner v Chapman*, supra, at 464D-E. Li CJ also said in *Oriental Daily*, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered."

The general planning intentions of the Sai Kung OZP are to strengthen the role of Sai Kung Town as a tourism gateway to improve the environment quality; and **to retain features of landscape** and heritage **significance**.

The green backdrop must be protected to preserve the rural/country park ambience.

Members should reject further pushing of the boundaries.

Mary Mulvihill

A/SK-HC/316

seg 2

From: [REDACTED]
To: frankie_kg_fong@had.gov.hk
Date: 09/12/2020 21:07
Subject: Re: 規劃申請通知: 西貢蠔涌擬議屋宇並略為放寬建築物高度限制

5-44

這地段一路是可用作建屋用途，而且也祇是起13間屋，也不會影響交通



致城市規劃委員會秘書：

專用送遞或郵遞：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 2

5-45

有關的規劃申請：A/SK-HC/316 received on 25/11/2020, 27/11/2020
(提出反對)

本法團為新界西貢公路 380 號匡湖居業主立案法團。

本法團在收到 貴署信件(編號：TPB/A/SK-HC/316)關於西貢蠔涌丈量約份第 210 約多個地段及毗連政府土地擬議屋宇並略為放寬建築物高度限制(申請編號：A/SK-HC/316)。本法團作為上述土地範圍所影響的持份者及 LOT NO.526 AND EXT. IN D.D.210 的業權代表，已就上述規劃提出反對，理由如下：

1. 反對未有妥善的排放污水系統便增加住宅屋苑數量

本法團在過往與環保署及渠務署的會議中，得悉蠔涌附近一帶及上述地段於現時或短時間內，均未能有一個完善的污水處理系統規劃以接收若干範圍內的生活污水。

若有新住宅落成時，有機會仍沿用舊式及不合時宜的排污系統，即化糞池一類的排污系統及私營濾水廠等。若污水排放在化糞池內，污水極有可能在溢滿的情況下流入附近雨水排水系統及泥土。而(A/SK-HC/316)申請興建的屋宇位置，附近的雨水系統是接駁流入匡湖居內湖的排水渠，定必增加雨水系統的負荷及匡湖居內湖的水質及淤泥污染，嚴重影響現時匡湖居的市民及匡湖遊艇會運作。

2. 興建屋苑時產生的地盤污水

在上述地段發展物業時，會產生地盤污水及黃泥水等。現時匡湖居正時時刻刻飽受西貢公路改善工程(一期)所產生的污水、黃泥水及工程帶來的環境污染影響；在附近未有完善的排水系統(包括雨水和污水)前，在上述地段發展物業時，會直接影響下游(即本苑)的內湖水質及環境。

因此，本法團反對現時的規劃，強烈要求重新規劃有關申請，避免對本苑造成影響。

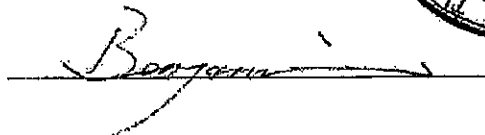
提意見人：

匡湖居業主立案法團
姓名： 法團主席 方啟明

新界西貢公路 380 號匡湖居
地址： 匡湖居業主立案法團辦事處

電話： 2358 0106

簽名：



日期：2020 年 12 月 17 日



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

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/SK-HC/316 Received on 25/11/2020 , 27/11/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

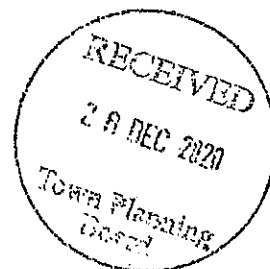
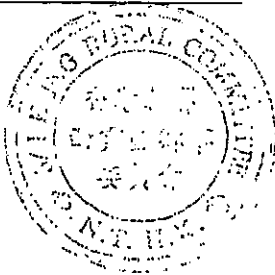
見下頁反對信

「提意見人」姓名/名稱 Name of person/company making this comment 西貢區鄉事委員會

簽署 Signature

日期 Date

28-12-2020



5-46

關於申請編號(A/SK-HC/316)，本會曾多次向貴署表示反對該申請，現又收到區內村代表、村民及居民反對聲音，鑑因該申請擬議綜合住宅發展內，地盤面積約6,504平方米(包括政府土地653.2平方米)。

村代表及村民反對理由，現有響鐘停車場受到興建污水泵房而被取消，北園停車場同樣受到西貢公路擴闊工程的影響，以致咪錶位縮減。現時西貢蠔涌地區的公眾泊車咪錶位嚴重缺乏，令到附近多條鄉村村民極為不便。如果在該地段近設立公眾停車場，方便駕駛車輛的村民及居民作中途轉乘站泊車，無疑也減輕西貢公路及市區交通擠塞情況。

另有村代表、村民及居民質疑，政府的土地資源非常珍貴，將近七仟呎的政府土地，為何不能用作公眾停車場或公共設施，提供給廣大市民使用，政府應善用珍貴的土地資源，平衡各方面的需求，不能單方面偏袒發展商的利益。

敬請貴署慎重考慮村代表及村民反對意見，本會強烈要求政府土地應用於改善民生，興建公眾停車場及公共設施。

鑑於上述因素，本會對上述申請持反對意見。



西貢區鄉事委員會主席

王水生啟

28.12.2020

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年03月22日 星期一 3:21
收件者: tpbpd
主旨: Re: A/SK-HC/316 DD 210 Ho Chung

seg 3

5-47

Dear TPB Members,

Revised plan is nothing more than a token green roof on an amenity building. How about some solar panels to mitigate the heat to be generated from all that concrete?

A communal sunken parking facility would allow for decent gardens.

HK architects are still living in the 1900's. Every plan is more of the same old same old cookie cutter approach.

Previous objections upheld.

Mary Mulvihill



From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, September 9, 2020 2:26:10 AM
Subject: Re: A/SK-HC/316 DD 210 Ho Chung

Dear TPB Members,

The applicants submitted further information which includes responses to departmental comments, updated Traffic Impact Assessment, updated Sewerage and Drainage Impact Assessment Report, updated Environmental Assessment Report and photos taken on 9th July 2020 at a Food Manufacturing Company.

But the above not shared with Joe Public. This is a site in Sai Kung, TPB cannot propose that folk who live there should travel - IN THE TIME OF COVID AND SOCIAL DISTANCING - all the way to Quarry Bay to view the additional information.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, May 18, 2020 2:37:16 AM
Subject: A/SK-HC/316 DD 210 Ho Chung

A/SK-HC/316 (271)

Various Lots in D.D. 210 and Adjoining Government Land, Ho Chung

Site area : About 6,504sq.m (6,107) Includes Government Land of about 653.2sq.m (436.2)

Zoning : "Res (Group E)"

Applied development : 15 (13) Houses / BH 10.8m (9m) / 25 Vehicle Parking / 51sqm OS

Dear TPB Members,

5-47

Application 271 (in brackets) was approved 9 Feb 2018 but instead of getting on with it, developer is looking for Gimme More.

Strongly object, it is clear that from Vantage Point No 5 the additional height would allow the development to breach the ridge line.

In addition Google Maps shows trees at the back of the site that are not on the plan but no indication as to their quality and quantity. Are they on government land?

There were 50 objections to the previous application but it sailed through in 2018 with no questions raised by members. But now in view of the recent JR **HCAL 26/2012 2020 HKCFI 501** members can no longer rely on PlanD recommendations but must ask questions.

Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered."

The general planning intentions of the Sai Kung OZP are to strengthen the role of Sai Kung Town as a tourism gateway to improve the environment quality; and **to retain features of landscape and heritage significance.**

The green backdrop must be protected to preserve the rural/country park ambiance.

Members should reject further pushing of the boundaries.

Mary Mulvihill

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

5-48

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/SK-HC/316 Received on 22/02/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本會為匡湖遊艇會，你們現時建議將該發展計劃的雨水渠接駁至現有的箱型暗渠，排出的正是本會的湖內。

本會並不同意有關的建議，理由如下：

- 現時已經發現有污水及其他廢水在該雨水渠排出，嚴重影響環境衛生，本會已多次向匡湖居管理處反映，管理處亦多次向不同地府部門(包括環保署)投訴；若再有其他地方的渠口接駁，相信情況會更加嚴重。

「提意見人」姓名/名稱 Name of person/company making this comment 匡湖遊艇會有限公司

簽署 Signature



日期 Date 22.3.2021



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

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/SK-HC/316 Received on 22/02/2021

RECEIVED

23 MAR 2021

Town Planning Board

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人對此規劃申請提出反對，原因是此規劃一規劃起15座低密度住宅，沒有完善及長遠的雨水及污水排水系統，而根據在 site 興建新污水渠，並接駁到鄰近屋苑一區湖居的箱型暗渠，這樣不但增加原本已老化的暗渠的流量，並對日後帶來沉重的維修負擔，而維修費用是由區湖居的住戶承擔。另外箱型暗渠的排水口，對鄰近出口的居民，帶來環境及衛生問題，由西貢公路隔鄰四線工程以來，區湖居不斷承受興建公路而產生的黃泥水、污水、廢水，及上流的垃圾等問題，而不明來源的廢水/臭水，已對內湖的水質環境帶來極負面的影響，鄰近排水口的住戶，已不斷投訴有惡臭、污水、廢物，大型垃圾從暗渠流出，春夏天時聞臭味更甚，故「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

22-03-2021

河床更高于高，而四湖的水是沒有流動，附集臭的污水及廢水會停滯在四湖一段頗長時間，才可漫化。而且工程的施工期間，亦會帶來以上種種的問題，可能更加嚴重。

況且新渠接駁到區湖居的污水井，不是唯一的可行方案，相信可規劃接駁到其他排水口。

致城市規劃委員會秘書：

專用送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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電郵：tpbpd@pland.gov.hk

5-50

有關的規劃申請：A/SK-HC/316

(提出反對)

本法團為新界西貢公路 380 號匡湖居業主立案法團。

本法團在收到 貴署信件(日期為 3 月 2 日發出，編號：TPB/A/SK-HC/316)關於西貢蠔涌丈量約份第 210 約多個地段及毗連政府土地擬議屋宇並略為放寬建築物高度限制(申請編號：A/SK-HC316)。本法團作為上述土地範圍所影響的持份者及 LOT NO.526 AND EXT. IN D.D.210 的業權代表，已就上述規劃提出反對，理由如下：



1. 反對未有妥善的排放污水系統便增加住宅屋苑數量

本法團在過往與環保署及渠務署的會議中，得悉蠔涌附近一帶及上述地段於現時或短時間內，均未能有一個完善的污水處理系統規劃以接收若干範圍內的生活污水。

若有新住宅落成時，有機會仍沿用舊式及不合時宜的排污系統，即化糞池一類的排污系統及私營濾水廠等。若污水排放在化糞池內，污水極有可能在溢滿的情況下流入附近雨水排水系統及泥土。而(A/SK-HC/316)申請興建的屋宇位置，附近的雨水系統是接駁流入匡湖居內湖的排水渠，定必增加雨水系統的負荷及匡湖居內湖的水質及淤泥污染，嚴重影響現時匡湖居的市民及匡湖遊艇會運作。

若新住宅落成是興建污水處理廠處理屋苑污水，經處理的污水亦會經排水系統流入本苑內湖，有關內湖周圍被住宅所包括，萬一相關污水處理設施的水質出現問題或未合乎環保署要求，將會直接對市民造成不良影響。

在未有妥善規劃有關污水及食水系統安排前，本法團及業主反對有關屋苑住宅規劃。

2. 興建屋苑時產生的地盤污水

在上述地段發展物業時，會產生地盤污水及黃泥水等。現時匡湖居正時時刻刻飽受西貢公路改善工程(一期)所產生的污水、黃泥水及工程帶來的環境污染影響；在附近未有完善的排水系統(包括雨水和污水)前，在上述地段發展物業時，會直接影響下游(即本苑)的內湖水質及環境。

因此，本法團反對現時的規劃，強烈要求重新規劃有關申請，避免對本苑造成影響。

提意見人：

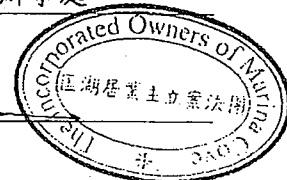
匡湖居業主立案法團
姓名： 法團主席 方啟明

新界西貢公路 380 號匡湖居
地址： 匡湖居業主立案法團辦事處

電話： 2358 0106

簽名：

Benjamin



日期：2021 年 3 月 22 日

Advisory Clauses

- (a) to note the comments of District Lands Officer/Sai Kung, Lands Department that Lot 288 RP in D.D. 210 is outside the Site boundary and will be landlocked, and the applicant is required to address the access arrangement to the Lot. An application for land exchange at the Site is being processed by his Office. The applicant may need to apply for revision of the proposed terms and conditions for the land exchange proposal. However, there is no guarantee that the proposed land exchange will be eventually approved by Government and proceed to documentation. Such land exchange application, if eventually approved, will be subject to such terms and conditions including the payment of premium as the Government considers appropriate at its discretion;
- (b) to note the comments of the Director of Environmental Protection on the submitted Environmental Assessment and the Sewerage and Drainage Impact Assessment (SDIA) as detailed in Appendix IV of the RNTPC Paper and the following comment: since the treated wastewater will be discharged into the nearby existing drainage system, the applicant is required to comply with relevant discharge standards of the Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters;
- (c) to note the comments of the Chief Town Planner, Urban Design and Landscape, Planning Department that it is reminded that appropriate species, sufficient growing space and planting soil should be provided for the tree planting to ensure healthy and sustainable tree growth. The applicant is reminded that approval of the planning application under the Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;
- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department on the SDIA as detailed in Appendix IV of the RNTPC Paper;
- (e) to note the comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2 & Rail, BD) as detailed in Appendix IV of the RNTPC Paper and the following comment: the granting of the planning approval should not be construed as an acceptance of the unauthorized structures on Site under the BO. Enforcement action may be taken to effect the removal of all unauthorized works in the future. Detailed comments will be given during general building plans submission stage;
- (f) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority. EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by the BD;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend their inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be

responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and

- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines. The applicant/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of development. The applicant/consultant/works contractor is required to observe the requirements of the Electrical and Mechanical Services Department's Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition for reference. The Code can be downloaded via the following web-link: [https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf).