

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

此文件在 2021年3月22日 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

Document is received on 22 MAR 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

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	Type text A/SK-HC/326
	Date Received 收到日期	22 MAR 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Bestime Enterprises Limited

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

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

Prudential Surveyors (Hong Kong) 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)	Lots Nos. 402 (part), 403 (part), 404 (part), 405, Section A of Lot No. 406, the Remaining Portion of Lot No. 406, Section A of Lot No. 407, the Remaining Portion of Section B of Lot No. 407, the Remaining Portion of Lot No. 407, Section A of Lot No. 409, the Remaining Portion of Section B of Lot No. 409, the Remaining Portion of Lot No. 409, the Remaining Portion of Lot No. 410 (part), Lot Nos. 412 (part), 414 (part), the Remaining Portion of Section A of Lot No. 418 (part), the Remaining Portion of Lot No. 418 and adjoining government land in Demarcation District 210; The Remaining Portion of Lot No. 1860 (part), the Remaining Portion of Section A of Lot No. 1861 and adjoining government land in Demarcation District 244 at Ho Chung, Sai Kung, New Territories, Hong Kong
(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 2806 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1059 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)	..... 459 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 D)" "Residential (Group E)" Area shown as 'Road'
(f) Current use(s) 現時用途	temporary structures, open storage, vehicle repair workshop and other workshop activities in similar nature (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (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

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

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

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

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

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

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

- ☒ Plot ratio restriction 地積比率限制 From 由 0.2 (for area within "R(D)" zone) to 至 0.22 (for area within "R(D)" zone)
0.4 (for area within "R(E)" zone) 0.44 (for area within "R(E)" zone)
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制 From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed 'House' use within "Residential Group (D)" Zone, "Residential Group (E)" Zone and an area shown as 'Road'

(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	1059 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.22 (House 1), 0.44 (House 2-4) 0.37 (overall).....	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 22 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 4	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 2 storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	+20.40 (House 1) +21.90 (House 2) +21.90 (House 3) +21.48 (House 4) mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	6 (House 1), and 7.5 (House 2-4), m 米	<input type="checkbox"/> About 約

<input checked="" type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	.....1059..... sq. m 平方米	<input checked="" type="checkbox"/> About 約
number of Units 單位數目	.....4 houses.....	
average unit size 單位平均面積	.....265.....sq. m 平方米	<input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....25.....	
<input type="checkbox"/> Non-domestic part 非住用部分		
<u>GFA 總樓面面積</u>		
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)	
<input type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)	
<input checked="" type="checkbox"/> Open space 休憩用地 <input checked="" type="checkbox"/> private open space 私人休憩用地 .....25..... sq. m 平方米 <input checked="" type="checkbox"/> Not less than 不少於 <input type="checkbox"/> public open space 公眾休憩用地 sq. m 平方米 <input type="checkbox"/> 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]
.....House 1-4.....	.....G/F-1/F.....	.....Domestic usage.....
.....
.....
.....
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
Car parking, private garden, private open space, loading & unloading bay		
.....		
.....		
.....		
.....		

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)

March 2023

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p>	<p><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))</p> <p>Luk Mei Tsuen Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p>	<p><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)</p> <p>Private Car Parking Spaces 私家車車位 8 (incl. 4 accessible carparking spaces)</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p>	<p><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)</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 1</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p>
	<p>No 否</p>	<p><input type="checkbox"/></p>

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

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

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

<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 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></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 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tbody> <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 type="checkbox"/></td></tr> <tr> <td colspan="3"><hr/></td></tr> <tr> <td colspan="3"><hr/></td></tr> </tbody> </table> <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(尚可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他（請列明）	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	<hr/>			<hr/>		
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
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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。

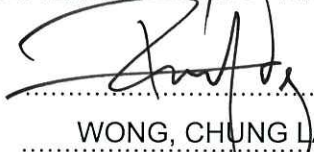
Please refer to the enclosed Planning Statement.

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


.....
WONG, CHUNG LAI FRANK

Name in Block Letters
姓名（請以正楷填寫）

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

Managing Partner, Planning and Development

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

Prudential Surveyors (Hong Kong) Limited

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

Date 日期

29/11/2021 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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



Consolidated Planning Statement

For

Section 16 Application

For

**Minor Relaxation of Plot Ratio Restriction for Proposed ‘House’ use within
“Residential Group (D)” zone, “Residential Group(E)” and an area shown
as ‘Road’ at Various Lots in Demarcation District 210 and Demarcation
District 244 and Adjoining Government Land,
Ho Chung, Sai Kung,
New Territories, Hong Kong**

Application No.: A/SK-HC/326

Proposed by: Prudential Surveyors (Hong Kong) Limited

Date: August 2021



Prudential Surveyors (Hong Kong) Limited
測建行香港有限公司

6th October 2021

Your Ref.: -

Our Ref.: 2020/(PSIL)BELSKRD/PSIL/TPB/FI04

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

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

Dear Sirs,

**Re: Planning Application under Section 16 of Town Planning Ordinance
for Minor Relaxation of Plot Ratio Restrictions for Proposed 'House' use within "Residential Group (D)" zone, "Residential Group (E)" and an area shown as 'Road' at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories, Hong Kong
Further Information 04 (FI04)**

-Application No. A/SK-HC/326-

I refer to the captioned planning application submitted in January 2021, and Further Information Nos. 2 & 3 (FI02&FI03) submitted on 25th August 2021 and 14th September 2021 respectively.

I hereby submit this Further Information 04 (FI04), including the following figures to replace the corresponding figures submitted under FI02 and FI03: -

- Figures 4.1 & 5.1 of the Planning Statement (PS)
- G/F Layout Plan & 1/F Layout Plan of the Architectural Layout Plans
- Figure 1 of the Landscape Proposal (LP)
- Figures 7.1 & 7.4 of the Visual Impact Assessment (VIA)

In this connection, please find enclosed 70 hard copies of FI04 for the captioned planning application.

We look forward to your favourable consideration on the captioned application. Should you have any further queries, please feel free to contact Ms. Rena Li on 2531-8727 or the undersigned.

Yours faithfully,

For and on behalf of

PRUDENTIAL SURVEYORS INT'L LTD

Frank C L Wong
Managing Partner,
Planning and Development

Tel: 2507 8386

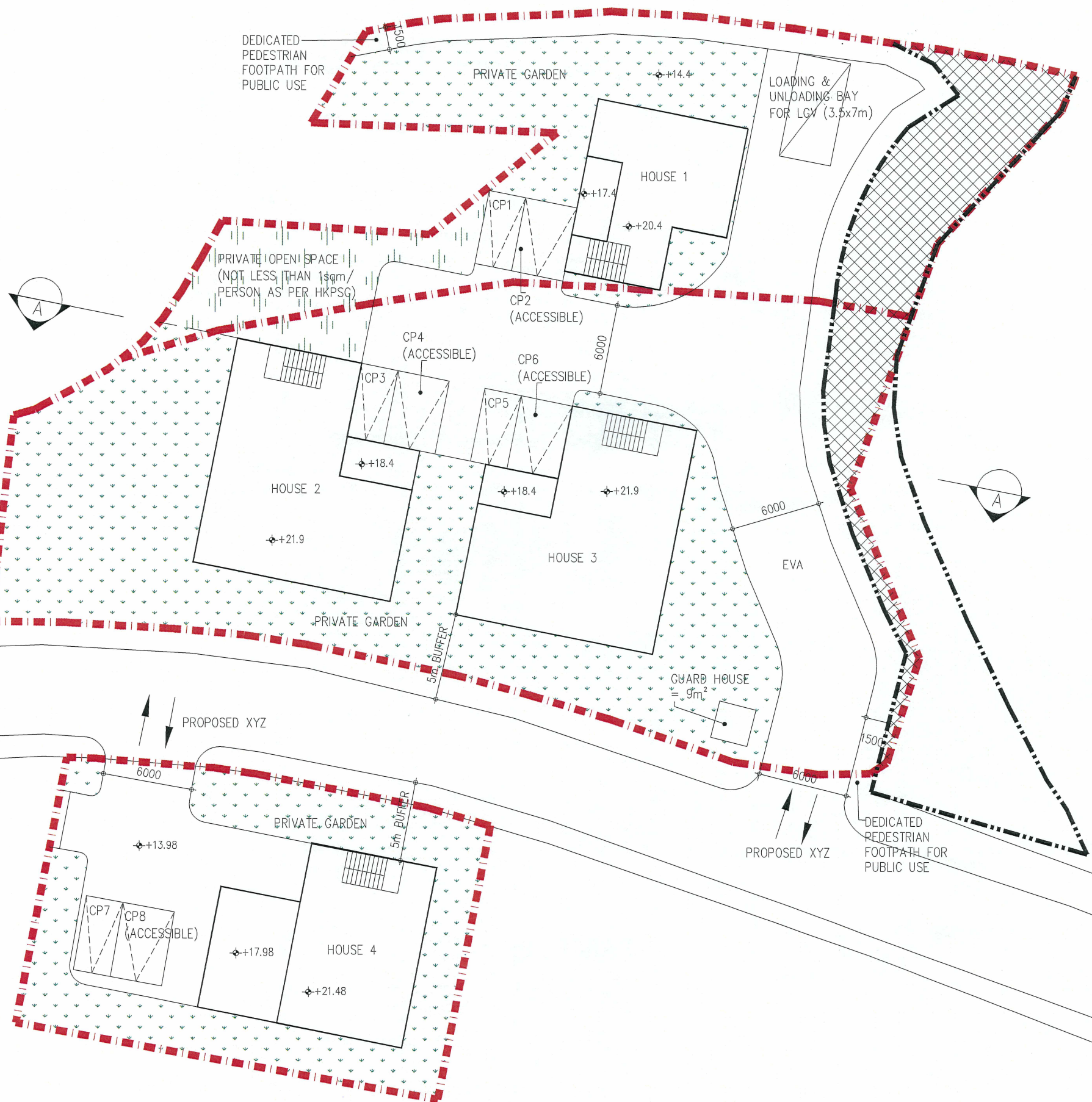
Fax: 2531 8888

Email: frankwong@pruden.com.hk

FW/RT/RL/rl







CONSULTANT :



測
建
行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

Planning Statement for Section 16 Application for Minor Relaxation of Plot Ratio Restriction for Proposed 'House' us within "Residential Group (D)" zone, "Residential Group (E)" and an area shown as "Road" at various lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories, Hong Kong

FIGURE :

Figure 5.1 Master Layout Plan

DATE

2021.10

DRAWN

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CHECKED

RT

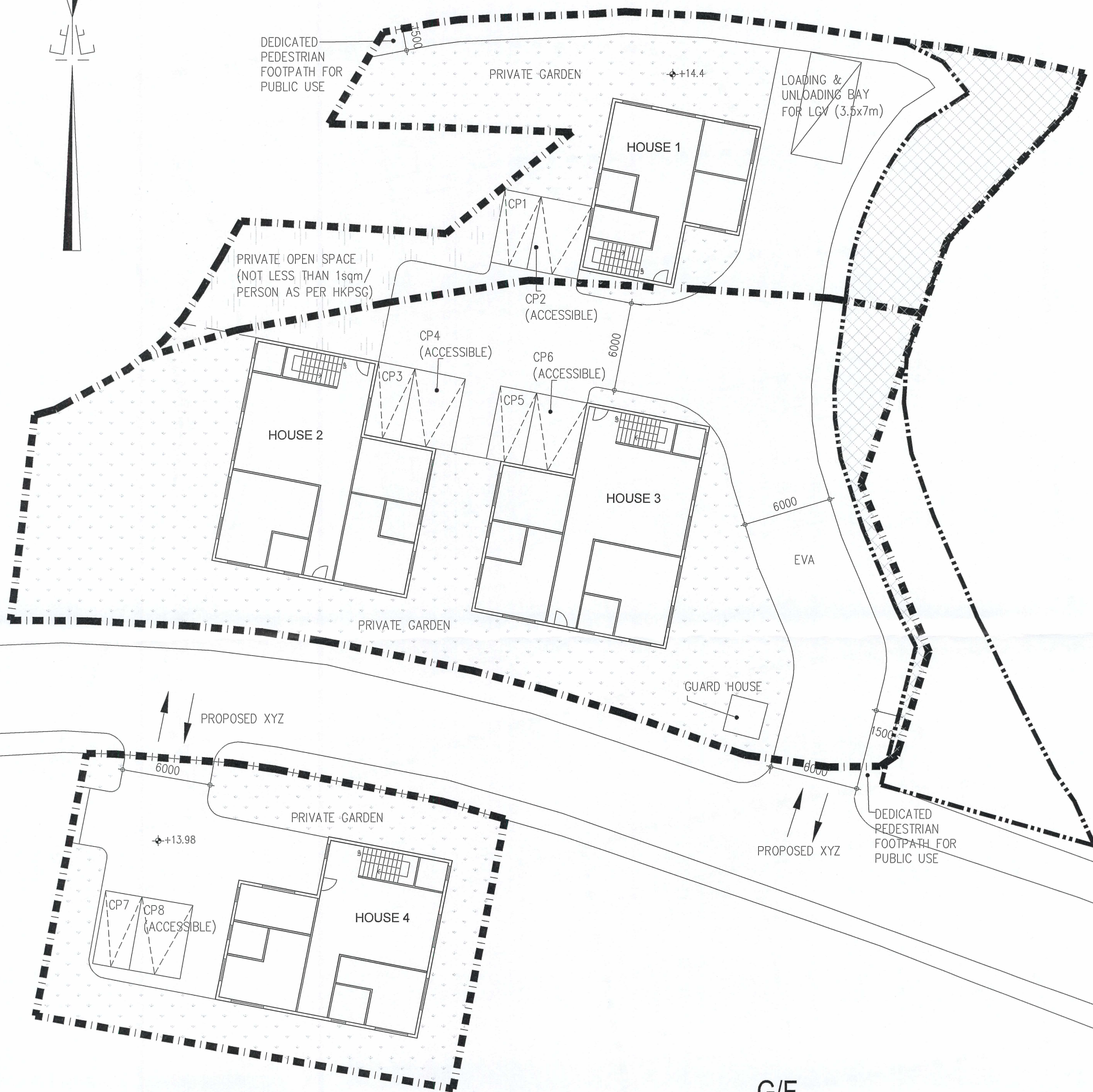
SCALE

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JOB NO. :

DRAWING NO. :

FILING CODE:



CONSULTANT :



測
建
行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

Section 16 Application for Minor Relaxation of Plot Ratio Restriction for Proposed 'House' us within "Residential Group (D)" zone, "Residential Group (E)" and an area shown as "Road" at various lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories, Hong Kong

FIGURE :

G/F Layout Plan

DATE

2021.10

DRAWN

RL

CHECKED

RT

SCALE

1:300@A3

JOB NO. :

FILING CODE:

DRAWING NO. :



LEGEND

PARCEL A:

SITE BOUNDARY
= 792.2m²

PARCEL B:

SITE BOUNDARY
= 1470.4 m²

PARCEL C:

SITE BOUNDARY
= 543.6 m²

DECKING

PAVING

WATER FEATURE

PROPOSED SHRUBS

LAWN

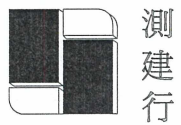
PROPOSED TREE
(7 nos.)

PAVING

PAVING

GREEN NOISE BARRIER

CONSULTANT :



PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

Landscape Proposal For Section 16 Application for Minor Relaxation of Plot Ratio Restriction for Proposed 'House' use within "Residential Group(D)" zone, "Residential Group(E)" and an area shown as 'Road' at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories, Hong Kong

FIGURE :

Figure 1 Landscape Master Plan

DATE

2021.10

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SCALE

1:300@A3

JOB NO. :

FILING CODE:

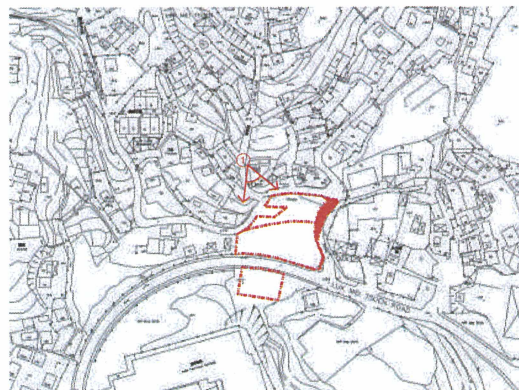
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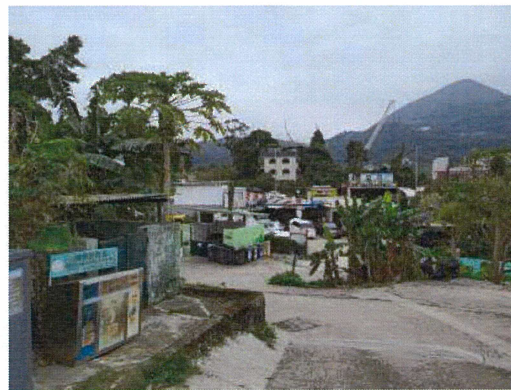
OZP Compliant Scheme



Proposed Scheme



Key Plan



Existing Condition

CONSULTANT :



測
建
行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

Visual Impact Assessment For Section 16 Application for Minor Relaxation of Plot Ratio Restriction for Proposed 'House' use within 'Residential Group(D)' zone, 'Residential Group(E)' and an area shown as 'Road' at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories, Hong Kong

FIGURE :

Figure 7.1 Photomontages of OZP compliant scheme and Proposed Scheme of Viewing Point 1

DATE DRAWN CHECKED SCALE

2021.10 SC RT NTS

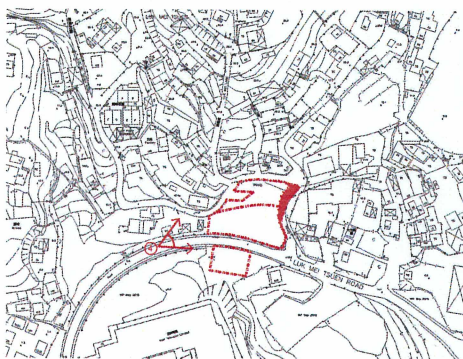
JOB NO. : DRAWING NO. :

FILING CODE:



OZP Compliant Scheme

Proposed Scheme



Key Plan



Existing Condition

CONSULTANT :



測
建
行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

Visual Impact Assessment For Section 16 Application for Minor Relaxation of Plot Ratio Restriction for Proposed 'House' use within "Residential Group(D)" zone, "Residential Group(E)" and an area shown as 'Road' at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories, Hong Kong

FIGURE :

Figure 7.4 Photomontages of OZP Compliant Scheme and Proposed Scheme of Viewing Point 4

DATE	DRAWN	CHECKED	SCALE
2021.10	SC	RT	N.T.S
JOB NO. :		DRAWING NO. :	
FILING CODE:			

Previous Planning Applications

Application No. (Applied Use)	Zoning(s)	Date of Consideration	Decision	Approval conditions/ Rejection reasons
A/SK-HC/29 (21 3-storey village-type houses)	"Residential (Group D)" ("R(D)")	15.12.1995	Rejected	(1) to (5)
A/SK-HC/32 (Eight 3-storey "New Territories Exempted Houses")	"Comprehensive Development Area" ¹ , "R(D)" and area shown as 'Road'	6.9.1996	Rejected	(5) to (8)
A/SK-HC/34 (Eight 2-storey Houses)	"R(D)"	28.2.1997	Approved with conditions	(a) to (d)
A/SK-HC/46 (Eight 2-storey Houses)	"R(D)"	16.1.1998	Approved with conditions	(c) and (e) to (g)
A/SK-HC/85 (Proposed Eleven 2 to 3-storey Houses)	"R(D)" and area shown as 'Road'	30.6.2000	Rejected	(9) to (11)
A/SK-HC/94 (Proposed Eight 2-storey Houses)	"R(D)" and area shown as 'Road'	3.8.2001	Approved with conditions	(e), (f), (h) and (i)
A/SK-HC/117 (Minor Amendments to the Approved Scheme for Proposed Development of Eight 2-storey Houses)	"R(D)" and area shown as 'Road'	5.11.2004	Approved with conditions	(e), (f), (h) and (i)

Approval conditions:

- The submission and implementation of tree felling and landscaping proposals to the satisfaction of the Director of Planning or of the Town Planning Board (TPB)
- The design and provision of an emergency vehicular access to the satisfaction of the Director of Fire Services or of the TPB
- The provision of vehicular access and the design of the levels of the internal road of the proposed development to match those of a proposed public road to the south of the application site to the satisfaction of the Director of Highways or of the TPB
- The reprovision of a refuse collection point with loading area and an aqua privy to the satisfaction of the Director of Regional Services or of the TPB

¹ The "Comprehensive Development Area" was subsequently rezoned as "Residential (Group E)"

- (e) The submission and implementation of landscaping and tree preservation proposals to the satisfaction of the Director of Planning or of the TPB
- (f) The provision of emergency vehicular access to the satisfaction of the Director of Fire Services or of the TPB
- (g) The provision of a refuse collection point with loading area and a public toilet to the satisfaction of the Director of Regional Services or of the TPB
- (h) The submission and implementation of stormwater drainage proposals to the satisfaction of the Director of Drainage Services or of the TPB
- (i) The reprovisioning of a refuse collection point with loading area and a public toilet to the satisfaction of the Director of Food and Environmental Hygiene or of the TPB

Rejection reasons:

- (1) The development intensity of the proposed development with a plot ratio of 0.86, a site coverage 29% and a building height of 8m is considered excessive
- (2) The proposed development is located in an area with inadequate infrastructural facilities but no proposals on sewage treatment and drainage facilities have been included in the submission
- (3) The proposed development will overload the existing transport infrastructure including Hiram's Highway and Luk Mei Tsuen Road
- (4) The layout of the proposed development is unacceptable as it is cramped and it fails to provide an internal emergency vehicular access at an unimpeded distance of no more than 30m from any building within the proposed development
- (5) Approval of the proposed development will set an undesirable precedent for similar applications leading to adverse cumulative effect on the environment and infrastructural provision in the area
- (6) There is no information in the submission to demonstrate that the proposed development is for New Territories Exempted Houses (NTEHs) within the meaning of NTEH defined in the general Notes of the draft Ho Chung Outline Zoning Plan No. S/SK-HC/1 and thus there is no justification for exceeding the development restrictions in the "Residential (Group D)" ("R(D)") zone
- (7) The intensity and building height of the proposed development as Houses with a plot ratio of 0.56 and a building height of three storeys (8m) in the "R(D)" zone are excessive. The exceedance in development restrictions are not considered minor
- (8) There is no proposal on the provision of standard emergency vehicular access in the submission
- (9) The proposed development is not in line with the planning intention of the "Residential (Group D)" zoning of the area which is intended to improve the existing temporary domestic structures and houses and to control the future developments to a maximum plot ratio of 0.2 within the constraints of limited infrastructural provision in the Luk Mei Tsuen area. There is no strong justification in the submission for a departure from the planning intention
- (10) The proposed relaxation of the plot ratio restriction from 0.2 to 0.311 on the development site is

not minor

- (11) The approval of the application would set an undesirable precedent for similar applications. The approval of such applications would result in adverse cumulative impact on the environment, traffic and infrastructural provisions in the area

Similar Planning Applications

Application No. (Applied Use)	Zoning(s)	Date of Consideration	Decision	Approval conditions/ Rejection reasons
A/SK-HC/90 (Proposed Residential Development)	"Residential (Group E)" ("R(E)")	2.3.2001	Rejected	- (1) to (4)
A/SK-HC/119 (Thirteen 2-storey Residential Development)	"Residential (Group D)" and "R(E)"	24.6.2005	Approved with conditions	(a) to (c)
A/SK-HC/131 (Low-density Residential Development and Minor Relaxation of Building Height Restriction)	"R(E)"	7.7.2006	Approved with conditions	(d) to (i)
A/SK-HC/136 (Proposed Houses Development)	"R(E)"	2.11.2007	Approved with conditions	(f) to (h), (j) and (k)
A/SK-HC/170 (Comprehensive Residential Development)	"R(E)"	12.2.2010	Approved with conditions	(f) to (h) and (l) to (q)
A/SK-HC/271 (Proposed Residential Development for 13 Houses)	"R(E)"	9.2.2018	Approved with conditions	(f), (g), (l), (o) and (r) to (u)
A/SK-HC/316 (Proposed Houses with Minor Relaxation of Building Height Restriction)	"R(E)"	16.4.2021	Approved with conditions	(g), (o), (r), (s) and (v) to (z)

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 to the satisfaction of Director of Highway or of the Town Planning Board (TPB)
- (b) The provision of emergency vehicular access, firefighting water supplies and fire service installations to the satisfaction of Director of Fire Services or of the TPB
- (c) No population intake should be allowed before the completion of the Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove
- (d) The submission and implementation of proposal for vehicular access and local road improvement to the existing Ho Chung Road to the satisfaction of the Commissioner for Transport or of the

TPB

- (e) The submission and implementation of stormwater drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB
- (f) The submission and implementation of landscape and tree preservation proposals to the satisfaction of the Director of Planning or of the TPB
- (g) The provision of fire service installations and water supply for firefighting to the satisfaction of the Director of Fire Services or of the TPB
- (h) The submission of an archaeological survey, and submission and implementation of mitigation measures proposals should significant archaeological deposits be discovered, to the satisfaction of the Director of Leisure and Cultural Services or of the TPB
- (i) The submission of a Geotechnical Planning Review Report and implementation of the mitigation measures identified therein to the satisfaction of the Director of Civil Engineering and Development or of the TPB
- (j) The submission and implementation of internal road layout and parking provision to the satisfaction of Commissioner for Transport or of the TPB
- (k) The submission and implementation of Luk Cheung Road adjacent to the application site and junction improvement between Luk Cheung Road and Hiram's Highway to the satisfaction of Commissioner for Transport or of the TPB
- (l) 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"
- (m) 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" to the satisfaction of the Commissioner for Transport or of the TPB
- (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 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" to the satisfaction of Commissioner for Transport or of the TPB
- (o) The provision of traffic signs, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB
- (p) The submission of a Drainage Impact Assessment and the provision of drainage facilities identified therein to the satisfaction of the Director of Drainage Services or of the TPB
- (q) The implementation of the environmental mitigation measures as proposed therein to the satisfaction of the Director of Environmental Protection or of the TPB
- (r) The design and provision of access arrangement, car parking spaces, loading/unloading spaces and lay-bys for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB

- (s) 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 own cost as proposed by the applicant, to the satisfaction of Commissioner of Transport or of the TPB
- (t) The submission of a revised Noise Impact Assessment and implementation of noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB
- (u) The submission of a Quantitative Risk Assessment and implementation of mitigation measure identified therein to the satisfaction of Director of Electrical and Mechanical Services or of the TPB
- (v) The submission of a noise impact assessment and implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB
- (w) The submission of a land contamination assessment in accordance with the prevailing guidelines and implementation of the remediation measures identified therein prior to the development of the site to the satisfaction of the Director of Environmental Protection or of the TPB
- (x) The submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the TPB
- (y) The submission of a quantitative risk assessment related to the high pressure town gas pipeline in the vicinity of the site and implementation of the mitigation measures identified therein to the satisfaction of the Director of Electrical and Mechanical Services or of the TPB
- (z) The submission of a quantitative risk assessment related to the LPG storage installation in the vicinity of the site and implementation of the mitigation measures identified therein to the satisfaction of the Director of Electrical and Mechanical Services or of the TPB

Rejection reasons:

- (1) 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
- (2) 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
- (3) The proposed development would pose constraint on the drainage improvement works associated with the future improvement work of Ho Chung Road
- (4) 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

**Detailed comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD),
Chief Building Surveyor/New Territories East 2 and Rail, BD (CBS/NTE2 & Rail, BD) and
the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)**

Detailed comments of DLO/SK, LandsD:

1. the application site (the Site) comprises various private lots in D.D. 210 and D.D. 244 with adjoining government land, and is outside recognised village environs;
2. Short Term Waiver (STW) No. SW336 granted for Lot No. 402 in D.D. 210 for the purpose of electric transformer room was terminated in the end of 2020. STW No. SW336 is no longer relevant to the Site;
3. two strips of government land within the Site abutting the public road are temporarily allocated to the Highways Department (HyD) with a temporary land allocation No. GLA-TSK3423 for the public works project under "PWP Item No. 703TH Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung". The Site also encroaches onto the resumption limit for the abovesaid public works project;
4. the applicant has not clarified with justification the calculation of the respective site areas of the Site. His Office cannot verify the respective site areas of the Site and the government land involved nor the other areas stated in the Supplementary Planning Statement (SPS) at this stage. The applicant should ensure that the areas stated in the SPS are correct;
5. the applicant should provide the evidence and supporting documents to prove his statement that the government land strips along both sides of Luk Mei Tsuen Road were originally owned by him and were resumed by the Government for road construction under Road (Works, Use and Compensation) Ordinance (Cap. 370) in 2015. The applicant should also indicate the location and area of the concerned land on plan. Advice from the Transport Department (TD) and HyD on any foreseeable public projects to be carried out on the land concerned should be sought; and
6. regarding the proposed dedication of right-of-way for vehicular access and footpath, comments from TD and HyD should be sought. As it is intended for use as public road, confirmation from TD and HyD to take up its future management and maintenance should be obtained.

Detailed comments of 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 to the Building Authority (BA) to refuse to give his approval of the plans under s.16(1) of the Buildings Ordinance (BO);
2. authorized Person should be appointed to submit building plans to the BA for approval;
3. unless the proposed site abuts on a specified street complying with the requirements under Building (Planning) Regulations (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the site, where applicable, should be determined by the BA under B(P)R 19(3);

4. emergency vehicular access shall be provided in accordance with B(P)R 41D;
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. all unauthorised building works/ structures, if any, should be removed according to the provisions of the BO; and
7. the granting of the planning approval should not be construed as an acceptance of the unauthorised structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorised works in the future.

Detailed comments of CE/C, WSD:

1. if diversion of water mains is required, existing water mains inside the proposed site are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of the existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the grantee/applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
2. if diversion is not required, the following conditions shall apply: (a) Existing water mains are affected and no development which requires resiting of water mains will be allowed. (b) Details of site formation work shall be submitted to the Director of Water Supplies for approval prior to commencement of works. (c) No structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works. (d) No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe. (e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet. (f) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.

寄件者: [REDACTED]
寄件日期: 2021年04月09日星期五 12:39
收件者: tpbpd
主旨: 有關新界西貢蠔涌丈量約份第210及244約多個地段及毗連政府土地擬議屋宇並略為放寬地積比率限制

5-1

致香港北角渣華道 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：西貢蠔涌丈量約份第 210 及 244 約多個地段及毗連政府土地
申請編號：A/SK-HC/326

本人強烈反對此發展，對此事有以下反對理由。

首先，在這次規劃申請，地帶為住宅（丁類）及住宅（戊類）。而規劃原意為經常准許的用途只有農業以及重建屋宇等，該地帶的目的為重建臨時構築物及保存現有的發展，改善生活環境。而丁類的發展原意為該地帶意欲鼓勵重建作住宅以淘汰現有工業用途。現有工業仍然可以繼續存在，但地帶將不容許新的工業發展。由於地帶內仍然有工業發展，重建時需要作出規劃申請，以確保新住宅發展不受既有工業用途影響。而在丁屋發展申請中，政府往往以這理由去反對丁屋申請，如政府已有先例，為何會批准這次發展。

其次，今次規劃會動用部分官地去發展，更會取消部分公共設施。鄉郊的公共設施一直不足，而且政府亦需要顧及到今次規劃會令部分公共設施消失，令到公眾利益受損，更影響到周邊配套。而且是次發展亦不能幫助周邊村落的居住環境有所提升，更令蠔涌村和鹿尾的居民缺少了公共設施，私人發展商亦沒有任何合理解釋去移走公共設施。

在今次規劃申請中，申請者要求政府提供部分政府用地去配合是次規劃發展。此舉動會成為一個不良先例，令其他私人發展商都會以同樣方式去申請政府地，從而配合私人發展，以公共資源去滿足一己私利，更會令其他人懷疑有利益輸送的問題。

私人發展商以換地方式去配合規劃，但本次規劃原意是要提供馬路，從而改善西貢一帶的交通網絡，但今次政府的態度是「隻眼開、隻眼閉」，不但漠視周邊居民的慘況，更對於配合私人發展商的換地，而且今次規劃亦牽涉到 RP zone，亦不符合消防條例，令村民大受影響，而且私人發展商的換地，更會出現差別對待，有機會牴觸香港人權法及性別歧視條例。

今次私人發展商亦動用不少政府地，有三分一的地方會佔用政府土地，由此可見政府以一個假共享，真送禮的態度去處理今次規劃，今次不良先例一出，將來一定後患無窮，有更多發展商以同樣方式去申請政府地，發展商表示善用珍貴土地資源，但發展商的所作所為只是反晒出他們只會貪圖珍貴土地資源。

根據規劃圖指出，政府和發展商有收錯地的嫌疑，政府今次無按原意去徵收土地，而且亦顯示出部分土地為「道路」的地方，這樣會令路權受損，而且所謂道路亦屬於公共空間，今次規劃亦完全侵蝕公共空間的發展。政府應跟回法定規劃大綱圖，要求政府撤回是次規劃，並重新了解現時西貢的法定規劃大綱圖。而今次申請表示會善用現時顯示為「道路」的地方，此情況會令造成官地私用情況，亦不能改善區內的可達性及行人便利，完全漠視市民的需求。

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。

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。是次發展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。更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。

故此本辦事處強烈反對上述發展申請，希望政府能夠聆聽民意，而且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。

西貢區議員
鄭仲文

從我的 iPhone 傳送

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

參考編號

Reference Number:

210416-165432-75323

提交限期

Deadline for submission:

20/04/2021

5-2

提交日期及時間

Date and time of submission:

16/04/2021 16:54:32

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/326

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 何偉航

意見詳情

Details of the Comment :

西貢蠔涌丈量約份第210及244約多個地段及毗連政府土地之規劃申請
(A/SK-HC/326)

本人為當區民選區議員，對是項規劃申請A/SK-HC/326持保留意見，原因如下：

1/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，而其中窩美一廠於去年下半年展開工程，但由於排污能力所限，未能滿足蠔涌河以北區域，包括現時申請中的蠔涌、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。

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；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2019年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-HH/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」。加上村內居民表示非常缺乏休憩空間，本人相信，如果城規會繼續批准是次規劃申請，區內居民的生活未有得到改善之餘，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。

3/是項規劃將繼續引入大量車流

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即將完成，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置，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沒有良好規劃之住宅發展。

4/ 規劃申請範圍涉及政府土地

申請文件中顯示Site A及Site C範圍涉及政府土地，其中Site A中現時有個垃圾收集站，規劃申請中未有交代如何重置。

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

Reference Number:

210416-230940-36320

提交限期

Deadline for submission:

20/04/2021

5-4

提交日期及時間

Date and time of submission:

16/04/2021 23:09:40

有關的規劃申請編號

The application no. to which the comment relates: A/SK-HC/326

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Chan

意見詳情

Details of the Comment :

反對在此地段建屋，時段低窪地方會容易造成水浸！蠔涌一帶河道加闊了，但水浸情況還常會出現！請問如何處理？
如日後建屋，人流多多了，但附近社會區配套設施不夠。公共交通工具不足夠，令居民每日都排長龍等車，如不容易上到車，我要塞車。請問加建呢啲屋後叫居民如何上班？

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

參考編號

Reference Number:

210416-234228-72424

提交限期

Deadline for submission:

20/04/2021

5-5

提交日期及時間

Date and time of submission:

16/04/2021 23:42:28

有關的規劃申請編號

The application no. to which the comment relates: A/SK-HC/326

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lo Ka Po

意見詳情

Details of the Comment :

本人反對繼續興建房間於蠔涌地段，現時交通設施，道路規劃，河道污染等事項皆未能再支持有新屋落成。

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

參考編號

Reference Number:

210417-142111-76670

提交限期

Deadline for submission:

20/04/2021

5-7

提交日期及時間

Date and time of submission:

17/04/2021 14:21:11

有關的規劃申請編號

The application no. to which the comment relates: A/SK-HC/326

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. LIU

意見詳情

Details of the Comment :

- 雨季時匡湖居及鄰近低窪地區水浸問題嚴重，渠務設施缺乏完善；
- 西貢缺乏社區設施、醫療、安老設施，沒有考慮居民社福需求；
- 住宅數目增加必會帶來人口及車輛數目上升，加重西貢塞車問題

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

參考編號

Reference Number:

210417-233833-78684

提交限期

Deadline for submission:

20/04/2021

5-8

提交日期及時間

Date and time of submission:

17/04/2021 23:38:33

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/326

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Tong

意見詳情

Details of the Comment :

每日西貢道路（尤其早上及黃昏的繁忙時間和假日）已非常擠塞，極之影響日常生活。
故反對興建事次住宅項目。

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

參考編號

Reference Number:

210418-162436-21058

提交限期

Deadline for submission:

20/04/2021

5-9

提交日期及時間

Date and time of submission:

18/04/2021 16:24:36

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/326

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. steve yu

意見詳情

Details of the Comment :

反對有關申請！加重村內的交通的壓力！

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/326

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

上述申請有部份是政府土地，不應用作私人發展，
因此本人表示反對。

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

簽署 Signature

Pung

日期 Date

2021-4-15



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

5-11

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/326

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

意見下一頁

「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

19-4-2021



5-11

關於申請編號(A/SK-HC/326)，本會諮詢區內村代表、村民及居民，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，政府土地撥給私人發展，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，本會對上述申請持保留意見。

西貢區鄉事委員會主席

王水生啟

19.4.2021



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

5-12

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/326

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 (見附件)

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

張丁嬌

簽署 Signature



日期 Date

19-4-2021



關於申請編號(A/SK-HC/326)，本人張丁嬌是西貢蠓涌谷蠻窩村的村代表，鑑因多年來每有私人發展項目，都會摘取旁邊的政府土地作為屋宇發展的一部分。

由於蠓涌村的居民，因泊車位嚴重不足，導致長期違泊在單程路的路肩上及行人通道。(現今蠓涌村約有十個公眾咪錶位)。

蠓涌谷的地形包括沿蠓涌路向山上的十多條鄉村，山上的村民出入都要經過蠓涌路單程路，因違泊嚴重，引致道路使用者及居民，人車爭路，對向車輛沒有地方閃避，經常性發生爭執，需要報警求助。

本人經常接到村民的反映及投訴，為何政府多年來都沒有改善地區設施，利用政府土地建設公眾泊車位及休憩公園。

有見及此，本人對上述的規劃申請 (A/SK-HC/326)，持反對意見。


張丁嬌啟
19.4.2021

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

參考編號

Reference Number:

210420-174125-78139

提交限期

Deadline for submission:

20/04/2021

5-34

提交日期及時間

Date and time of submission:

20/04/2021 17:41:25

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/326

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. May Luk

意見詳情

Details of the Comment :

就關於申請編號A/SK-HC/326的發展用途，現就提出反對意見。

1. 有關申請位置為鹿尾村主要往來村內集中位置，涉及影響村民有人數不少，並增加村內汽車流量和交通負荷。
2. 在興建時有大小型混凝土車及建築車輛，影響村民進出，特別是村中的老弱婦孺。並且有關建築物影響現時駕駛者視線。
3. 而且村內未有完善排污系統，影響環境衛生和排放污水等問題。

寄件者:

寄件日期:

2021年04月20日星期二 17:39

收件者:

tpbpd@pland.gov.hk

主旨:

就關於申請編號A/SK-HC/326的發展用途，現就提出反對意見。

5-35

就關於申請編號 A/SK-HC/326 的發展用途，現就提出反對意見。

1. 有關申請位置為鹿尾村主要往來村內集中位置，涉及影響村民有人數不少，並增加村內汽車流量和交通負荷。
2. 在興建時有大小型混凝土車及建築車輛，影響村民進出，特別是村中的老弱婦孺。並且有關建築物影響現時駕駛者視線。
3. 而且村內未有完善排污系統，影響環境衛生和排放污水等問題。

村民

陸小姐 謹啟

20-04-2021

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

seg 1

5-36

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/326 Received on 14/07/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對見下一頁

「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

5.8.2021



5-36

關於申請編號(A/SK-HC/326)，本會諮詢區內村代表、村民及居民，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，政府土地撥給私人發展，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，本會對上述申請持保留意見。



西貢區鄉事委員會主席

王水生啟

5.8.2021

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

5-56

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/326 Received on 14/07/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

About the (A/SK-HC/326) planning, I objected the application due to it used the government land. Ho Chung area need more public parking area, and relaxation area for elderly and youth. Ho Chung road is a single line both ways road. Always have cars parking aside, limited the width of the road.

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

簽署 Signature

日期 Date

12/8/21



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

5-57

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/326 Received on 14/07/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

詳情內頁

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

簽署 Signature

張

日期 Date

10-8-21



5-57

關於申請編號(A/SK-HC/326)，本人張丁嬌是西貢蠓涌谷變窩村的村代表，鑑因多年來每有私人發展項目，都會摘取旁邊的政府土地作為屋宇發展的一部分。

由於蠓涌村的居民，因泊車位嚴重不足，導致長期違泊在單程路的路肩上及行人通道。(現今蠓涌村約有十個公眾咪錶位)。

蠓涌谷的地形包括沿蠓涌路向山上的十多條鄉村，山上的村民出入都要經過蠓涌路單程路，因違泊嚴重，引致道路使用者及居民，人車爭路，對向車輛沒有地方閃避，經常性發生爭執，需要報警求助。

本人經常接到村民的反映及投訴，為何政府多年來都沒有改善地區設施，利用政府土地建設公眾泊車位及休憩公園。

有見及此，本人對上述的規劃申請 (A/SK-HC/326)，持反對意見。



張丁嬌啟

10.8.2021

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

參考編號

Reference Number:

210923-145106-66316 *seg 2*

提交限期

Deadline for submission:

24/09/2021

5-58

提交日期及時間

Date and time of submission:

23/09/2021 14:51:06

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/326

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. YIP WAI KIN

意見詳情

Details of the Comment :

本人葉偉健，得悉上述申請人正向貴會申請建屋及放寬地積比率的規劃許可，本村現提出強烈反對，理由如下：

1. 申請地點大部分位處「住宅(丁類)」用途土地，規劃大綱圖規定新建屋宇的地積比率為0.2，較規定多出85%，接近一倍，不符合低密度的原本規劃原意。
2. 申請地點用上超過459平方米的政府土地，即申請地點的私人土地面積僅為2,347平方米，即有約20%為政府土地，申請人憑藉將政府土地及放寬地積比率將樓面面積由原本469.4平方米增至1,059平方米，即政府付出之比重比的私人高，嚴重侵犯政府的土地資源及市民利益。
3. 申請影響鹿尾村內部運輸通道，使原本一條車輛通道收窄而不能通車，影響緊急救援，而申請人未有提交補救的方案。
4. 申請地點橫跨鹿尾村路，申請人提交的方案只述提供8個車位，而未就鹿尾村路出入口的影響或行人過路設置，以至交通影響評估對鹿尾村及蠔涌村作出的影響及補救措施。
5. 鹿尾村遍佈牌照屋，居住密度高，居民多為貧苦大眾，貴會批出上述申請將加大此低密度地區的發展利潤，引來更多財團收購土地發展，以豪宅別墅取代牌照屋，使原本鹿尾村的居民面臨喪失住屋，破壞本區居民的原有生態。

基於上述，本人強烈反對貴會批准上述規劃許可申請。

5-59

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/326 Received on 26/08/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對見下一頁

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

張丁嬌 蟻涌寶崗村
村代表

簽署 Signature

張丁嬌

日期 Date 23-9-21

23 SEP 2021



關於申請編號(A/SK-HC/326)，私家地建屋是理所當然，我們不是反對建屋，只是反對該規劃申請，毗連政府土地 459 平方米。該政府土地位於在蠓涌及鹿尾村路尤為珍貴，政府要善用資源，建造公眾咪錶位。

環顧整個蠓涌，包括蠓涌新村、蠓涌村、鹿尾村等、只有蠓涌村有十個泊車錶位，嚴重不足。

整個蠓涌谷地區，沿途是單程路，車輛違泊在行人路肩，此情況非常嚴重，每每做成嚴重擠塞，令到小巴脫班，校巴不願入村接載學童。

在此本人希望各城規會委員，，不要批准該地段毗連的政府土地，造福村民。

西貢蠓涌蠻窩村村代表

張丁嬌啟

23.9.2021

寄件者: [REDACTED]
寄件日期: 2021年09月24日星期五 20:59
收件者: tpbpd
主旨: A/SK-HC/326 DD 210 and 244 Luk Mei, Ho Chung
附件: A-SK-HC-326.pdf; Luk Mei Tsuen Rd - Google Maps.pdf

5-74

A/SK-HC/326

Various Lots in D.D. 210 and 244 and Adjoining Government Land, Luk Mei, Ho Chung

Site area : About 2,806sq.m Includes Government Land of about 459sq.m

Zoning : "Res (Group D)", "Res (Group E)" and area shown as 'Road'

Applied development : Four 2-storey Houses / 9 Vehicle Parking

Dear TPB Members.

This plan is difficult to judge. It looks like the main road was realigned but OZP not amended?

Looking at Google Map, as govt land and Road zoning are involved, would it not be better for the community to have a road at the left of the main site connecting LM Tsuen Road and LM Lane with Ho Chung Road instead of having people drive a circuitous route around the village?

Members must consider what is best not for the applicant but for the community.

Mary Mulvihill



Search

General Search	Location	Planning Permission
Amendment of Plan	Representation	Further Representation
Statutory Plan		

Search

Reset

Search Result (617)

All (617)
 Statutory Plan (10)
 Planning Permission (1)
 Amendment of Plan (606)
 Representation (0)
 Further Representation (0)

Case No.	A/SK-HC/326			
DPO	Ho Chung			
Planning Area	Sai Kung and Islands			
Type Of	Application for Planning Permission			
Consideration				
Comment Deadline	20/04/2021			
Gist	Map	Decision	TPB	



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WIP Jul 2020

Google Maps Luk Mei Tsuen Rd



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亞洲電視

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

參考編號

Reference Number:

210416-222727-04203

提交限期

Deadline for submission:

20/04/2021

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提交日期及時間

Date and time of submission:

16/04/2021 22:27:27

有關的規劃申請編號

The application no. to which the comment relates: A/SK-HC/326

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Kico Chan

意見詳情

Details of the Comment :

這是我對這事的意見

1. 缺乏完善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. 是項規劃將繼續引入大量車流
同樣，住宅數目增加將連帶人口及車輛數目上升。
4. 規劃申請範圍涉及政府土地
申請文件中顯示Site A及Site C範圍涉及政府土地，其中Site A中現時有個垃圾收集站，規劃申請中未有交代如何重置。

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

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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/326

意見詳情 (如有需要，請另頁說明)

關於申請編號(A/SK-HC/326)，本人反對該規劃申請，鑑因該規劃申請，佔用政府土地。

西貢蠔涌地區泊車位嚴重不足，希望政府善用土地，考慮建設休憩公園或公眾咪錶泊車位。

村民長期受沿途單程路違例，人車爭路的困擾，因單程路泊滿違例車輛，亦導致往車輛無法閃避，爭執情況經常發生。

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

簽署 Signature

日期 Date

袁嘉有

19-4-2021



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

5-58

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/326 Received on 26/08/2021

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-HC/326)，本人反對該規劃申請，鑑因毗連政府土地 459 平方米，政府應善用珍貴的政府土地，解決蠔涌區的公眾泊車位嚴重不足問題，

蠔涌路段嚴重違例泊車，影響車輛往來，令到公共小巴經常脫班，亦導致校巴不願往村內接載學童。

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

Ge Mi Si n/any

簽署 Signature

日期 Date 23-9-21



寄件者: [REDACTED]
寄件日期: 2021年09月23日星期四 21:47
收件者: tpbpd@pland.gov.hk
主旨: 反對西貢蠔涌丈量約份第210及244約多個地段及毗連政府土地

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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：西貢蠔涌丈量約份第210及244約多個地段及毗連政府土地
申請編號：A/SK-HC/326

本人強烈反對此發展，對此事有以下反對理由。

首先，在這次規劃申請，地帶為住宅（丁類）及住宅（戊類）。而規劃原意為經常准許的用途只有農業以及重建屋宇等，該地帶的目的為重建臨時構築物及保存現有的發展，改善生活環境。而丁類的發展原意為該地帶意欲鼓勵重建作住宅以淘汰現有工業用途。現有工業仍然可以繼續存在，但地帶將不容許新的工業發展。由於地帶內仍然有工業發展，重建時需要作出規劃申請，以確保新住宅發展不受既有工業用途影響。而在丁屋發展申請中，政府往往以這理由去反對丁屋申請，如政府已有先例，為何會批准這次發展。

其次，今次規劃會動用部分官地去發展，更會取消部分公共設施。鄉郊的公共設施一直不足，而且政府亦需要顧及到今次規劃會令部分公共設施消失，令到公眾利益受損，更影響到周邊配套。而且是次發展亦不能幫助周邊村落的居住環境有所提升，更令蠔涌村和鹿尾的居民缺少了公共設施，私人發展商亦沒有任何合理解釋去移走公共設施。

在今次規劃申請中，申請者要求政府提供部分政府用地去配合是次規劃發展。此舉動會成為一個不良先例，令其他私人發展商都會以同樣方式去申請政府地，從而配合私人發展，以公共資源去滿足一己私利，更會令其他人懷疑有利益輸送的問題。

私人發展商以換地方式去配合規劃，但本次規劃原意是要提供馬路，從而改善西貢一帶的交通網絡，但今次政府的態度是「隻眼開、隻眼閉」，不但漠視周邊居民的慘況，更對於配合私人發展商的換地，而且今次規劃亦牽涉到RP zone，亦不符合消防條例，令村民大受影響，而且私人發展商的換地，更會出現差別對待，有機會抵觸香港人權法及性別歧視條例。

今次私人發展商亦動用不少政府地，有三分一的地方會佔用政府土地，由此可見政府以一個假共享，真送禮的態度去處理今次規劃，今次不良先例一出，將來一定後患無窮，

有更多發展商以同樣方式去申請政府地，發展商表示善用珍貴土地資源，但發展商的所作所為只是反晒出他們只會貪圖珍貴土地資源。

根據規劃圖指出，政府和發展商有收錯地的嫌疑，政府今次無按原意去徵收土地，而且亦顯示出部分土地為「道路」的地方，這樣會令路權受損，而且所謂道路亦屬於公共空間，今次規劃亦完全侵蝕公共空間的發展。多位村民表示應跟回法定規劃大綱圖，要求政府撤回是次規劃，並重新了解現時西貢的法定規劃大綱圖。

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。

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。多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。

故此本人強烈反對上述發展申請，希望政府能夠聆聽民意，而且本人希望能夠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。

從我的iPhone傳送

Advisory Clauses

- (a) to note the comments of District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) that the applicant should ensure the areas stated in the supplementary planning statement are correct. For the proposal suggesting designating the proposed area to be surrendered as Green Area to be formed and maintained by the lot owner and redelivered to the Government upon request, the applicant is required to identify and confirm with the appropriate department to take up its future management and maintenance. The applicant should also ensure that formation of such area is acceptable to the appropriate department. The applicant should provide the evidence and supporting documents to prove his statement that the government land strips along both sides of Luk Mei Tsuen Road were originally owned by him and were resumed by the Government for road construction under Road (Works, Use and Compensation) Ordinance (Cap. 370) in 2015. The applicant should also indicate the location and area of the concerned land on plan. Advice from the Transport Department and Highways Department on any foreseeable public projects to be carried out on the land concerned should be sought. If the subject application is approved by the Board, the applicant may need to submit to his Office a land exchange application at the Site with necessary information to effect the proposed development. However, there is no guarantee that the proposed land exchange will be eventually approved by Government and proceeded to documentation. Such land exchange application, if eventually approved, will be subject to such terms and conditions including the payment of a premium as the Government considers appropriate at its discretion;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the applicant should be responsible for maintenance of the proposed vehicular and pedestrian access;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the design and construction of the proposed sewage treatment system should follow the requirements in the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comments by the Environmental Protection Department" including the minimum clearance requirements;
- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD) that for Section 3.3 of the drainage impact assessment, pipe flow calculation, the effect of erosion and sedimentation should be included and stated in the text (Section 3) and in the hydraulic calculations (Appendix I) with reference to Section 9.3 of the Stormwater Drainage Manual;
- (e) to note the comments of the Chief Town Planner, Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that it is reminded that approval of the planning application by the Town Planning Board does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works;
- (f) 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 comments: the granting of the planning approval should not be construed as an acceptance of the unauthorised structures on Site under the Buildings Ordinance. Enforcement action may be taken to effect the removal of all unauthorised works in the future;

- (g) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority. Emergency vehicular access provision in the application 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 administrated by BD; and
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) as detailed in Appendix IV of the RNTPC Paper and the following comments: water mains are in close proximity to the proposed site and is likely to be affected. The applicant is required to either divert or protect the water mains found on site. 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.