



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

**PROPOSED MARINA (CLUBHOUSE)
AT LOT NO. 1208 (PART) IN D.D. 217 (PART)
HEBE HAVEN YACHT CLUB, PAK SHA WAN, SAI KUNG
ON APPROVED HEBE HAVEN OUTLINE ZONING PLAN NO. S/SK-HH/8**

SUPPORTING PLANNING STATEMENT

MAY 2021

Executive Summary

This Application is submitted to the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance to seek planning permission for proposed marina (clubhouse) ("Proposed Redevelopment") at Lot No. 1208 (Part) in D.D. 217 (Part), Hebe Haven Yacht Club, Pak Sha Wan, Sai Kung ("the Application Site").

The Application Site is currently zoned "Recreation" ("REC") on the approved Hebe Haven Outline Zoning Plan No. S/SK-HH/8 ("the OZP"). According to the Notes of the OZP, 'Marina' use is under Column 2 of "REC" zone which requires planning permission from TPB.

The Application Site is currently located within Hebe Haven Yacht Club which has been erected within the current location since 1963 to provide marine-related facilities to its members. Due to limited floor space of the existing Main Building of Hebe Haven Yacht Club, a temporary marquee was set up at the Application Site for yacht training and relevant social and recreational activities. This Application aims to replace the existing temporary marquee into a permanent structure, and continue to serve its members with quality marine-related services. Upon completion, the Proposed Redevelopment will be connected to the existing Main Building as the extension of the clubhouse.

The Proposed Redevelopment is generally in line with the planning intention of the "REC" zone for recreational developments for the use of the general public. This Application also echoes with the recommendations of the 2017 and 2018 Policy Address to upgrade sport-related facilities. Since the use of the Proposed Redevelopment will remain the same as the current temporary marquee, it will not induce any additional traffic flow nor visitors. Therefore, it will have no adverse impact from the traffic, environmental and sewerage point of view.

In view of the above and the detailed planning justifications put forward in the Supporting Planning Statement, we sincerely seek TPB's favorable consideration to approve the Application.

內容摘要

申請人按<<城市規劃條例>>第 16 條向城市規劃委員會提交申請擬議遊艇停泊處 (會所)。申請地點位於西貢白沙灣丈量約份第 217 約地段第 1208 號 (部分) 白沙灣遊艇會。

申請地點位於白沙灣分區計劃大綱核准圖編號 S/SK-HH/8 (下稱為「大綱圖」) 被劃為「康樂」地帶。根據大綱圖，「遊艇停泊處」屬第二欄用途，須向城市規劃委員會申請。

是次申請地點位於白沙灣遊艇會範圍內。白沙灣遊艇會自 1963 年成立至今，一直坐立於現時位置為會員提供與遊艇有關的服務及設施。由於現時白沙灣遊艇會內的建築面積有限，申請地點現時搭有一大型臨時帳篷提供遊艇培訓以及相關的社會和娛樂活動。因此，本申請旨在改善現時環境，將現有臨時帳篷轉換為符合標準的構築物，並繼續為會員提供優質的服務。完成後，擬議發展將與現有的建築物相連，作為會所的延伸。

擬議發展主要為會所用途，整體上符合「康樂」地帶的規劃意向。擬議發展項目呼應 2017 及 2018 年施政報，改善與體育相關的設施。由於擬議發展質現時土地用途沒有分別，因此，不會引起額外的訪客及交通流量及為周邊帶來不良的交通及環境影響。

基於以上各點及規劃報告書內所提供的詳細規劃理據，我們誠懇地希望城市規劃委員會批准有關用途的申請。

註：內容如有差異，應以英文版本為準。

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1 Introduction

1.1 Background

This Application is submitted to the Town Planning Board ("TPB") to seek planning permission for proposed 'Marina (Clubhouse)' ("the Proposed Redevelopment") at Lot No. 1208 (Part) in D.D.217 (Part), Hebe Haven Yacht Club ("the Club"), Pak Sha Wan, Sai Kung ("the Application Site") (**Figure 1** refers). The Application Site falls within an area zoned "Recreation" ("REC") under the approved Hebe Haven Outline Zoning Plan No. S/SK-HH/8 ("the OZP").

According to the Notes of the OZP, 'Marina' is a Column 2 use requiring planning permission from TPB.

1.2 Statement Structure

This Supporting Planning Statement comprises of six sections. Following the introduction, **Section 2** will cover the descriptions on the Application Site and its surrounding context. The relevant planning context will be discussed in **Section 3**, which is to be followed by the development proposal and justifications as presented in **Section 4** and **Section 5**. The Statement will be concluded in **Section 6**. The following supplementary materials are attached to support this Application: -

- Photos of Events Held at the Application Site (**Appendix I**)
- Schematic Architectural Drawings (**Appendix II**)
- Artist's Impression of the Proposed Redevelopment (**Appendix III**)

2 The Application Site and Its Surroundings

2.1 Application Site

The Application Site with an area of about 436.5m² is located within the Club, Pak Sha Wan, Sai Kung. At present, the Application Site falls within an area zoned “REC” on the OZP (**Figure 1**). As of today, the Application Site is occupied by a temporary marquee, which forms part of the Club for the hosting of events such as yacht training and relevant social and recreational activities (**Figure 2**). Photos of these events provided by the Applicant can be found in **Appendix I**. Due to limited floor space of the existing Main Building, which is fully occupied by offices, storage spaces and a restaurant for members, the Proposed Redevelopment is much needed to support the operation of the Club.

The redevelopment of the current temporary marquee will not induce any change of use within the Main Building. The Application Site area is bounded by the private vehicle park of the Club at the north, existing Main Building of the Club at the west and berthing spaces along the promenade at its south and east. The Application Site is accessible from Hiram's Highway via the vehicular run-in and run-out currently used by the Club.

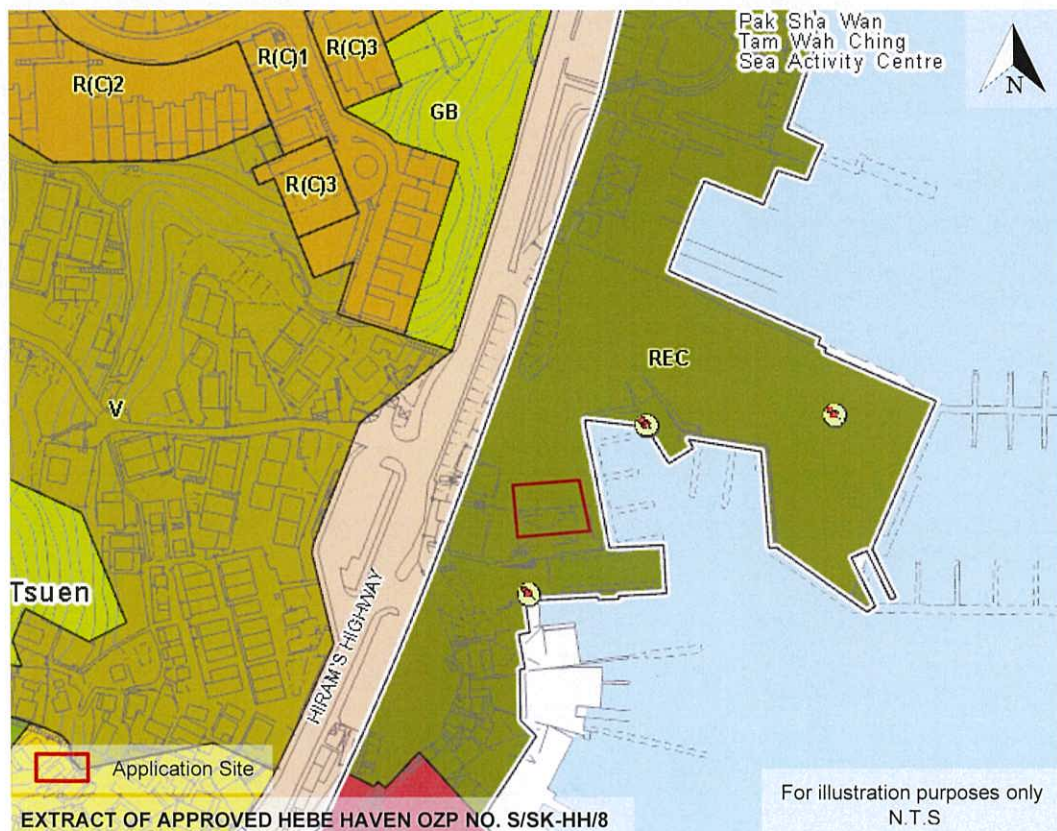


Figure 1. Location Plan of the Application Site



Figure 2. Current Condition of the Application Site

2.2 Land Status

The Application Site is located within Lot 1208 in D.D. 217 ("the Lot"). According to the Conditions of new grant No. 22356, the Lot is subject to the following lease restrictions: -

User: Yacht club including such reasonable social functions and other recreational activities that are ancillary to yacht club

Building Height: 7.62 metres above the mean formation level

Site Coverage: Not exceeding 528.6m²

Parking Space: Not less than 30

In order to enable the Proposed Redevelopment, upon obtaining planning approval from TPB, the Applicant will apply for lease modification in accordance with the approved scheme through Lands Department.

2.3 Surrounding Environment

The surrounding areas have the following characteristics: -

- a) to the immediate east and south are mainly berthing spaces for yachts/dinghies. To the further south are some shop and services, slipways, a public vehicle park and a hotel;
- b) to the immediate west is the Main Building of the Club, which will be connected to the Proposed Redevelopment upon completion;
- c) to the further west across Hiram's Highway is the cluster of village houses; and
- d) to the immediate north is the car parking area of the Club. To the further north are some hard-stands and boat racks of the Club which are covered by planning permission No. A/SK-HH/63 and Hong Kong Scout Association Pak Sha Wan Tam Wah Ching Sea Activity Center.

In general, the Application Site is situated next to a village cluster which is predominately occupied by recreational and marina uses with some shop and services.

2.4 Accessibility

The Application Site is accessible through the main entrance of the Club. The Application Site is served by various bus routes (e.g. 92, 96R and 792M) and minibus routes (e.g. 1, 1A, 1S, 2, 12 and 101M) mainly travelling along Hiram's Highway. A pier is located at the further south of the Application Site providing ferry services from Hebe Haven to Trio Beach.

2.5 Similar Applications

Two similar applications Nos. A/SK-HH/2 and A/SK-HH/63 within the "REC" zone were approved by TPB on 20 October 1995 and 12 December 2014 respectively. Application No. A/SK-HH/2 was applied for extension of existing Hebe Haven Yacht Club for boat hardstandings and ancillary marine facilities through reclamation of the seabed and Application No. A/SK-HH/63 was applied for proposed marina (storage racks for boats/dinghies). Application No. A/SK-HH/63 was approved by TPB as it is in line with the planning intention and compatible with the surrounding land use without inducing any adverse drainage, traffic, landscape and environmental impacts on the area.

3 Planning Context

3.1 Statutory Planning Context

The Application Site falls within an area zoned "REC" on the OZP. The planning intention of the subject "REC" zone is for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. According to the Notes of the OZP, 'Marina' is a Column 2 use which requires planning permission from the TPB.

3.2 Non-Statutory Planning Context

According to the Explanatory Statement of the OZP, the planning intention of the subject "REC" zone is to promote marine-related recreational uses in this area. Private initiatives to redevelop or improve the conditions of the area is encouraged.

3.3 Hong Kong Planning Standards and Guidelines ("HKPSG")

With reference to Chapter 4 of the HKPSG regarding the locational guidelines for accommodating recreation facilities requiring waterfront access, a minimum water depth and special facilities such as piers, pontoons, sea walls, hard-standings for boat storage, workshops, slipways and good access and parking for vehicles are required. Specialist bodies and private organisations also play a significant part in recreation facilities provision. Moreover, recreation space which is provided outside the public domain should be considered as a 'bonus' on top of the minimum standards. This bonus recreation space reflects the demand for a wide range of recreation facilities in Hong Kong. The demands for recreation space for both public use and specialist needs with policy support should be met.

3.4 Policy Address

Recognizing the importance of sports development in creating a healthy city, the Government is committed to developing Hong Kong into a most-cherished international metropolis through cultural and sports development. The Government had been planning to provide modernised and multi-purpose facilities to promote sporting culture and the hosting of world-class sports events in recent years.

In the Policy Address 2017, the Government introduced the "Five-Year Plan for Sports and Recreation Facilities" involving an amount of \$20 billion, between 2017 and 2022 to develop new and improve existing sports and recreation facilities. This project aims to help meet the

demand of the public and promote greater sports participation in the community. Subsequently, as announced in Policy Address 2018, the Government would continue to offer diversified and modern sports and recreational facilities by earmarking fundings for different sports projects.

Following the promotion of sports development in policy addresses, a series of schemes ranging from District Sports Programmes Funding Scheme, Sports Subvention Scheme and a pilot scheme to provide full-time training to athletes with disabilities have also been introduced.

3.5 Territorial Context

With reference to Hong Kong Licensed Vessels published by the Marine Department in 2020, the number of registered "Pleasure Vessels", which includes Auxiliary Powered Yacht, Cruiser and open cruiser, has nearly doubled from 5,700 in 2007 to 10,200 in 2019 (+80%). The above trend reflects the increasing demand for marine facilities and its ancillary facilities in the territory. Due to specific locational requirements, there are only a few private yacht clubs, which are mostly clustered in Aberdeen, Causeway Bay and Sai Kung, providing marine facilities such as berthing spaces, swing moorings, boat repairing workshops etc. Therefore, the general access to participate in marine activities is rather limited.

3.6 Hiram's Highway Improvement Stage 2

Hiram's Highway is the principal road connecting Sai Kung to Kowloon East and Tseung Kwan O. Improvement works on Hiram's Highway is being implemented by the Government under two stages. Stage 1 of the improvement works which focus from Clear Water Bay to Marine Cove is planned for completion by the end of 2020 while Stage 2 involving the section from Marina Cove to Sha Ha is currently under investigation. According to the relevant plan for gazetting under Roads (Works, Use and Compensation) Ordinance (Chapter 370), the western boundary of the Lot will fall within the works area of the Stage 2 improvement works. With reference to the resumption plan under the mentioned ordinance, the part of the Lot adjacent to Hiram's Highway will also be resumed by the Government.

4 The Proposal

4.1 Proposed Redevelopment

The Application Site will be developed into a 2-storey semi-open permanent structure which will serve as the Sail Training Centre ("STC") and Regatta Deck as an expansion of the Club. This facility will serve as the core of the Club's sail training programme. While the covered area will be used daily to hold training sessions for members of the Club and members of the public as well as post-sailing gatherings, the deck area will be used for competition briefings and prizegiving ceremonies after competitions. The proposed structure will have a roof height of about 6.52m and a roofed over area of about 436.5m². The roof floor of the proposed Regatta Deck can be accessed by a new lift outside the north-west corner of the Application Site. This new lift has been approved by the Building Authority on 30 April 2021, where necessary, amendments will be made following the approval of this Application.

The Proposed Redevelopment can be accessed via the current vehicular run-in/out of the Club. Since the Proposed Development is semi-open, members can enter the Application Site in various entrance.

4.2 Proposed Redevelopment Parameters

A set of architectural drawings indicating the Proposed Redevelopment is enclosed in **Appendix II**. An artist's impression of the Proposed Redevelopment can also be found in **Appendix III**. The major development parameters are detailed in **Table 1**.

Development Parameters	Proposed Redevelopment Scheme
Application Site Area	about 436.5m ²
Total Gross Floor Area (GFA)	
Non-Domestic	about 790.5m ²
Plot Ratio	
Non-Domestic	about 1.811
Site Coverage	about 100%
No. of Blocks	1
Building Height	about 6.52m

Table 1: Development parameters of the Proposed Redevelopment

5 Justifications

5.1 In-line with planning intention and statutory control

The planning intention of the "REC" zone is for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. The Proposed Redevelopment, which intends to replace the existing temporary marquee with a permanent structure to support the Club's sail training programme is in line with the planning intention.

5.2 Compatibility with surrounding context

The Proposed Redevelopment is situated next to a village cluster intermixed with residential, recreational and commercial uses. The major residential area is separated from the Proposed Redevelopment by Hiram's Highway. Considering the area is mainly occupied by a water activity center, shop and services and marina-related facilities such as berthing spaces, storage for boats and dinghies and slipways along the seafront of Hebe Haven, the Proposed Redevelopment is considered compatible with the surrounding land use. Moreover, with the building height of 6.52m and semi-open design, the Proposed Redevelopment will be mostly screened out by the existing landscapes and blend in well with the low-rise character. In this connection, the Proposed Redevelopment, which serves as an expansion of an existing clubhouse in support to marine-related activities, is considered compatible with the surrounding environment.

5.3 In Line with the Policy Address and Advocacy

The Proposed Redevelopment is in line with Policy Address 2017 announced by the Chief Executive in respect of promoting sporting culture and upgrading sports facilities.

In order to promote the participation of watersports, in particular, sailing, the Club has organized various yacht racing and training courses for members, non-members and the community. The Club had been operating under minimal floorspace and had been striving to meet the growing demand for local, regional and international sailing events. The space within the Main Building had already reached its capacity while providing space for essential office and administrative space. As such, the theoretical and debriefing sessions for sailing programmes have to be held in the temporary marquee. The temporary marquee is also functioned as a shaded resting area for athletes to take break during competitions and training. The temporary marquee is not an ideal venue for accommodating theory courses for sailing training as basic weatherproof requirements cannot be met. As such, there is a genuine need

to provide more floor space and upgraded facilities to improve the overall environment of the Club.

The Applicant is committed to upgrade the marine-related facility, clubhouse, to maintain its exceptional service and training for athletes and the general community. This application generally echoes with the Government's advocacy.

5.4 Promoting Sailing and Creating Community Gain

The Club has been established and erected in the current location since 1963. Despite being a private yacht club serving its members, the Applicant is genuinely committed to take up its social responsibility to proactively promote sailing in Hong Kong.

Since 2009, the Club has been the base of "Sailability Hong Kong", which offers opportunity for disabilities, low-income group, ethnic minority groups and elderly to learn to sail and have a water-based experience. The Club is also home to international events such as Asia's first Paralympic Development Program for World Sailing and local races. Starting from 2002, a 24 hours Charity Dinghy Race, the longest aquathlon in Asia, has been held annually. Over the years, the Club has raised over \$12.3 million for charities all over Hong Kong. A development fund for youth sailing has also been set up by the Club to assist young sailors to develop their sailing skills and to support them at a competitive level. As yacht racing is particular popular among members, races are held almost every weekend.

In order to continue to educate the public about sailing and maintain exceptional services, there is an urgent need to modernize and expand the current facilities to encourage participation.

5.5 Strategic location of the Application Site for the Watersports Development

According to Chapters 4 of HKPSG on Recreation, Open Space and Greening, waterfront access, a minimum water depth and special facilities such as piers, pontoons, sea walls, hard-standings for boat storage, workshops and slipways are required for the accommodation of recreation facilities requiring water access. Strategically located in the middle of Hebe Haven cluster for leisure marine activities, the Application Site is suitable for the upgrading works of watersports development.

5.6 Coherent with Hiram's Highway Improvement Stage 2

The designated works area and resumption area associated with Hiram's Highway Improvement Stage 2 will inevitably affect the already limited floor space of the existing main building and overall operation of the Club. During the construction of the improvement works, the existing temporary marquee will be much needed to serve as a temporary storage area and / or temporary decanting space. The existing temporary marquee will then be replaced by the Proposed Redevelopment to the satisfaction of relevant Government Departments.

5.7 Similar Applications Approved in the subject District

There are two planning application for marina-related uses within the same "REC" zone. They were approved with conditions by TPB on 20 October 1995 and 12 December 2014 as the applications are in line with the planning intention and compatible with the surrounding land use with inducing any adverse drainage, traffic, landscape and environmental impacts on the area. As this current Application is of similar nature to such approved case, the feasibility and compatibility of the Proposed Redevelopment are supported.

5.8 No insurmountable impact

Since there is no change to the use of the Proposed Redevelopment as compared with the existing temporary marquee, no adverse impact with respect to traffic, environment, drainage, sewerage, visual, landscape, water and waste will be generated from the current development.

The applicant has been providing sufficient on-site car parking spaces for its members since its establishment. Upon completion of the Proposed Redevelopment, the number of visitors to the Club will be comparable to the current situation. As such, the Proposed Redevelopment will not generate additional demand on both the traffic of the surrounding area and the parking and loading/unloading spaces of the Club.

6 Conclusion

This subject Application is submitted to seek TPB's permission for Proposed Redevelopment. Favorable consideration by TPB is sought based on the following grounds: -

- a) The Proposed Redevelopment falls within the "REC" zone and the development is in line with the planning intention for recreational developments for the use of the general public;
- b) Echoing with Policy Address 2017 and 2018, the Proposed Redevelopment will replace the existing temporary marquee with a STC and Regatta Deck to provide quality sports-related facilities;
- c) The Applicant is committed to promote watersports to the wider community and the Club also has a good track record of hosting local, regional and international races.
- d) There are similar applications approved by TPB, approval of this subject Application will be consistent with TPB's previous decisions; and
- e) The Proposed Redevelopment would not induce adverse impacts to the surroundings.

In view of the above, we sincerely request TPB to give favorable consideration to this Application.

7 Appendices

- | | |
|---------------------|--|
| Appendix I | Photos of Events Held at the Application Site |
| Appendix II | Architectural Drawings of the Proposed Redevelopment |
| Appendix III | Artist's Impression of the Proposed Redevelopment |

Appendix I

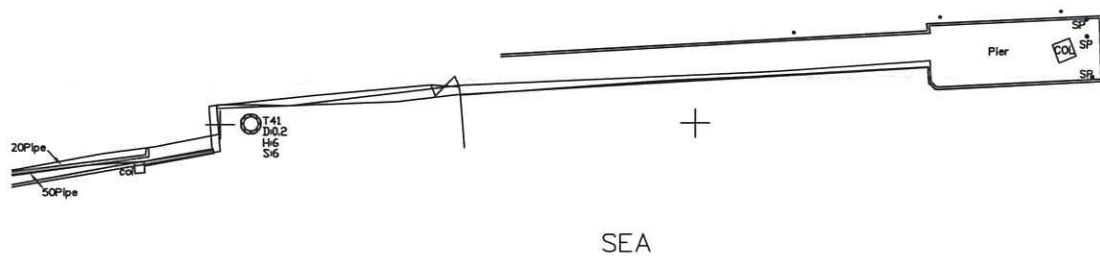
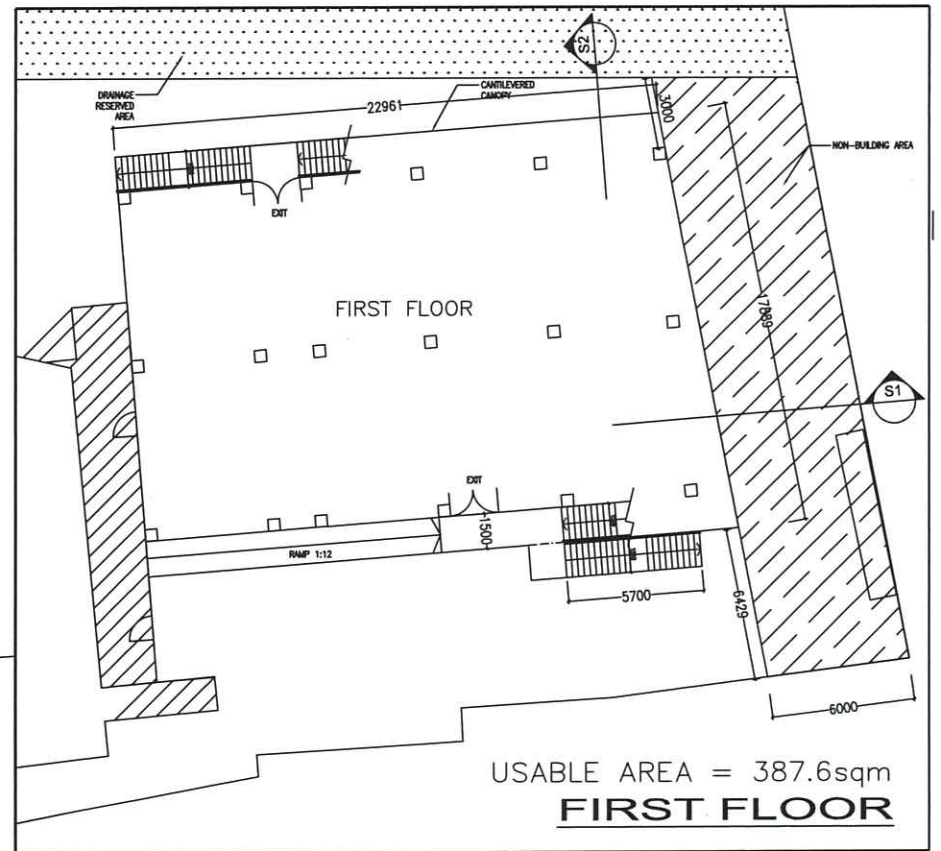
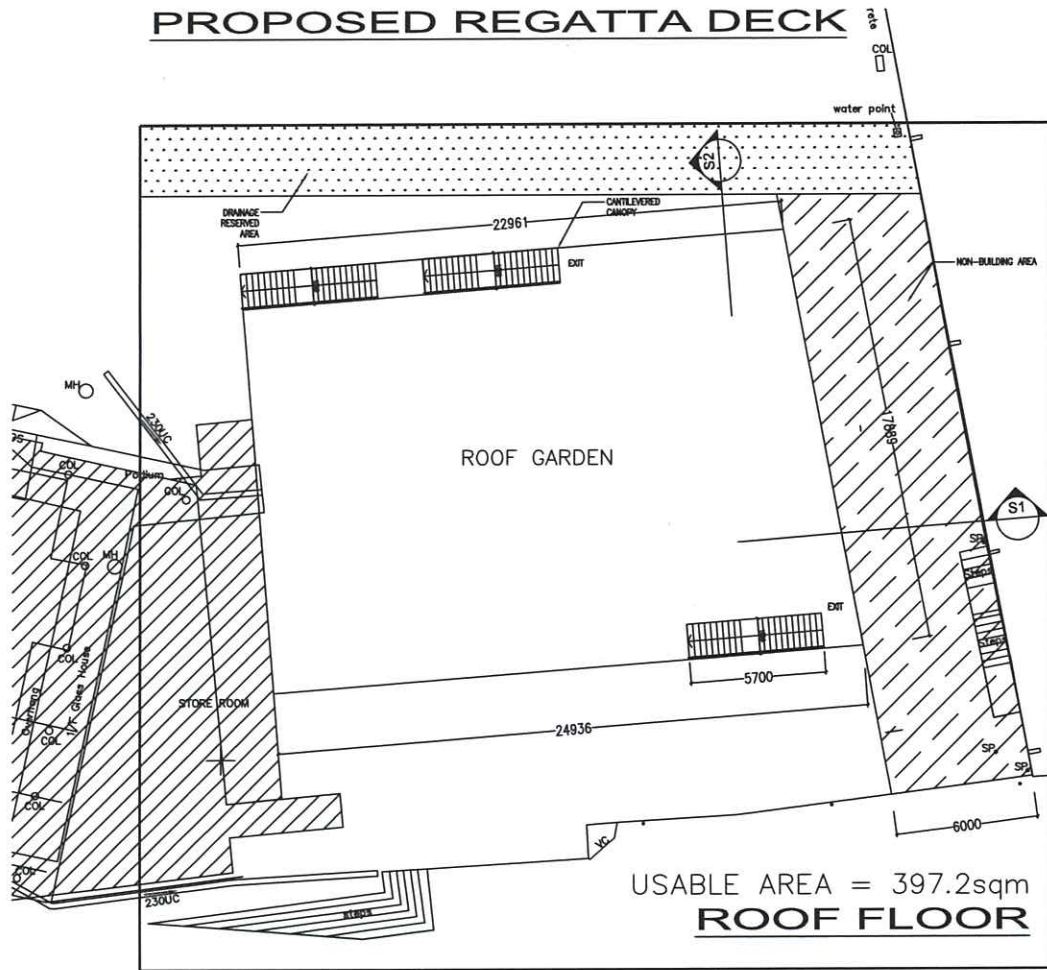
Photos of Events Held at the Application Site



Appendix II

Architectural Drawings of the Proposed Redevelopment

PROPOSED REGATTA DECK



CALCULATION OF GROSS FLOOR AREA

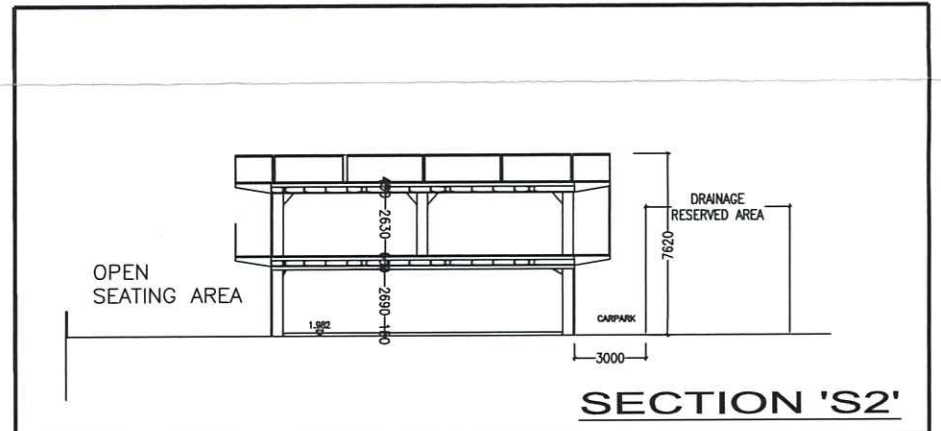
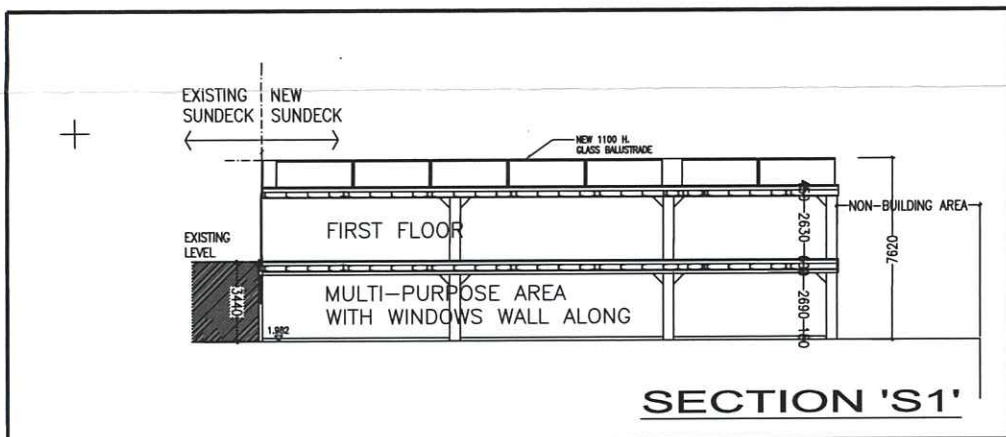
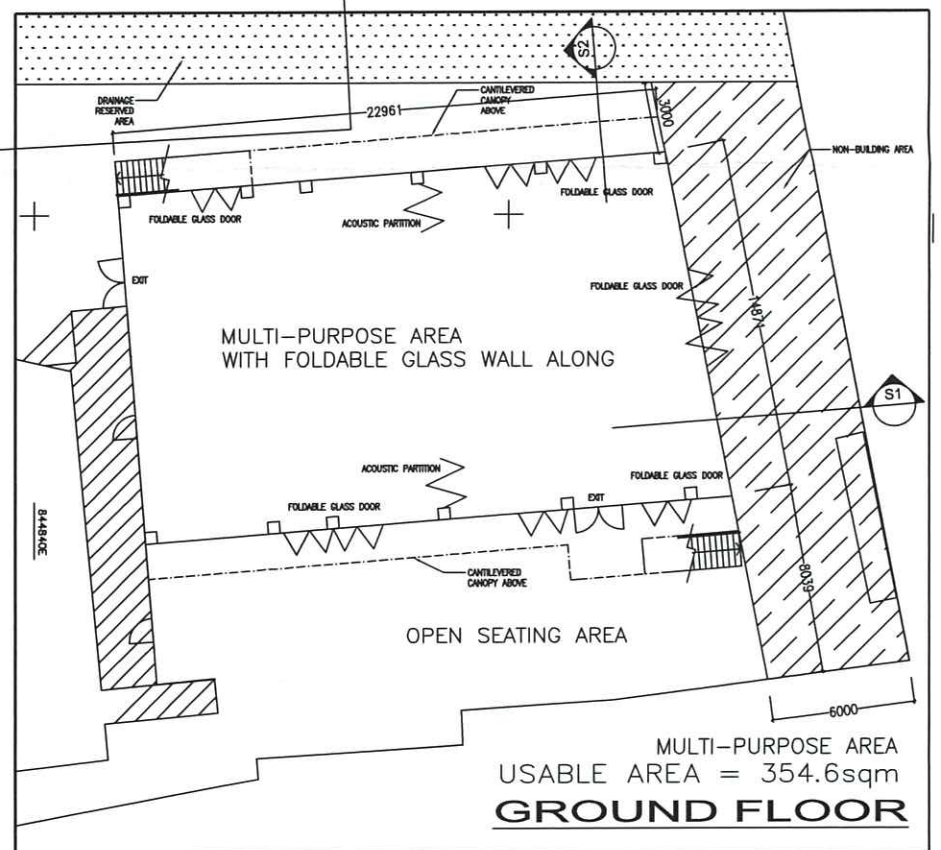
GF GFA = 373.4 sqm (INCL. STAIRCASE)
1F GFA = 417.1 sqm (INCL. STAIRCASE)
RF GFA = 0 sqm (without roof cover)
TOTAL GFA = 790.5 sqm

SITE COVERAGE

436.5 sqm (INCL. CANOPY)

CALCULATION OF CONSTRUCTION FLOOR AREA

GF CFA = 373.4 sqm (INCL. STAIRCASE)
1F CFA = 417.1 sqm (INCL. STAIRCASE)
RF CFA = 397.2 sqm
TOTAL CFA = 1187.7 sqm



Appendix III

Artist's Impression of the Proposed Redevelopment

Existing Club Building

Proposed Regatta Deck

New Lift

Entry

Open Space

Slipway

Seawall

THE ARCHITECT

Your Ref: TPB/A/SK-HH/79

Our Ref: LAS/CK/JC (LAS/20-19120) (Task 2)

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

30 July 2021

By Hand & Email

Dear Sirs

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)
FOR PROPOSED MARINA (CLUBHOUSE)
AT LOT 1208 (PART) IN D.D. 217
PAK SHA WAN, SAI KUNG, NEW TERRITORIES
ON APPROVED HEBE HAVEN OUTLINE ZONING PLAN NO. S/SK-HH/8
(PLANNING APPLICATION NO. A/SK-HH/79)**

We refer to the captioned application.

Further to our original submission made to the Town Planning Board via letter dated 26 May 2021, we enclose a set of further information comprising the following:

Attachment I Responses-to-Comments table addressing comments from the Lands Department, Transport Department and Urban Design and Landscape Section of the Planning Department

Attachment II Responses-to-Comments table addressing comments from the public

Attachment III 70 hardcopies of the layout plan

Attachment IV 70 hardcopies of the photos of the existing trees

The above information is submitted to address departmental and public comments received and constitutes no material change to the application. We sincerely request to exempt the application from publication and recounting requirements.

30 July 2021
Town Planning Board
Attention: Secretary, Town Planning Board



Should there be any queries, please feel free to contact the undersigned or our Ms Jacqueline Chan at 2846 4879.

Yours faithfully
For and on behalf of
Knight Frank Petty Limited


Calvin Kan MHKIP RPP
Senior Manager, Planning & Development
Land Advisory Services
calvin.kan@hk.knightfrank.com
D +852 2846 7429

Encs

cc Sai Kung & Islands District Planning Office
(Attention: Ms. MA Lai Kei, Vicky)

(Email only)

Client

(Email only)

Attachment I

Responses-to-Comments Table Addressing Comments from Government Departments

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131)
PROPOSED MARINA (CLUBHOUSE)
AT LOT NO. 1208 (PART) IN D.D. 217,
PAK SHA WAN, SAI KUNG, NEW TERRITORIES
(SECTION 16 PLANNING APPLICATION NO. A/SK-HH/79)**

Comments	Response(s)
<u>District Lands Officer, Sai Kung, Lands Department</u> received on 16 July 2021 (Contact: Ms. Christine YIP Tel: 2791 7014)	
1. The proposed Clubhouse under the subject application is an additional building not covered by any approved Building Plans under the Conditions. The proposed development will also exceed the total site coverage limit.	Noted. Relevant application to the Lands Department will be made upon planning approval.
2. It appears from the “Architectural Drawings of the Proposed Redevelopment” at Appendix II to the supporting planning statement that the proposed clubhouse will not encroach upon the non-building areas and the Drainage Reserve Area under the Conditions. The applicant is reminded to avoid any encroachment onto the said areas.	Noted.
3. Besides, under para 4.1 of the planning statement, the Clubhouse is proposed be used for members of the public in addition to the members of the Grantee. This will be in breach of the Conditions.	The Proposed Redevelopment will only be used by members of the Hebe Haven Yacht Club (“the Club”) or their guests, guests of the Club, and members of sports teams competing with the Club.
4. If the subject applicant is approved by the Town Planning Board, the applicant will need to obtain the policy support of HAB for the proposal and apply to this office for a lease modification to effect the proposal. However, there is no guarantee that such application will be eventually approved by the Government. Such application,	Noted.

Comments	Response(s)
<p>if eventually approved, would be subject to such terms and conditions as the Government considers appropriate.</p>	
<p><u>Traffic Engineering (NTE) Division, NT Regional Office, Transport Department</u> received on 9 July 2021 (Contact: Mr. KO Chi-wai Tel: 2399 2402)</p>	
<p>It is noted that part of the Application Site is currently used as carpark of Hebe Haven Yacht Club ("the Club"). Based on our observation, the public parking spaces at Pak Sha Wan in vicinity to the application site have been fully utilized, especially during weekends and Public Holidays. As such, the applicant is required to demonstrate that the reduction of parking spaces at the Club would not cause adverse traffic impact, especially illegal parking problem in the vicinity.</p>	<p>According to the lease, not less than 30 parking spaces should be provided within the concerned lot. The building footprint of the Proposed Redevelopment will affect 9 carparking spaces. Upon redevelopment, not less than 30 parking spaces will be provided to fulfil the lease requirement. Please refer to the car park layout of the Club in Attachment III.</p>
<p><u>Urban Design Unit, Urban Design and Landscape Section, Planning Department</u> received on 16 July 2021 (Contact: Mr. Enoch LAM Tel: 2231 4629)</p>	
<p>1. According to the submission, the proposed development consists of a 2-storey (about 6.52m) permanent structure with a non-domestic gross floor area of about 790.5m² that will serve as an expansion of the existing club. Given the site context and the low-rise nature of the proposed development, it is considered not incompatible with the surrounding environment.</p>	<p>We acknowledge that the Proposed Redevelopment is considered not incompatible with the surrounding environment.</p>
<p>2. Nonetheless, the artist's impression submitted is monochrome and sketchy which cannot demonstrate clearly the image of the proposed development. The Applicant should submit more visual materials such as photomontages to illustrate how the proposed development would blend in with the surrounding environment.</p>	<p>The artist's impression aims to show that the low-rise Proposed Redevelopment with semi-open design will not induce significant visual impacts on the surrounding environment. G/F of the Proposed Development will be installed with foldable glass wall along the exterior and similar facade finishes as compared with the existing Main Building</p>

Comments	Response(s)
<p>The Applicant should also advise if any design measures, including but not limited to façade treatment and peripheral planting, would be adopted to mitigate the potential visual impact from the proposed development, and enhance its compatibility with the surrounding environment.</p>	<p>will be applied for cohesion with the surroundings. The Proposed Redevelopment with the building height of about 6.52m will be mostly screened out by the existing landscapes, it will be compatible with the low-rise character in the locality.</p> <p>We are pleased to acknowledge that the Proposed Redevelopment is considered not incompatible with the surrounding environment. Furthermore, with reference to Town Planning Board Guideline No. 41, the primary town planning consideration of visual impact is not so much on the architectural design including façade treatment and finishes. The detailed measures on building design will be considered during the subsequent detailed building design stage.</p>
<p><u>Landscape Unit, Urban Design and Landscape Section, Planning Department</u> received on 23 July 2021 (Contact: Ms. Charmaine TSANG Tel: 2231 4905)</p>	
<p>1. The southern site portion is covered by a temporary marquee and the northern portion is a hard paved open carpark. Existing amenity trees of common species, including Livistona chinensis (蒲葵), are planted immediate to the north and east of the temporary marquee. The Site falls into an area of miscellaneous rural fringe and recreational landscape character surrounded by yacht clubhouse and the associated facilities such as berthing spaces for yachts and open carparks, while tree groups, Hiram's Highway and village houses are located to the further west of the Site. Given the proposed development is a 2-storey (about 6.52m) structure, which is similar to the scale of the surrounding buildings and it will replace the existing temporary marquee to serve as an extension of the existing clubhouse main building, the proposed development is</p>	<p>We acknowledge that the Proposed Redevelopment is considered not incompatible with the surrounding landscape character.</p>

Comments	Response(s)
considered not incompatible with the surrounding landscape character.	
2. A landscape layout plan showing the application site boundary, site entrance, boundary fence, existing and proposed buildings, proposed landscape treatments with legends, levels, etc., to demonstrate the design intent should be submitted in the application.	Please refer to the layout plan in Attachment III indicating the application site boundary, site entrance, existing building, proposed building and proposed planter.
3. Information on the existing trees, including location plan, species, size, photo and the proposed treatments should be provided in the application.	There are currently 8 existing trees, including Livistona chinensis and Musaceae, located in the planters immediate to the north of the temporary marquee. The trees have diameters of 100-300mm. All the trees will be transplanted to the new planter in the Proposed Redevelopment (Attachment III), subject to further assessment by the landscape consultant. Please refer to the photos of the existing trees in Attachment IV .
4. The Applicant should note that approval of the section 16 application by the TPB does not imply approval of the trees 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.	Noted.

Attachment II

Responses-to-Comments Table Addressing Comments from the Public

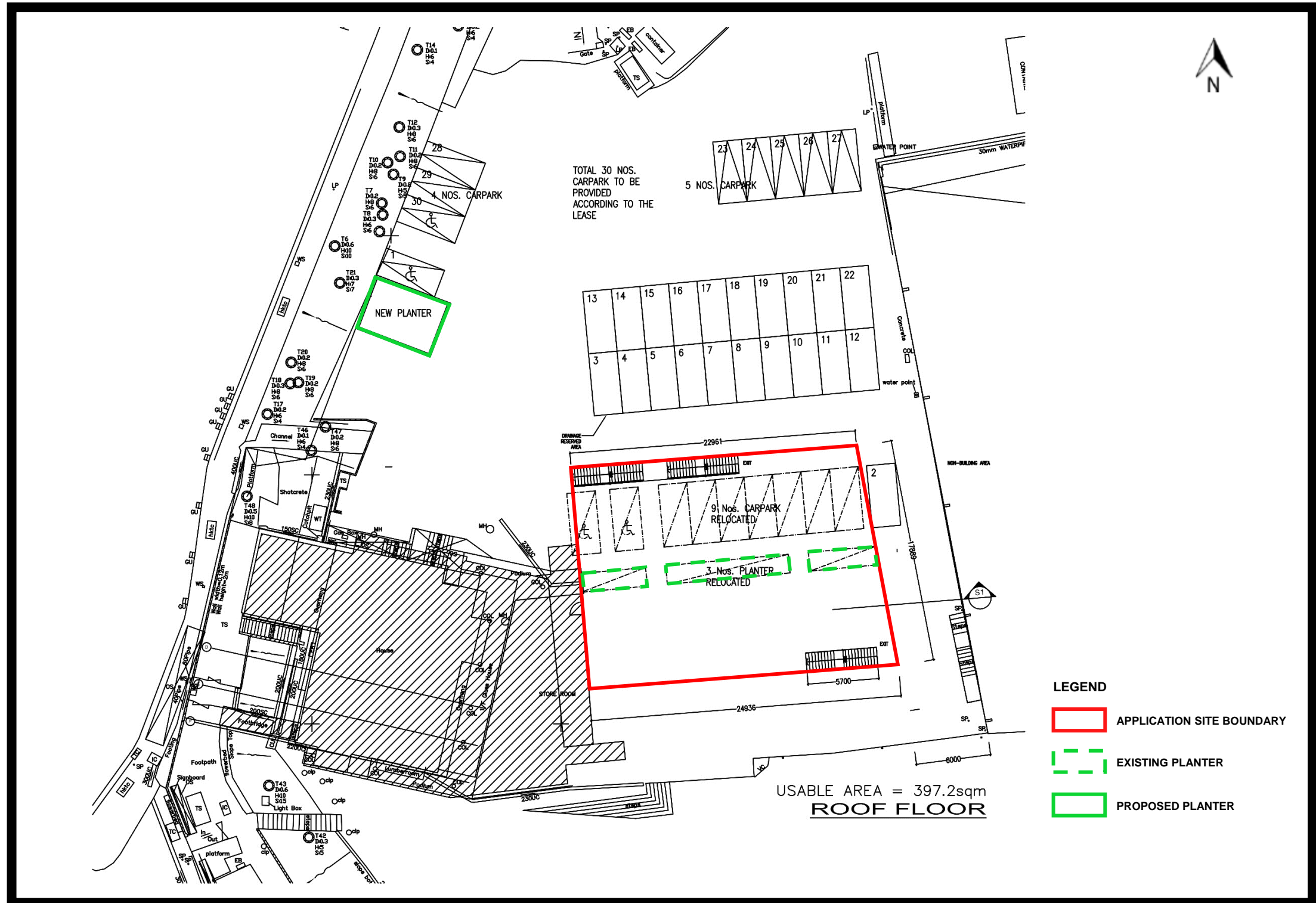
**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131)
PROPOSED MARINA (CLUBHOUSE)
AT LOT NO. 1208 (PART) IN D.D. 217,
PAK SHA WAN, SAI KUNG, NEW TERRITORIES
(SECTION 16 PLANNING APPLICATION NO. A/SK-HH/79)**

Public Comments	Response(s)
<p>1. Worsening Traffic</p> <p>The traffic in the area is already congested during weekends and holidays with cars parked on the footpaths, at the taxi stands and minibus stops. The additional admission of members to the club upon the Proposed Redevelopment will further worsen the traffic condition. The increased traffic flow may induce car accidents and pose risk to the safety of the local residents.</p>	<p>The Proposed Redevelopment aims to replace the existing temporary marquee into a permanent structure to continue serving members with quality services. Since the use of the Proposed Redevelopment will remain the same as the current temporary marquee, there will not be additional visitors nor traffic flow.</p>
<p>2. Air Pollution</p> <p>The construction activities including excavation and transportation of construction materials will generate fine particles in the air, resulting in air pollution and threatening the health of the villagers.</p>	<p>The construction activities will be properly managed and controlled to minimise the impact on the neighbourhood. The Proposed Redevelopment will meet the latest environmental standard of the construction industry.</p>
<p>3. Water Pollution</p> <p>The clubhouse had caused water and odour pollution from its operation. The reclamation of land involving large displacement of marine sediments and filling of reclamation materials will disrupt the marine ecosystem and cause water pollution.</p>	<p>The Proposed Redevelopment is to replace the existing temporary marquee into a permanent building and does not involve any reclamation works. No adverse impact on water quality is anticipated.</p>

Public Comments	Response(s)
<p>4. Noise Impact</p> <p>The sound of speaker and music during big events at the club will induce noise impact and adversely affect the tranquility of the neighbourhood.</p>	<p>The major residential area is located to the further west of the Proposed Redevelopment across Hiram's Highway. Therefore, the residential area is segregated from the Proposed Redevelopment and the noise impact to the local residents will be insignificant.</p>
<p>5. Public Interest</p> <p>The Proposed Redevelopment does not provide facilities for the use of the general public and fulfill its obligations to the community.</p>	<p>Despite being a private yacht club, the Applicant is genuinely committed to take up social responsibility to promote water sports development in the local community and support elite sports in Hong Kong since 1963. The club has been venue for charitable groups which offer opportunities for disabilities, low-income groups, ethnic minority groups and elderly to learn sailing. The Proposed Redevelopment will create community gain by promoting greater watersports participation.</p>

Attachment III

Layout Plan



Layout Plan

For Identification Purposes Only

Attachment IV

Photos of the Existing Trees

Section 16 Planning Application No. A/SK-HH/79

Proposed Marina (Clubhouse)

Further Information July 2021





Your Ref: TPB/A/SK-HH/79

Our Ref: LAS/CK/JC (LAS/20-19120) (Task 2)

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

4 August 2021

By Hand & Email

Dear Sirs

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)
FOR PROPOSED MARINA (CLUBHOUSE)
AT LOT 1208 (PART) IN D.D. 217
PAK SHA WAN, SAI KUNG, NEW TERRITORIES
ON APPROVED HEBE HAVEN OUTLINE ZONING PLAN NO. S/SK-HH/8
(PLANNING APPLICATION NO. A/SK-HH/79)**

We refer to the captioned application.

Further to our original submission made to the Town Planning Board via letter dated 26 May 2021 and further information dated 30 July 2021, we enclose 70 hardcopies of the revised layout plan to address comments from the Transport Department. We would like to clarify that upon redevelopment, a total of 42 carparking spaces will be provided. As such, there will not be any reduction of carparking spaces at the Club as compared with the existing condition.

The above information is submitted to address departmental comments received and constitutes no material change to the application. We sincerely request to exempt the application from publication and recounting requirements. Should there be any queries, please feel free to contact the undersigned or our Ms Jacqueline Chan at 2846 4879.

Yours faithfully
For and on behalf of
Knight Frank Petty Limited


Calvin Kan MHKIP RPP
Senior Manager, Planning & Development
Land Advisory Services
calvin.kan@hk.knightfrank.com
D +852 2846 7429

Encs

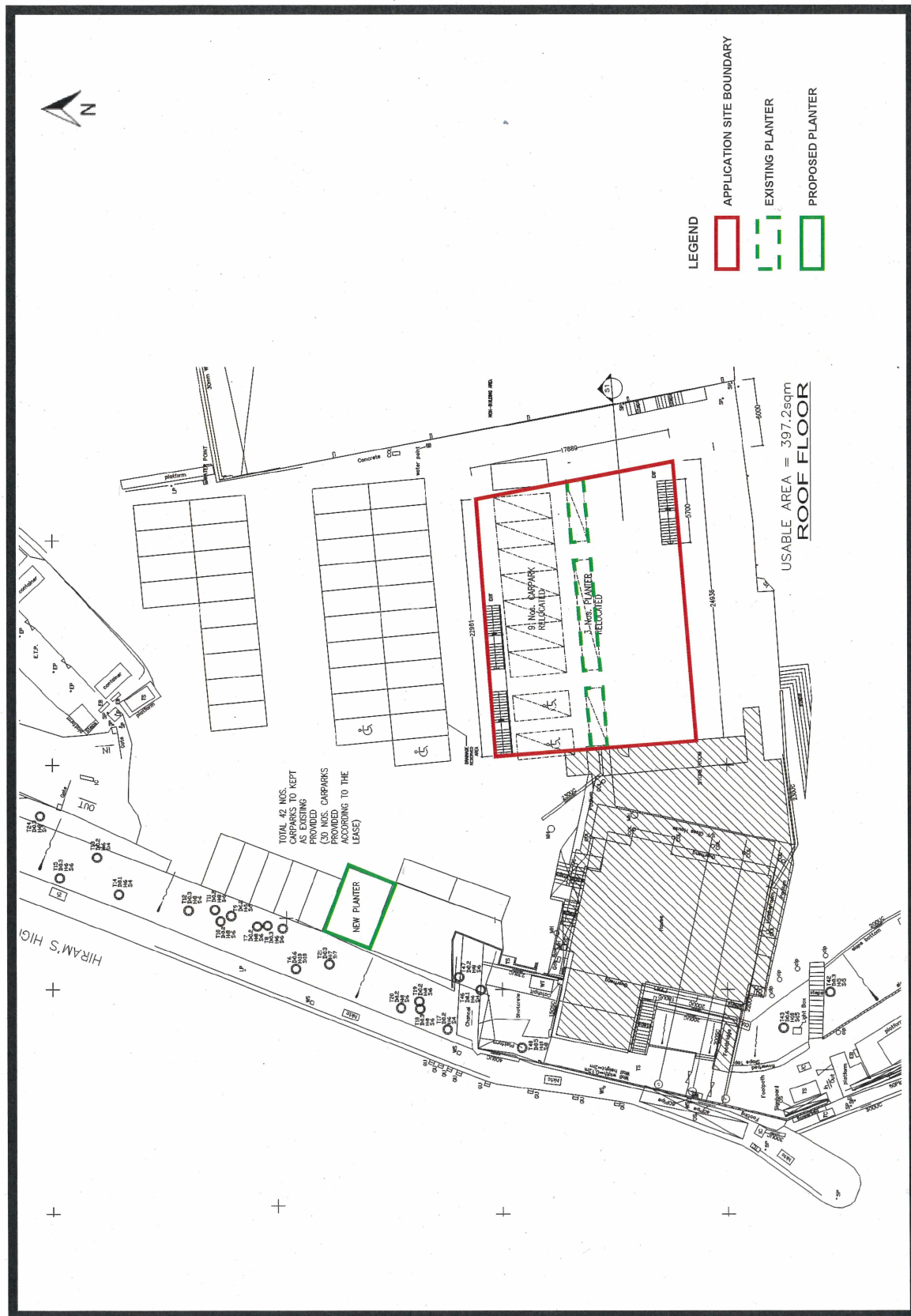
4/F Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong 香港灣仔港灣道6-8號瑞安中心4字樓
T 電話 +852 2840 1177 F 傳真 +852 2840 0600

Knight Frank Petty Limited EAA Lic No C-010431
Knight Frank Hong Kong Limited EAA Lic No C-013197
Knight Frank (Services) Limited EAA Lic No C-012848

C P Property Management Limited
Knight Frank Asset Appraisal Limited
Knight Frank Project Design & Delivery Limited

knightfrank.com.hk





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

參考編號

Reference Number:

210713-133639-78916

提交限期

Deadline for submission:

16/07/2021

5-1

提交日期及時間

Date and time of submission:

13/07/2021 13:36:39

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HH/79

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. John Shek

意見詳情

Details of the Comment :

Objection to proposed clubhouse of Hebe Haven Yacht Club.

Grounds for objections:

- 1) Increase traffic congestion due to more members admitted to the club, hence cause more vehicles entering through the village and causing enormous traffic congestion to the existing traffic problems within the village.
- 2) Pollution 1. In terms of pollution to the environment for the reclamation of land. Large displacement of the marine sediments and the development of mud-waves beneath the reclamation fill. This would disrupt the ocean's ecosystem, lead to soil liquefaction, and pollute the water.
- 3) Pollution 2. Any large scale trucking activity for removal of spoils and delivery of building materials (mostly concrete) will create a great deal of pollution, especially the more dangerous fine particulates. This will present an added danger to villagers.
- 4) The villagers lives will be greatly disrupted due to the congested surroundings and will not be able to enjoy the peaceful surroundings.

I hereby, on behalf of the villagers of Kau Sai San Chuen, strongly object to this kind of construction and reclamation within our village

John Shek

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

5-2

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-HH/79.

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

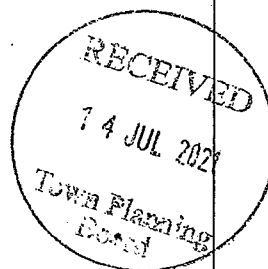
1. 擴建會所大樓工程，填海打樁，破壞原有海生態。
2. 舉行大型活動，米高風，音樂聲，聲浪甚大，影響居民日常寧靜生活，加深居民與會所發生磨擦。
3. 香港特區政府給與此會特惠租金優惠，不給與廣大市民享用會所設施。

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

簽署 Signature

林滿華

日期 Date 13/7/2021



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

5-2 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-HH/79

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我係住於白沙灣遊艇會鄰近居民，關於白沙灣遊艇會申請擴建會所大樓工程，白沙灣遊艇會係這數十年已數次擴建會所，填海及建造了數十條浮橋、填海及打樁工程，已破壞原有海洋生態。此會所舉行大型活動，米高風及音樂聲，聲浪甚大，影響居民日常寧靜生活，加深了居民與會所產生不必要磨擦及矛盾。香港特別行政區政府亦給與此會所特惠租約，不斷為會所謀取私人福利，未有給與開放給廣大市民享用設施等。

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

樊滿華

簽署 Signature

樊滿華

日期 Date

13 / 7 / 2021

RECEIVED

14 JUL 2021

Town Planning Board

24-JUN-2021 15:52

PLAN D L&Is DPO

+ 852 2423 4747 P.016

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

5-3

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-HH/79

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我住係何山邊，離屋對面係西新邨
 屋對面係開咗咁多樓，擴高樓宇，響到
 凌晨一兩點，將個樓圍住，何來有車位，能容
 車了。今到交通擠塞，江東海濱，我本人亦帶返嚟

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

石五生

簽署 Signature

石五生

日期 Date

2021.7.14



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

5-4

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-HH/79

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

蘇志華

簽署 Signature

蘇志華

日期 Date

15-07-2021



附件：一

逕啟者：

5-4

就申請編號：A/SK-HH/79，我等是西貢白沙灣滘西新村的原居民，關於白沙灣遊艇會申請擴建會所大樓工程，白沙灣遊艇會在這數十年來已數次擴建會所，填海和建造了數十條浮橋，而填海及打樁的工程在這些年來已破壞了原有的海洋生態，還有當會所舉行大型活動時，他們的米高風和音樂製造的聲浪甚大，影響了居民日常寧靜生活，加深了居民與會所產生不必要的磨擦及矛盾，再加上香港特別行政區政府亦給與此會所特惠租約，不斷為會所謀取私營福利，未有給與開放給廣大市民分享和享用設施等等。

(問題：)

每逢假日和周末交通就非常嚴重擠塞和所有外來車輛停泊於行人路上及的士站和小巴士站都泊滿車輛，令到村民和居民出入都非常不便，亦有可能發生意外，導致村民和市民有生命危險。

如果城市規劃委員會批給白沙灣遊艇會擴建會所的話，會所就會不斷招收會員，而導致人多車多，便會循環不斷帶來交通擠塞，而且因停車場位又不足夠泊車，於是又泊滿行人路上了，有見及此，我是強烈及絕對反對遊艇會擴建會所。


現懇請貴署暫緩此規劃申請。

萬分感謝！

此致

城市規劃委員會主席
及各委員會

白沙灣滘西新村原居民代表
蘇志華 致啟


日期：15-07-2021

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年07月15日星期四 3:47
收件者: tpbpd
主旨: A/SK-HH/79 DD 217 Hebe Haven Yacht Club, Pak Sha Wan

5-5

A/SK-HH/79

Lot 1208 (Part) in D.D. 217, Hebe Haven Yacht Club, Pak Sha Wan, Sai Kung

Site area : About 436.5sq.m

Zoning : "Recreation"

Applied development : Proposed Marina Clubhouse

Dear TPB Members,

Before granting approval members must seek assurance that the club is fulfilling its obligations to the community under the Private Recreational Lease. Has it met the criteria and objectives set out in the revised conditions for such clubs?

Home Affairs Bureau should be monitoring private clubs to ensure that the services and public access to facilities outlined in the lease are fully complied with.

There has been much public dissatisfaction with regard to how private clubs were allowed to evade their obligations for decades while enjoying nominal premiums.

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

5-6

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-HH/79

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

原本西貢白沙灣是個美麗的海灣，自從 1963 年開始，白沙灣遊艇會在該地點營運以來，逐步擴充及霸佔海灘，以致白沙灣海灣雜亂無章，垃圾及油污佈滿了海灣，造成環境污染，每逢夏季白沙灣海灣發出臭味，影響附近村民的健康。白沙灣遊艇會的遊艇再加上附近停泊遊艇，太過密集增加火警隱患。現白沙灣遊艇會變本加厲，原本只用船隻停泊處及附屬海上設施用途，現要建造構築物，無疑將營運範圍擴大及謀利，本人反對上述申請。

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

林順嬌

簽署 Signature

林順嬌

日期 Date

16.7.2021



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

5-7

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-HH/79

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

原本西貢白沙灣是個美麗的海灣, 自從 1963 年開始, 白沙灣遊艇會在該地點營運以來, 逐步擴充及霸佔海灘, 以致白沙灣海灣雜亂無章, 垃圾及油污佈滿了海灣, 造成環境污染, 每逢夏季白沙灣海灣發出臭味, 影響附近村民的健康。白沙灣遊艇會的遊艇再加上附近停泊遊艇, 太過密集增加火警隱患。現白沙灣遊艇會變本加厲, 原本只用船隻停泊處及附屬海上設施用途, 現要建造構築物, 無疑將營運範圍擴大及謀利, 本人反對上述申請。

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

石子嵩

簽署 Signature

石子嵩

日期 Date

16.7.2021



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

210716-180435-26787

提交限期**Deadline for submission:**

16/07/2021

5-8

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

16/07/2021 18:04:35

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

A/SK-HH/79

「提意見人」姓名/名稱**Name of person making this comment:**小姐 Miss FONG KWOK SH
AN**意見詳情****Details of the Comment :**

地段位於西貢公路，西貢公路有不少意外黑點，過往曾發生斷會交通意外。由於該路段較為窄，建議政府研究收回白沙灣遊艇會部份用地之可行性，供擴闊公路之用；建議白沙灣遊艇會向海岸方向發展。政府正就西貢公路第二期改善工程進行設計，建議先優化第二期改善工程設計。

Detailed comments of the Chief Building Surveyor/ Hong Kong West, Buildings Department (CBS/HKW, BD):

- (a) if the existing structure is erected on lease land without approval of the BD (not being a NTEH), they are unauthorized under the BO and should not be designated for any approved use under the captioned application;
- (b) for any unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect the removal of the UBW in accordance with the policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
- (c) if the proposed use under application is subject to the issue of a license, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety requirements as may be imposed by the licensing authority;
- (d) if any building works to be carried out will result in a new building, the Site should be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 & 41(D) of the Building (Planning) Regulations (B(P)R) respectively;
- (e) the applicant should ensure the proposed plot ratio and site coverage of all existing buildings on site in addition to the proposed extension will not exceed the maximum permitted plot ratio and site coverage under the B(P)R;
- (f) the applicant's attention is also drawn to the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the SBD requirements under PNAP APP-152;
- (g) 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;
- (h) before any building works are carried out on the Site, prior approval and consent from the Building Authority should be obtained, otherwise they are UBW. Authorized Person must be appointed to coordinate all new building works in accordance with the BO; and
- (i) formal submission under the BO is required for any proposed building works. Detailed comments under the BO will be provided at the building plan submission stage.

**Appendix IV of RNTPC
Paper No. A/SK-HH/79**

Advisory Clauses

- (a) to note the comments of the District Lands Officer / Sai Kung, Lands Department that if the subject application is approved by the Board, the applicant will need to obtain the policy support of Home Affairs Bureau (HAB) for the proposal and apply to his office for a lease modification to effect the proposal. However, there is no guarantee that such application will be eventually approved by the Government. Such application, if eventually approved, would be subject to such terms and conditions as the Government considers appropriate;
- (b) to note the comments of the Commissioner of Sports, HAB that since the proposal would involve addition and alteration (A&A) works on the premises, his office will further examine and provide comment on the A&A works upon receiving relevant submissions;
- (c) to note the comments of the Director of Environmental Protection that the applicant is required to comply with the requirements under all relevant pollution control ordinances, including Water Pollution Control Ordinance, Air Pollution Control Ordinance and Noise Control Ordinance.
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape that:
 - (i) the applicant is advised to adopt design measures, including but not limited to façade treatment and peripheral planting, to mitigate the potential visual impact from the proposed development, and enhance its compatibility with the surrounding environment; and
 - (ii) the applicant should note that approval of the section 16 application by the Town Planning Board does not imply approval of the trees 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;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that for provision of water supply to the development, the applicant may need to extend his/her 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;
- (f) to note the comments of the Chief Building Surveyor/Hong Kong West, Buildings Department (CBS/HKW, BD) that:
 - (i) if the existing structure is erected on lease land without approval of the BD (not being a NTEH), they are unauthorized under the BO and should not be designated for any approved use under the captioned application;
 - (ii) for any unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect the removal of the UBW in accordance with the policy

against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;

- (iii) if the proposed use under application is subject to the issue of a license, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety requirements as may be imposed by the licensing authority;
 - (iv) if any building works to be carried out will result in a new building, the site should be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulations 5 & 41(D) of the Building (Planning) Regulations (B(P)R) respectively;
 - (v) the applicant should ensure the proposed plot ratio and site coverage of all existing buildings on site in addition to the proposed extension will not exceed the maximum permitted plot ratio and site coverage under the B(P)R;
 - (vi) the applicant's attention is also drawn to the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the SBD requirements under PNAP APP-152;
 - (vii) 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;
 - (viii) before any building works are carried out on the application site, prior approval and consent from the Building Authority should be obtained, otherwise they are UBW. Authorized Person must be appointed to coordinate all new building works in accordance with the BO;
 - (ix) formal submission under the BO is required for any proposed building works. Detailed comments under the BO will be provided at the building plan submission stage;
- (g) 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 if licence is required for the proposed extension of clubhouse. The EVA provision in 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 Building (Planning) Regulation 41D which is administered by the Buildings Department; and
- (h) to note the comments of the Director of Electrical and Mechanical Services that 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 project proponent / consultant / works contractor are also 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)