

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

2023年10月4日

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

This document is received on - 4 OCT 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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"  
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 or Regulated Areas; and  
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

2302566 27/9 by hand

Form No. S16-I 表格第S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-PK/290
	Date Received 收到日期	4 OCT 2023

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>），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)

STAR POLYWELL LIMITED (昇匯寶有限公司)

**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)

AIKON DEVELOPMENT CONSULTANCY LIMITED (毅勤發展顧問有限公司)

**3. Application Site 申請地點**

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼（如適用）	Lots 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories
(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 343.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 82.4 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）	76.6 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 Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D)
(f) Current use(s) 現時用途	Vacant land, local track and the Sai Kung Fellowships' Association  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他(請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

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

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

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

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

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

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

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

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

- ☒ Plot ratio restriction From 由 ..... 0.2 ..... to 至 ..... 0.24 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 ..... sq. m 平方米 to 至 ..... sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 ..... % to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 ..... m 米 to 至 ..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 ..... mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 ..... m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

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

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

Proposed House and Minor Relaxation of Plot Ratio Restriction

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... 82.4 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.24 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 28.8 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 1 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 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	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... 6 ..... m 米	<input checked="" type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積 ..... 82.4 ..... sq. m 平方米 ☒ About 約

number of Units 單位數目 ..... 1 .....

average unit size 單位平均面積 ..... 82.4 ..... sq. m 平方米 ☒ About 約

estimated number of residents 估計住客數目 ..... 2-3 .....

☐ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities  
政府、機構或社區設施

(please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☐ other(s) 其他

(please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地..... 108 ..... sq. m 平方米 ☒ Not less than 不少於☐ public open space 公眾休憩用地..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	2	Private residential use
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

Landscaping area, internal vehicular access, public vehicular access road

.....

.....

.....

.....

**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)

September 2028

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Existing local track abutting Yau Ma Po Street <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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) <div style="display: flex; justify-content: space-between;"> <div>Private Car Parking Spaces 私家車車位</div> <div>Accessible Parking Space 1</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Motorcycle Parking Spaces 電單車車位</div> <div></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</div> <div></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</div> <div></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</div> <div></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Others (Please Specify) 其他 (請列明)</div> <div></div> </div>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) <div style="display: flex; justify-content: space-between;"> <div>Taxi Spaces 的士車位</div> <div></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Coach Spaces 旅遊巴車位</div> <div></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Light Goods Vehicle Spaces 輕型貨車車位</div> <div></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Medium Goods Vehicle Spaces 中型貨車車位</div> <div></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Heavy Goods Vehicle Spaces 重型貨車車位</div> <div></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Others (Please Specify) 其他 (請列明)</div> <div></div> </div>

## 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，請另頁註明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>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
<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>	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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please, state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																																

## 10. Justifications 理由

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

Please refer to the Planning Statement attached.

**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 this application 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

*pip. zoe*

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

Thomas LUK

Managing Director

Name in Block Letters  
姓名（請以正楷填寫）

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

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

Aikon Development Consultancy Limited

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

Date 日期

25/9/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories 新界西貢油蔴莆丈量約份第215約地段第179號及第180號A分段和毗連政府土地		
Site area 地盤面積	343.2	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	76.6	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Pak Kong and Sha Kok Mei Outline Zoning Plan (No. S/SK-PK/11) 北港及沙角尾分區計劃大綱核准圖 (編號: S/SK-PK/11)		
Zoning 地帶	Residential (Group D) ("R(D)") 「住宅(丁類)」地帶		
Applied use/ development 申請用途/發展	Proposed House and Minor Relaxation of Plot Ratio Restriction 擬議屋宇及略為放寬地積比率限制		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	82.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.24 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	1	
	Non-domestic 非住用	N/A	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		28.8	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目		1	
(vi) Open space 休憩用地	Private 私人	108	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Lot Index Plan extract, Outline Zoning Plan extract, Site photos, Vehicular Access Plan, Swept Path Analysis		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		



## **Section 16 Planning Application**

Proposed House and Minor Relaxation of  
Plot Ratio Restriction

Lots 179 and 180 S.A in D.D. 215 and  
Adjoining Government Land, Yau Ma Po, Sai  
Kung, New Territories

### *Planning Statement*

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September 2023

## EXECUTIVE SUMMARY

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Proposed House and Minor Relaxation of Plot Ratio Restriction at Lots 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories (hereinafter referred to as “the Application Site”). The Application Site has a total area of approximately 343.2m<sup>2</sup> (including Government land of about 76.6m<sup>2</sup>). This Planning Statement serves to provide background information and planning justifications in support of the current application to facilitate consideration by the Board.

The Application Site currently falls completely within an area zoned “Residential (Group D)” on the approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11 which was gazetted on 27.10.2006. As detailed in the Planning Statement, the proposed development is well justified on the grounds that:-

- (a) *The proposed use is solely for low-rise and low-density residential development and is considered to be fully in line with the planning intention of the “R(D)” zone;*
- (b) *The Application Site is situated in an area which are predominantly village houses and low-rise residential developments. The proposed development under the current application would remain as a low-rise and low-density residential development, which is considered compatible with the surrounding environment in terms of land use, character and scale;*
- (c) *The proposed development will further unleash the development potential of under-utilised land resources and enhance the living quality of future residents without causing insurmountable impact on the environment;*
- (d) *The proposed development will adopt various planning and design merits that will benefit the future users and the wider community;*
- (e) *The Application Site is perceived to be highly suitable for residential development on its own as it is well accessed to existing local roads and public transport;*
- (f) *The proposed development will not pose any adverse impacts in terms of landscape, visual, traffic, environmental, drainage and sewerage aspects on the surrounding areas; and*
- (g) *The proposed development will not set an undesirable precedent since previous and similar approved applications are identified in the “R(D)” zone of the Current OZP.*

In view of the above and the list of detailed planning justifications in this Planning Statement, the Board is respectfully requested to give sympathetic consideration to approve the current application for the proposed development.

## 行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」），作擬議屋宇及略為放寬地積比率限制。該申請所涉及地點位於新界西貢油蔴莆丈量約份第215約地段第179號及第180號A分段和毗連政府土地（以下簡稱「申請地點」）。申請地點的面積約為343.2平方米（包括約76.6平方米的政府土地）。此規劃報告書將提供是次申請的背景資料及規劃理據予城規會考慮。

申請地點於2006年10月27日刊憲公佈的北港及沙角尾分區計劃大綱核准圖（編號：S/SK-PK/11）「住宅（丁類）」地帶。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 擬議用途的性質僅為低層及低密度住宅發展，因此應被視為完全符合「住宅（丁類）」地帶的規劃意向；
- (二) 申請地點位於鄉郊範圍，周遭主要為村屋、低層及低密度住宅發展。擬議發展仍會保留作低層及低密度住宅項目，並在現有土地用途、性質和發展規模方面與周遭環境相互兼容；
- (三) 擬議發展將會在不對環境造成不良影響的前題下，進一步釋放未被充分利用的土地發展潛力，並提升未來居民的生活質素；
- (四) 申請地點已有良好的道路連接及交通配套，適合作為住宅發展；
- (五) 擬議發展方案包含廣泛的規劃及設計優點，可令將來住戶及社區受益；
- (六) 擬議發展並不會對園景、視覺、交通、環境、排水及排污方面造成不良影響；及
- (七) 考慮到在大綱核准圖的「住宅（丁類）」地帶中已有先前申請及類似申請獲批，申請地點作擬議發展並不會立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員給予考慮並批准是次規劃申請。

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## 1. INTRODUCTION

### 1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131) (hereinafter referred to as “the Ordinance”), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed House and Minor Relaxation of Plot Ratio Restriction** (hereinafter referred to as “the proposed use”) at Lots 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories (hereinafter referred to as “the Application Site”). The Application Site has a total area of approximately 343.2m<sup>2</sup> (including Government land of about 76.6m<sup>2</sup>). The location of the Application Site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots and Government land which the Application Site involves.
- 1.1.2 The Application Site currently falls within an area zoned “Residential (Group D)” (hereinafter referred to as “R(D)”) on the approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11 (hereinafter referred to as “the Current OZP”) which was gazetted on 27.10.2006. According to the Notes of the Current OZP, the proposed use should be regarded as ‘House (not elsewhere specified)’ which is a Column 2 use within the “R(D)” zone. Planning permission from the Board under section 16 of the Town Planning Ordinance is therefore required. Minor relaxation of the plot ratio (PR) restriction may be considered by the Board on application under section 16 of the Ordinance. In this connection, the current application is herewith made to the Board for consideration.
- 1.1.3 Prepared on behalf of the registered owner of the Application Site (hereafter referred to as the “the Applicant”), Aikon Development Consultancy Limited has been commissioned to prepare and submit the current application.

### 1.2 Background

- 1.2.1 The Applicant is the register owner of Lots 179 and 180 S.A in D.D. 215. The private lots owned by the Applicant are subject to planning blights which large part of his private land is no longer available to be redeveloped.
- 1.2.2 Lots 179 and 180 S.A in D.D. 215 are currently encroached the by the Sai Kung Fellowships’ Association and the existing vehicular access road. The total encroachment area of Applicant’s private land is about 182.7m<sup>2</sup> and there is only 83.9m<sup>2</sup> of remaining developable area, which is irregular in shape and is not feasible and suitable for house development.
- 1.2.3 Knowing that part of the Applicant’s private lots had been used mainly by the locals for the purpose of access arrangement for a number of years, while exercising the development rights, and in response to the local situation, the current scheme proposed to retain and redesign the vehicular access road within the Application Site

and include the adjoining Government land to the north of Lot 179 in D.D. 215 as part of the Application Site with a minor relaxation of the PR restriction. The utilisation of the extra site area, PR and gross floor area (GFA) accounted from the adjoining Government land as well as the minor relaxation of the PR restriction would provide flexibility for innovative and universal building designs while ensuring that the existing vehicular access will still be available to the public.

- 1.2.4 The current application is associated with a previously withdrawn planning application (No. A/SK-PK/285). The withdrawal was initiated due to departmental comments advising the exclusion of the proposed permanent government land allocation for the refuse collection bin site within the previous application site. Consequently, adjustments to the site boundary, site area and PR were necessary, leading to the submission of a new application.
- 1.2.5 Under the current application, the applicant has carefully reviewed all previous departmental and public comments and made necessary adjustments to enhance the proposed scheme while ensuring that the concerns raised in the previous application were appropriately addressed. In comparison to the previously withdrawn application, the current scheme involves minor adjustments mainly on the site boundary, site area, PR and GFA, thereby presenting a more comprehensive development scheme.
- 1.2.6 The demonstration of site constraints at Applicant's private lots is shown in **Figure 3** and details of the proposed development scheme of the current application will be further discussed in **Section 4** below.

### 1.3 Objectives

- 1.3.1 The current application strives to achieve the following objectives:-

- (a) *To introduce a low-rise and low-density residential development which has been carefully planned and designed with respect to the surrounding area, and would better utilise the land value of the Application Site; and*
- (b) *To further unleash the development potential of under-utilised land resources and to enhance the living quality of future residents.*

### 1.4 Structure of the Planning Statement

- 1.4.1 This *Planning Statement* is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and objectives of the current application. **Chapter 2** gives background details of the Application Site in terms of the current land use characteristics and the neighbouring developments. **Chapter 3** offers the planning context of the Application Site whilst **Chapter 4** provides details of the proposed development. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** provides a concluding remark for the proposed development.

## 2. SITE PROFILE

### 2.1 Location and Current Condition of the Application Site

- 2.1.1 The Application Site has an area of about 343.2m<sup>2</sup> comprising about 266.6m<sup>2</sup> of private land and about 76.6m<sup>2</sup> of Government land. The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots and Government land which the application site involves.
- 2.1.2 As shown in **Figure 1**, the Application Site is currently accessible via the local track within the Application Site, which branches off from Yau Ma Po Street joining Po Tung Road and Hiram's Highway.
- 2.1.3 The Application Site is currently hard paved and is partly vacant and partly occupied by the existing local track and the Sai Kung Fellowships' Association. **Illustration 1** indicates the current condition of the Application Site and surrounding land-use characteristics.

### 2.2 Surrounding Land-use Characteristics

- 2.2.1 The Application Site is situated in an area comprising village houses, low-rise residential developments, public car park and Government, Institution and Community ("GIC") facilities. To the immediate north of the Application Site across the Yau Ma Po Street is the Yau Ma Po Street public car park and the Hong Kong Sheng Kung Hui St. Simon's Sai Kung Nursery School. To the further north of the Application Site are two to three-storey village houses and GIC facilities including church, kindergarten, primary and secondary schools. To the immediate east and south of the Application Site are clusters of two to three-storey village houses. To the further east and south of the Application Site across Hiram's Highway and Po Tung Road is the Sai Kung town centre. To the immediate west of the Application Site is the Sai Kung Fellowships' Association. To the further west are clusters of two to three-storey village houses and low-rise residential developments.

### 3. PLANNING CONTEXT

#### 3.1 The Current OZP

- 3.1.1 The Application Site falls completely within an area zoned “R(D)” on the Current OZP (**Figure 4** refers). According to the Notes of the Current OZP, the proposed use should be regarded as ‘House (not elsewhere specified)’ which is a Column 2 use within the “R(D)” zone and requires planning permission from the Board. Minor relaxation of the PR restriction may be considered by the Board on application under section 16 of the Ordinance. In this connection, the current application is herewith made to the Board for consideration.
- 3.1.2 The planning intention of the “R(D)” zone is *“primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board”*.
- 3.1.3 According to the Explanatory Statement of the Current OZP for the “R(D)” zone, *“to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR and building height restrictions for residential development may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.”*.

#### 3.2 Previous Planning Application

- 3.2.1 Part of the Application Site is subject to a previous planning application (No. A/SK-PK/62) submitted by a different Applicant for a 2-storey Village House. The previous application was rejected by the Rural and New Town Planning Committee (RNTPC) on 16.01.1998 mainly on the considerations that the proposed development, with a PR of 0.36, was considered excessive within the “R(D)” zone; insufficient justifications had been provided in the submission to substantiate the relaxation in PR which cannot be considered as minor; and the approval of the proposed development would set an undesirable precedent for similar applications.

#### 3.3 Similar Planning Applications

- 3.3.1 There are 3 similar applications approved by the RNTPC since the gazette of the Current OZP for proposed house(s) in “R(D)” zone. Details of the 3 similar approved applications are listed in **Table 1** below. Considering all the similar applications on the Current OZP, approval of the current application would not set an undesirable precedent to other similar applications.

*Table 1: Similar approved applications for proposed house(s) in “R(D)” zone on the Current OZP  
since 27.10.2006*

<b>Planning Application No.</b>	<b>Proposed Use</b>	<b>Decision Date</b>
A/SK-PK/171	Proposed 2-storey House	12/02/2010
A/SK-PK/175	Proposed 1 House (New Territories Exempted House)	16/07/2010
A/SK-PK/244	Proposed Two Houses (New Territories Exempted Houses)	01/06/2018

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Proposed Development and Major Development Parameters

- 4.1.1 It is proposed to utilise the Application Site for the proposed use (i.e. Proposed House) with minor relaxation of the PR restriction from 0.2 to 0.24. The Application Site has a site area of about 343.2m<sup>2</sup>, including private land of 266.6m<sup>2</sup> and Government land of 76.6m<sup>2</sup>. **Figure 2** indicates the relevant private lots and Government land which the Application Site involves.
- 4.1.2 The proposed development is configured as a low-rise and low-density residential development, which involves a 2-storey house with a total GFA of about 82.4m<sup>2</sup>, a total PR of not more than 0.24 and building height (BH) of 2 storeys (not more than 6m). The proposed house has adopted a stepped house design in which about 75% of the covered area is below the OZP BH restriction by about 1.5m. The design approach would enhance air ventilation, sunlight penetration and visual openness of both the proposed house and its surroundings. Water tanks and pump rooms are available at the ground floor of the proposed house development. The Indicative Layout Plan with schematic sections are shown in **Appendix I** whilst the key development parameters for the proposed use are summarised in **Table 2** below.
- 4.1.3 Our site visit revealed that the adjoining Government land is currently and mainly occupied by debris and for unauthorised parking of used/abandoned vehicles, which is untidy and considered not pleasant to the local community (**Illustration I** refers). As such, it is proposed under the current scheme to include the adjoining Government land at the north of Lot 179 in D.D. 215 as part of the Application Site, along with the provision of roadside landscaping treatments, for the purpose of unleashing the development potential of the private lots associated with planning blight conditions as well as improving the environmental hygiene and visual amenity of the neighbourhood, and yet to minimise the possibility of unauthorised occupation of Government land. Moreover, the current scheme would also utilise the extra site area, PR and GFA accounted from the adjoining Government land as well as the minor relaxation of the PR restriction to provide flexibility for innovative and universal building designs on one hand, and on the other, retain the vehicular access for public use. Both public and private benefits can be achieved under the current scheme.
- 4.1.4 A 3.5m-wide ingress/egress is proposed on the western side of the proposed development for the purpose of convenient entry and exit. To enhance the safety of the roadside environment, the run-in/out area and fence wall are planned to be positioned slightly eastwards in order to allow a wider the road junction and eliminate any potential obstruction of sightlines, thus contributing to the overall safety of the area. A swept path analysis of a 5-meter private car at **Illustrations 2-I** and **2-II** supports the current scheme. Additionally, the provision of a fencing design along the northern periphery may be considered and implemented, if necessary, to further enhance visual permeability and road safety. If required, the Applicant will consider submitting and implementing the run in/out proposal by way of compliance of relevant approval condition(s).

- 4.1.5 Unauthorised vehicle parking was frequently found along the fence wall of the Sai Kung Fellowships' Association, which in fact is encroaching the Applicant's lot. Since such situation had become an issue, and should no longer be tolerated, the proposed scheme seeks to address this issue by redesigning the vehicular access (i.e. shifting the vehicular access slightly to the west). In view of the above, a 3.5m-wide vehicular access road is proposed to be provided within the Application Site for public use. **Figure 5** demonstrates the access arrangement between the proposed 3.5m-wide vehicular access road, Yau Ma Po Street and the existing local track. The Applicant will maintain the status quo of the existing vehicular access by willing to take the responsibility for designing, building, maintaining, and managing the concerned access arrangement (which was found encroaching onto the Applicant's lots), should the current application be approved.
- 4.1.6 The Applicant recognises the importance of road safety and hence strives to improve the existing road environment while ensuring public accessibility. To achieve this objective, the development proposal includes two key components: a 2-meter landscaping setback area and an internal vehicular access.
- 4.1.7 With regards to the 2-meter landscaping setback area, the proposed house is intended to set back 2 meters from the proposed vehicular access road. The setback serves two purposes. Firstly, to accommodate the landscaped buffer area between the proposed house and the vehicular access road, with a view to improving the roadside environment and enhance safety. Secondly, to accommodate a planter area at the roof level, thereby enhancing the aesthetic appeal of the vicinity.
- 4.1.8 Meanwhile, the current scheme includes an internal vehicular access within the Application Site, designed to ensure smooth traffic circulation. The design of the internal vehicular access would allow sufficient space for vehicles manoeuvring throughout the Application Site, preventing any instances of vehicle waiting or queuing along the vehicular access road under any circumstances. As a result, to minimise the potential conflicts between vehicular movements and the activities of pedestrians and vehicles at the junction of the unnamed access road and Yau Ma Po Street, located outside the Application Site.
- 4.1.9 As for on-site parking provision, although the proposed development is not subject to any requirement from the Hong Kong Planning Standards and Guideline (HKPSG), it is proposed that 1 accessible parking space will be provided for the future residents. EV charging facility will be provided at the parking area to promote greener and more environmentally friendly lifestyle.
- 4.1.10 The proposed sustainable building designs are an integral part of the proposed scheme for the proposed development to better fit in the local neighbourhood. The stepped house design will enhance air ventilation, sunlight penetration, and visual openness of both the proposed house and its surroundings. The green ratio of about 31% is more extensive than the 20% minimum site coverage of greenery as set out in PNAP APP-152 – Sustainable Building Design Guidelines. Additionally, the selection of plant combinations at the rooftop will provide visual gradation of the development

and visual amenity to the surrounding premises when viewed from above. Finally, green building features and energy efficiency technologies (such as energy-efficient windows and EV charging) will be applied to the proposed development. The proposed sustainable building designs will not only enhance the living environment of the future occupants but also contribute to the wider goal of achieving a more sustainable and pleasant built environment.

- 4.1.11 In the current scheme, additional focus is placed on integrating universal design principles to create an accessible and inclusive living environment, specifically catering the needs of the elderly and people with disabilities. To accommodate universal design elements, including accessible doorways with assistive technology and manoeuvring space for wheelchair access, additional floor space is considered essential within the development. Consequently, a minor relaxation of the PR restriction is proposed in the current application, aiming to effectively integrate universal design principles and enhance the living quality of future occupants.
- 4.1.12 For screening and noise mitigation purpose, fence wall (in minimum 2.4m) and roadside landscaped area are provided along the periphery of the Application Site to improve visual amenity and to avoid traffic noise from Yau Ma Po Street and Yau Ma Po Street public car park.

*Table 2: Proposed Key Development Parameters*

	Development Parameter(s)
<b>Total Site Area (About)</b>	343.2m <sup>2</sup>
Private Lots	266.6m <sup>2</sup>
Government Land	76.6m <sup>2</sup>
<b>Total GFA (About)</b>	82.4m <sup>2</sup>
<b>No. of House</b>	1
<b>Total PR</b>	Not more than 0.24
<b>BH</b>	Not more than 6m
<b>Floor-to-Floor Height</b>	
-Living/Dining Room and Kitchen	Not more than 4.5m
-Bed Room	Not more than 2.8m
-Master Bedroom	Not more than 3.2m
<b>Site Coverage (About)</b>	28.8%
<b>Total Greenery Area (About)</b>	108m <sup>2</sup>
<b>Green Ratio</b>	About 31%
<b>Height of Fence Wall</b>	Not Less than 2.4m
<b>Parking Space</b>	
-Car Parking Space (Accessible)	1

## 4.2 Landscape and Visual Considerations

- 4.2.1 Considering that the Application Site is surrounded by village houses, low-rise residential developments, public car park and GIC facilities, the proposed low-rise and low-density residential development is deemed to be compatible with the surrounding land uses.
- 4.2.2 Currently the Application Site has no existing vegetation. Under the current scheme,

species suitable for the location would be planted at the landscaped areas and a selection of plant combinations will be added to the rooftop of the proposed house providing visual gradation of the development and visual amenity to the local environment. If required, the Applicant will consider submitting a landscape proposal and further implement additional landscape planting to the satisfaction of Planning Department by way of compliance of approval condition(s).

#### **4.3 Provision of Drainage and Sewerage Facilities**

- 4.3.1 Both public stormwater and sewerage systems are available for connection in the vicinity of the Application Site. If required, the Applicant will consider submitting a drainage and sewerage proposal and further implement additional drainage and sewerage facilities to the satisfaction of relevant Government Departments by way of compliance of approval condition(s).

#### **4.4 Arrangements on the Existing Public and Utility Facilities**

- 4.4.1 Since the proposed development is adjoining to the existing refuse collection point (RCP), the Applicant will ensure that its daily operation will not be affected nor temporarily suspended at any stage of the development and the service of the existing RCP to its local community will remain undisturbed during the entire development process.
- 4.4.2 The Applicant stands ready to approach relevant Government department(s) and/or service provider(s) for the arrangement of the existing utility facilities within the Application Site as well as those may be affected by the new access arrangement, such as electricity poles, lamp poles, underground cables, tele-communication infrastructures, water mains etc., should the current application be approved.

#### **4.5 Arrangements on the Implementation the Development Proposal**

- 4.5.1 In terms of implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for a land exchange to effect the proposal once the current application is approved. Regarding accessibility to the adjacent lots, the Applicant undertakes to resolve and deal with any issues relating to such subject at the land administration stage, if required.

## 5. PLANNING JUSTIFICATIONS

### 5.1 Fully In Line with the Planning Intentions of the “R(D)” Zone

- 5.1.1 The Application Site falls within an area zoned “R(D)” on the Current OZP of which the planning intention is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment into permanent buildings as well as intending for low-rise, low-density residential development. In view of the fact that the proposed use is solely for low-rise and low-density residential development, it is considered to be fully in line with the planning intention of the “R(D)” zone.

### 5.2 Being Compatible with the Surrounding Land Uses

- 5.2.1 The surroundings of the Application Site are predominately village houses, low-rise residential developments, public car park and GIC facilities. Having regard that village houses in the vicinity are in BHs of 2 to 3 storeys (ranging from 6 to 8.23m) and building footprints of about 65.03m<sup>2</sup>, the proposed 2-storey house (with a BH in not more than 6m and a covered area in about 95.4m<sup>2</sup>) in a similar building bulk would be fully compatible with the surrounding village settings.
- 5.2.2 In view of the fact that the proposed house is small in scale and adopted with stepped and green designs, the addition in PR in the current application is considered negligible and is compatible with the surrounding neighbourhood. No adverse visual impact is anticipated on the surroundings as a result of the proposed development.

### 5.3 Optimising Land Resources

- 5.3.1 As demonstrated in **Section 1.2**, the current scheme presents an impartial arrangement between the development rights of the lot owner and the wider community's health and development.
- 5.3.2 Knowing that part of the Applicant's private lots had been used mainly by the locals for the purpose of access arrangement for a number of years, while exercising the development rights, and in response to the local situation, the current scheme proposed to retain and redesign the vehicular access road within the Application Site and include the adjoining Government land to the north of Lot 179 in D.D. 215 as part of the Application Site with a minor relaxation of the PR restriction. The utilisation of the extra site area, PR and GFA accounted from the adjoining Government land as well as the minor relaxation of the PR restriction would provide flexibility for innovative and universal building designs while ensuring that the existing vehicular access will still be available to the public. In view that both public and private benefits can be achieved under the current scheme, the proposed development under the current application would deem to be reasonable and justifiable in terms of optimising land resources.

- 5.3.3 Furthermore, since the adjoining Government land at the north of Lot 179 in D.D. 215 is currently occupied by debris (**Illustration 1** refers), the inclusion of the adjoining Government land as part of the Application Site, along with the provision of roadside landscaping treatments, would unleash the development potential of the private lots associated with planning blight conditions as well as improving the environmental hygiene and visual amenity of the neighbourhood, and yet to minimise the possibility of unauthorised occupation of Government land.

#### 5.4 Planning and Design Merits

- 5.4.1 The current development proposal has adopted various planning and design features for the benefits of the future users of the proposed development and the wider community.

##### Setback Area 1 Destinated as the Sai Kung Fellowships' Association and the Public Vehicular Access Road

- 5.4.2 With a view to avoiding disturbance to the local character, a setback area (i.e. Setback Area 1) is destinated for the purpose of retaining the Sai Kung Fellowships' Association and the existing vehicular access road (**Figure 6** and **Table 3** refer). The existing vehicular access road will be redesigned as a 3.5m-wide vehicular access road within the Application Site for public use (**Figure 5** refers). The Applicant will maintain the status quo by willing to take the responsibility for designing, building, maintaining, and managing the concerned access arrangement (which was found encroaching onto the Applicant's lots), should the current application be approved.

##### Designs to Improve Road Safety

- 5.4.3 With regards to the 2-meter landscaping setback area (i.e. Setback Area 2), the proposed house is intended to set back 2 meters from the proposed vehicular access road (**Figure 6** and **Table 3** refer). The setback serves two purposes. Firstly, to accommodate the landscaped buffer area between the proposed house and the vehicular access road, with a view to improving the roadside environment and enhancing safety. Secondly, to accommodate a planter area at the roof level, thereby enhancing the aesthetic appeal of the vicinity.
- 5.4.4 An internal vehicular access is proposed on Government land portion within the Application Site. The design of the internal vehicular access would allow sufficient space for vehicles manoeuvring throughout the Application Site, preventing any instances of vehicle waiting or queuing along the vehicular access road under any circumstances. As a result, to minimise the potential conflicts between vehicular movements and the activities of pedestrians and vehicles at the junction of the unnamed access road and Yau Ma Po Street, located outside the Application Site.

Table 3: Details of the Setback Areas

	Setback Area 1	Setback Area 2
<b>Purpose/Function</b>	Setback Area 1 is designated for the Sai Kung Fellowships' Association and as a public vehicular access road, with a view to avoid disrupting the existing access arrangement as well as the local character.	Setback Area 2 is destined for the run-in/out of the proposed house development and the landscaped area serving as buffer between the proposed vehicular access and the proposed house, with a view to improve the existing road environment and road safety. Setback Area 2 also serves the planter area at the roof top level.
<b>Area</b>	About 63.7m <sup>2</sup>	About 33.8m <sup>2</sup>
<b>Total Setback Area</b>	About 97.5m <sup>2</sup> (About 28.4% of the total site area)	

#### Upgrade of Local Hygienic Condition

- 5.4.5 As mentioned in **Section 5.3.3**, the adjoining Government land at the north of Lot 179 in D.D. 215 is currently occupied by debris, the inclusion of the adjoining Government land as part of the Application Site would achieve public benefit in improving the hygienic condition of the area and reducing management and control costs for unlawful occupation on unallocated and unleased Government land.

#### Adopt Sustainable Building Designs

- 5.4.6 Passive sustainable building designs are proposed to minimise energy requirements of the proposed development, including design measures of adopting green building features and applying energy efficiency technologies.
- 5.4.7 The proposed house development has adopted a stepped house design in which about 75% of the covered area is below the OZP BH restriction by about 1.5m. The design approach would enhance air ventilation, sunlight penetration and visual openness of both the proposed house and its surroundings. Meanwhile, energy-efficient windows are available acting in concert to shape a well-ventilated indoor environment with access to natural light to cut down the energy consumption. EV charging facility will be provided at the parking area to promote greener and more environmentally friendly lifestyle.
- 5.4.8 With a view to provide visual amenity and for the enjoyment of future occupants, the proposed development constitutes a private landscaped area of about 108m<sup>2</sup> and a green ratio of about 31%, which is more extensive than the 20% minimum site coverage of greenery as set out in PNAP APP-152 – Sustainable Building Design Guidelines. Species suitable for the location would be planted at the private landscaped area. Private landscaped area at the southern portion of the Application Site is proposed to maintain sufficient house-to-house separations with residential dwellings nearby.
- 5.4.9 Since the proposed development has a lower formation level than its surrounding residential dwellings, it is proposed that selection of plant combination will be added

to the rooftop of the proposed house providing visual gradation of the development and visual amenity to the surrounding premises when viewing from above. The roof level would act as opportunities for greening and other sustainability initiatives to further enhance energy efficiency and thermal comfort.

- 5.4.10 For screening and noise mitigation purpose, fence wall (in minimum 2.4m) and roadside landscaped area are provided along the periphery of the Application Site to improve visual amenity and to avoid traffic noise from Yau Ma Po Street and Yau Ma Po Street public car park.

#### Adopt Universal Design Principles

- 5.4.11 In the current scheme, additional focus is placed on integrating universal design principles to create an accessible and inclusive living environment, specifically catering the needs of the elderly and people with disabilities.
- 5.4.12 To accommodate universal design elements, including accessible doorways with assistive technology and manoeuvring space for wheelchair access, additional floor space is considered essential within the development. Consequently, a minor relaxation of the PR restriction is proposed in the current application, aiming to effectively integrate universal design principles and enhance the living quality of future occupants.

### **5.5 Suitable for Residential Development**

- 5.5.1 The Application Site has direct access and is in close proximity to Po Tung Road and Hiram's Highway. An internal vehicular access is proposed to connect the Application Site with the local track abutting Yau Ma Po Street. The walking time between the proposed development and the Sai Kung Town Centre is less than 3 minutes and various bus and minibus routes are available within 2-minute walking distance from the Application Site. From the accessibility point of view, the Application Site can be perceived to be highly suitable for residential development on its own.

### **5.6 Not Generating Adverse Technical Impacts**

- 5.6.1 In terms of traffic considerations, taking into account the fact that the proposed development is in small-scale and appropriate internal transport facilities as well as road safety design measures are incorporated under the current scheme and it is anticipated that the Application Site would be able to cope with the traffic generated from the proposed development and would not cause any adverse traffic impacts to the surroundings.
- 5.6.2 In terms of landscape and visual considerations, the proposed development as a low-rise, low-density residential development is fully compatible with the surrounding village settings and greenery will be provided at the private landscaped area and at the roof level. The proposed development is deemed to be compatible with the surrounding land use, character and scale, and no significant adverse landscape and

visual impact arising from the proposed use is anticipated.

- 5.6.3 Both public stormwater and sewerage systems are available for connection in the vicinity of the Application Site. If required, the Applicant will consider submitting a drainage and sewerage proposal and further implement additional drainage and sewerage facilities to the satisfaction of relevant Government Departments by way of compliance of approval condition(s).

## **5.7 Not Setting an Undesirable Precedent**

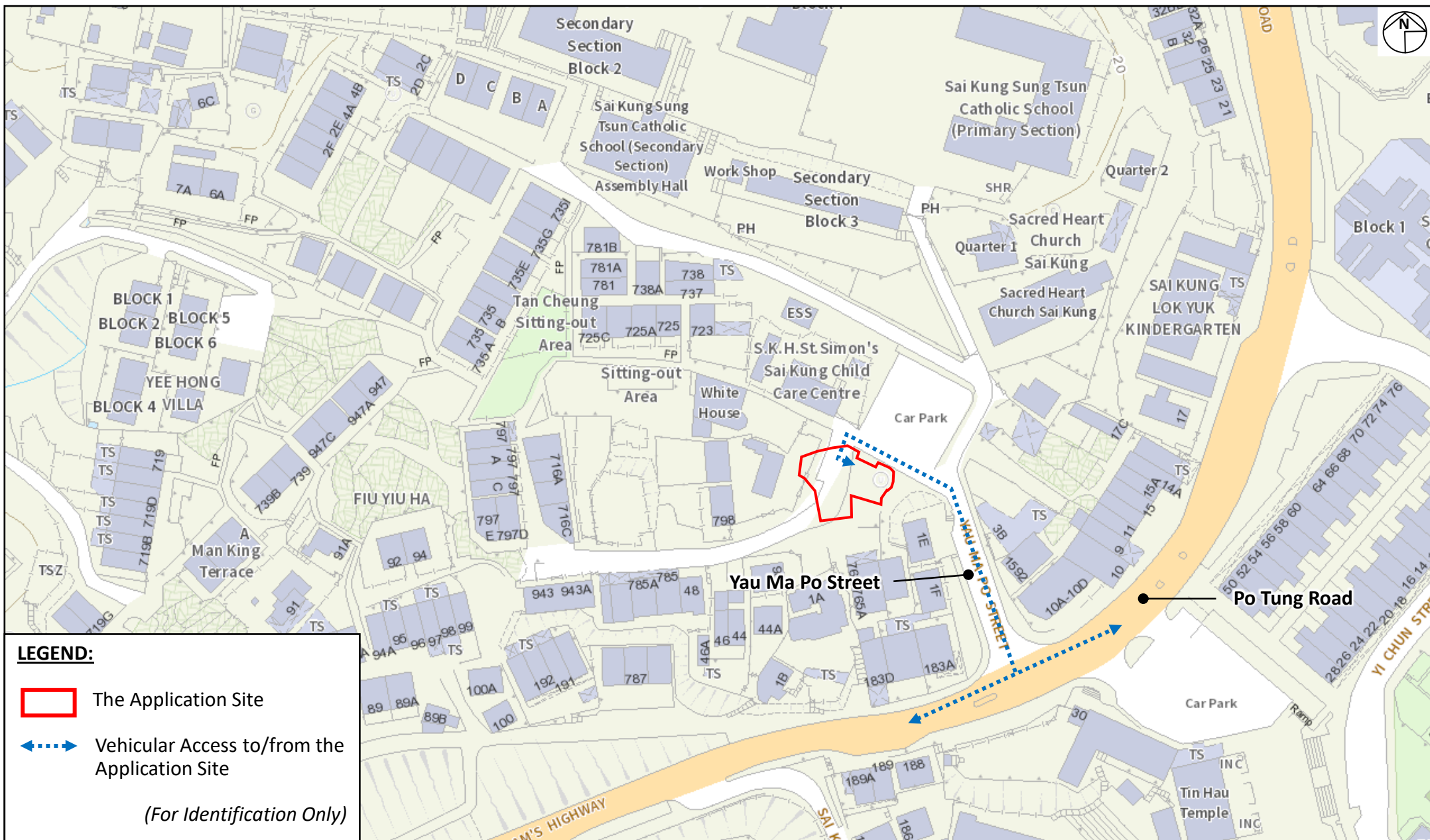
- 5.7.1 There are 3 similar applications approved by the RNTPC since the gazette of the Current OZP for the same applied use as the current application covering the same "R(D)" zone of the Current OZP on the considerations as detailed in **Section 3.3.1**. Since the current application carries similar nature as the similar applications involving low-rise, low-density residential developments, the considerations of the RNTPC for similar applications are applicable to the current application. Approval of the current application is in line with the previous decisions of the RNTPC and would not set an undesirable precedent to other similar applications.

## 6. CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of a planning application for Proposed House and Minor Relaxation of PR Restriction at Lots 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories. The Application Site has a total area of approximately 343.2m<sup>2</sup> (including Government land of about 76.6m<sup>2</sup>). This Planning Statement serves to provide background information and planning justifications in support of the current application to facilitate consideration by the Board.
- 6.1.2 The Application Site currently falls completely within an area zoned “Residential (Group D)” on the approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11 which was gazetted on 27.10.2006. As detailed in the Planning Statement, the proposed development is well justified on the grounds that:-
- (a) The proposed use is solely for low-rise and low-density residential development and is considered to be fully in line with the planning intention of the “R(D)” zone;*
  - (b) The Application Site is situated in an area which are predominantly village houses and low-rise residential developments. The proposed development under the current application would remain as a low-rise and low-density residential development, which is considered compatible with the surrounding environment in terms of land use, character and scale;*
  - (c) The proposed development will further unleash the development potential of under-utilised land resources and enhance the living quality of future residents without causing insurmountable impact on the environment;*
  - (d) The proposed development will adopt various planning and design merits that will benefit the future users and the wider community;*
  - (e) The Application Site is perceived to be highly suitable for residential development on its own as it is well accessed to existing local roads and public transport;*
  - (f) The proposed development will not pose any adverse impacts in terms of landscape, visual, traffic, environmental, drainage and sewerage aspects on the surrounding areas; and*
  - (g) The proposed development will not set an undesirable precedent since previous and similar approved applications are identified in the “R(D)” zone of the Current OZP.*
- 6.1.3 In view of the above and the list of detailed planning justifications in this Planning Statement, the Board is respectfully requested to give sympathetic consideration to approve the current application for the proposed development.

## List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000104550_0001)
Figure 3	Site Constrains at Applicant's Private Lots
Figure 4	Extract of Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11
Figure 5	Access Arrangement between the Proposed 3.5m-wide Vehicular Access Road, Yau Ma Po Street and the Existing Local Track
Figure 6	Setback Areas and Landscaped Areas



**Project:**  
Section 16 Planning Application for Proposed House at Lot Nos. 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories

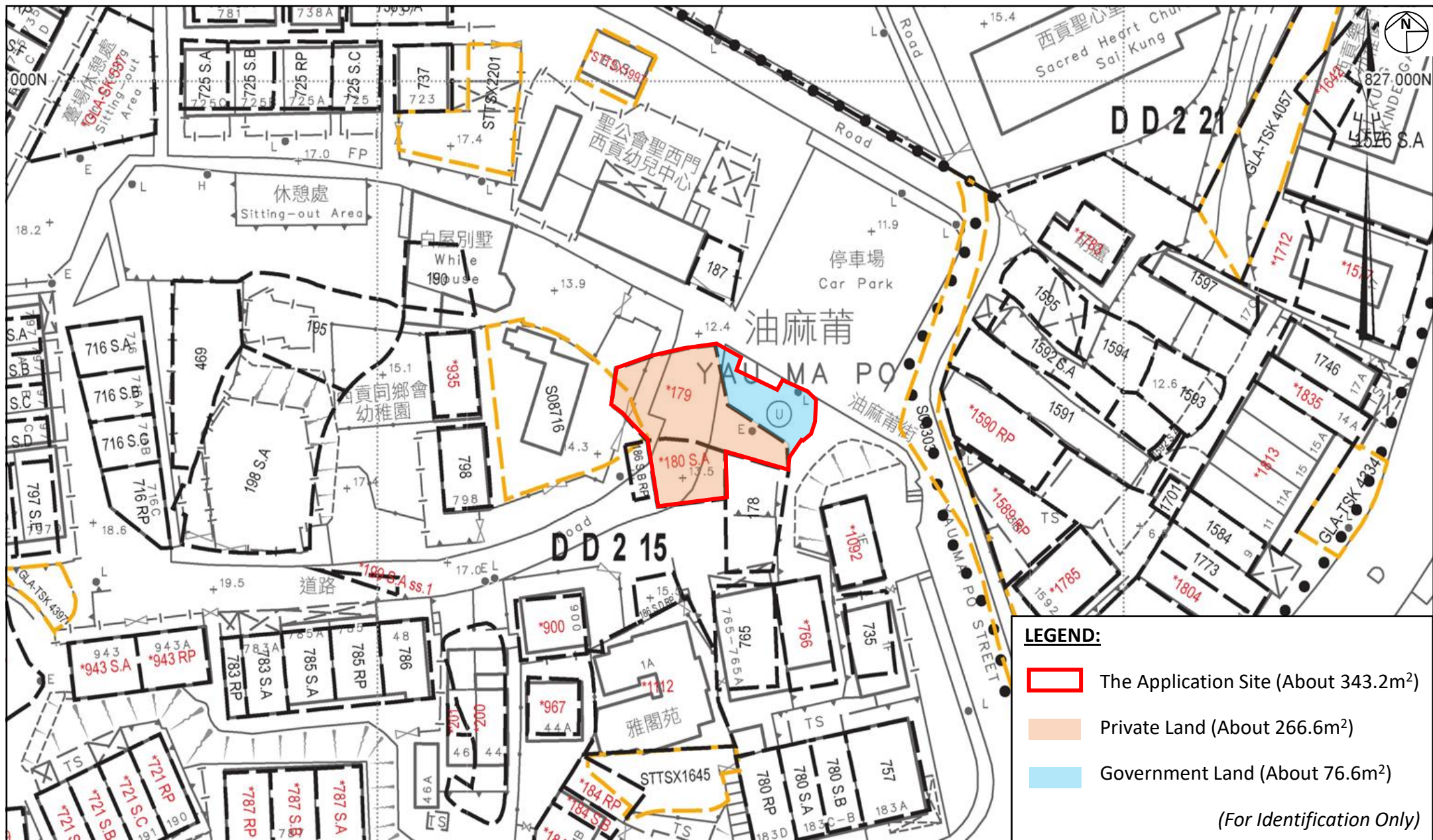
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Location Plan

Ref.: ADCL/PLG-10274/R001/F001

**Figure:**  
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**Scale:**  
Not to Scale

**Date:**  
Sept 2023



**Project:**

Section 16 Planning Application for Proposed House at Lot Nos. 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories

**Title:**

Extract of Lot Index Plan  
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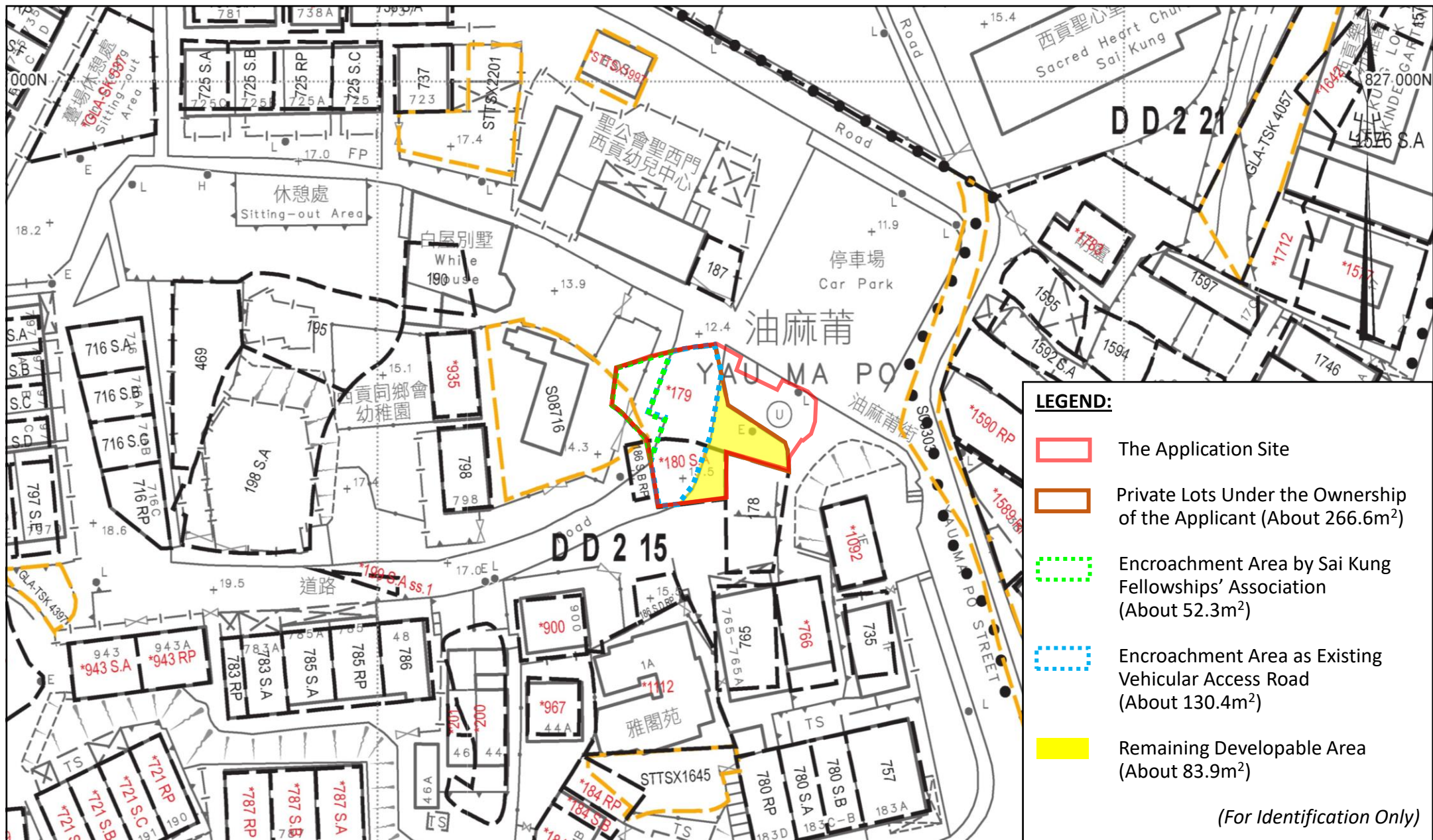
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Ref.: ADCL/PLG-10274/R001/F002



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**Project:**

Section 16 Planning Application for Proposed House at Lot Nos. 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories

**Title:**

Site Constrains at Applicant's Private Lots

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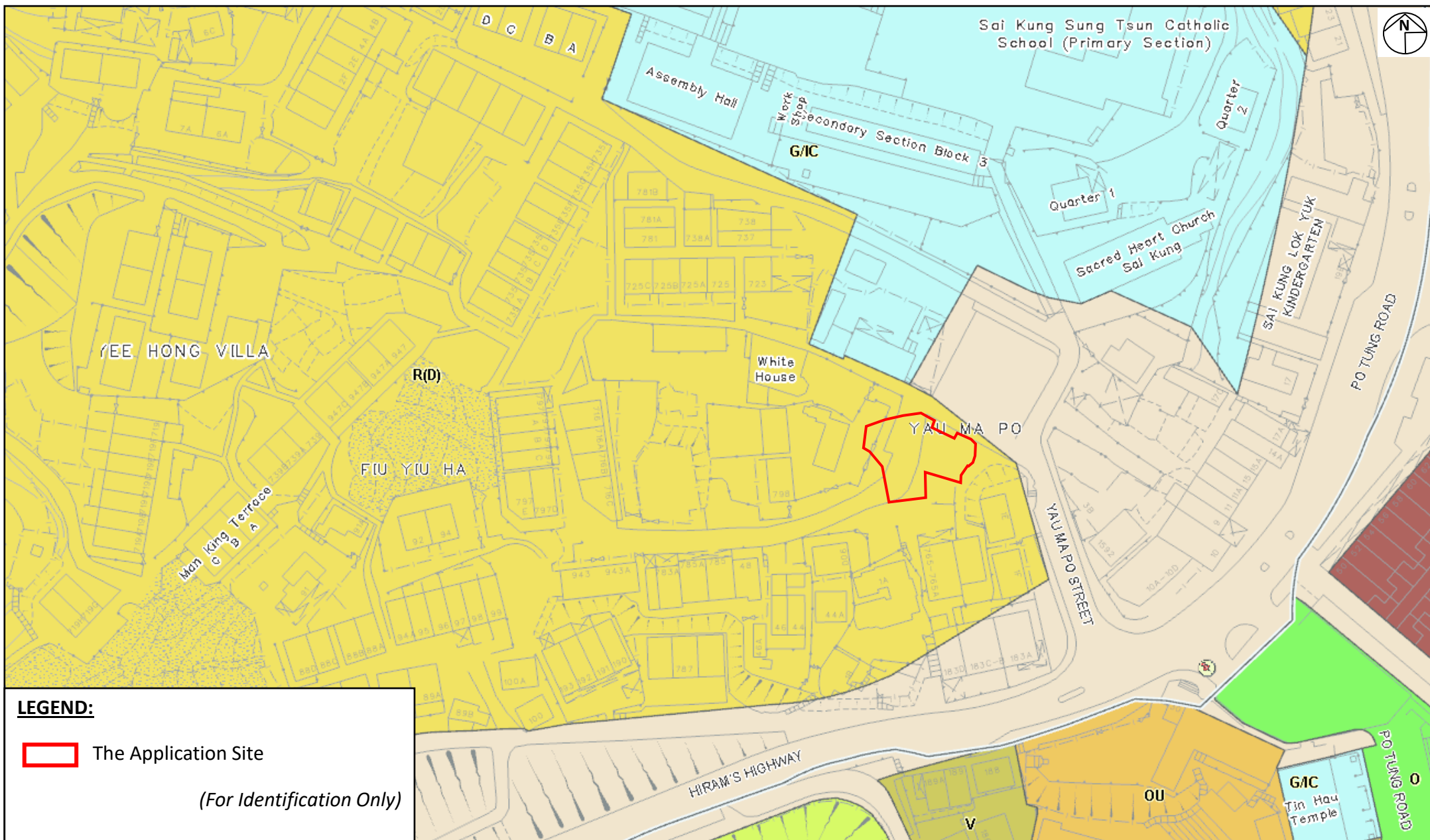
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Sept 2023

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**Project:**

Section 16 Planning Application for Proposed House at Lot Nos. 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories

**Title:**

Extract of the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11

Ref.: ADCL/PLG-10274/R001/F004

**Figure:**

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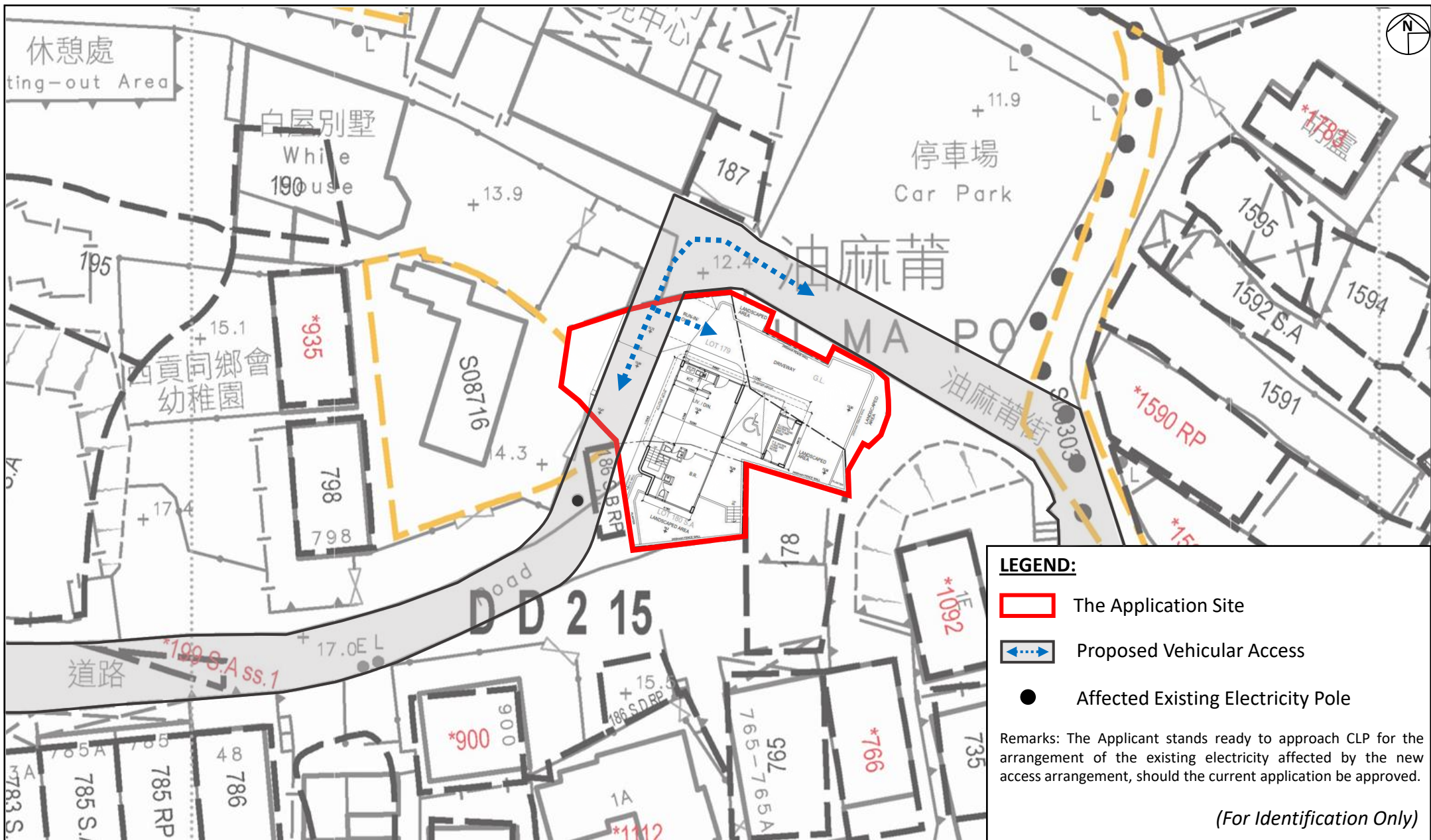
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Sept 2023



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**Project:**

Section 16 Planning Application for Proposed House at Lot Nos. 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories

**Title:**

Access Arrangement between the Proposed 3.5m-wide Vehicular Access Road, Yau Ma Po Street and the Existing Local Track

**Figure:**

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**Date:**

Sept 2023



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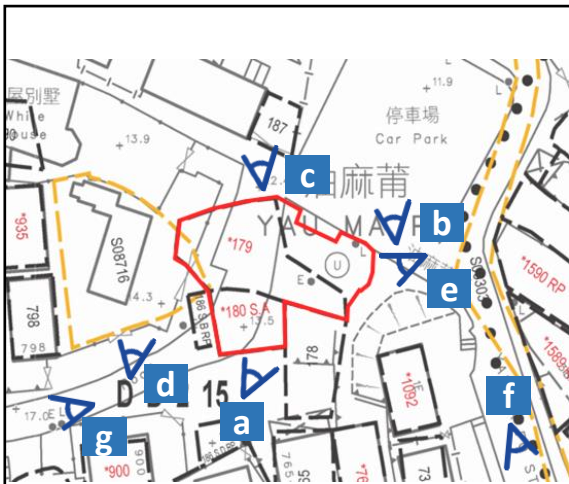
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## List of Illustrations

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Illustration 1	Current Condition of the Application Site and Surrounding Land-use Characteristics
Illustration 2-I	Swept Path Analysis of 5m Private Car (Ingress)
Illustration 2-II	Swept Path Analysis of 5m Private Car (Egress)



**LEGEND:**  
 Site Boundary    < Viewpoints  
*(For Identification Only)*



**Project:**

Section 16 Planning Application for Proposed House at Lot Nos. 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories

**Title:**

Current Condition of the Application Site and Surrounding Land-use Characteristics

**Illustration:**

1

**Scale:**

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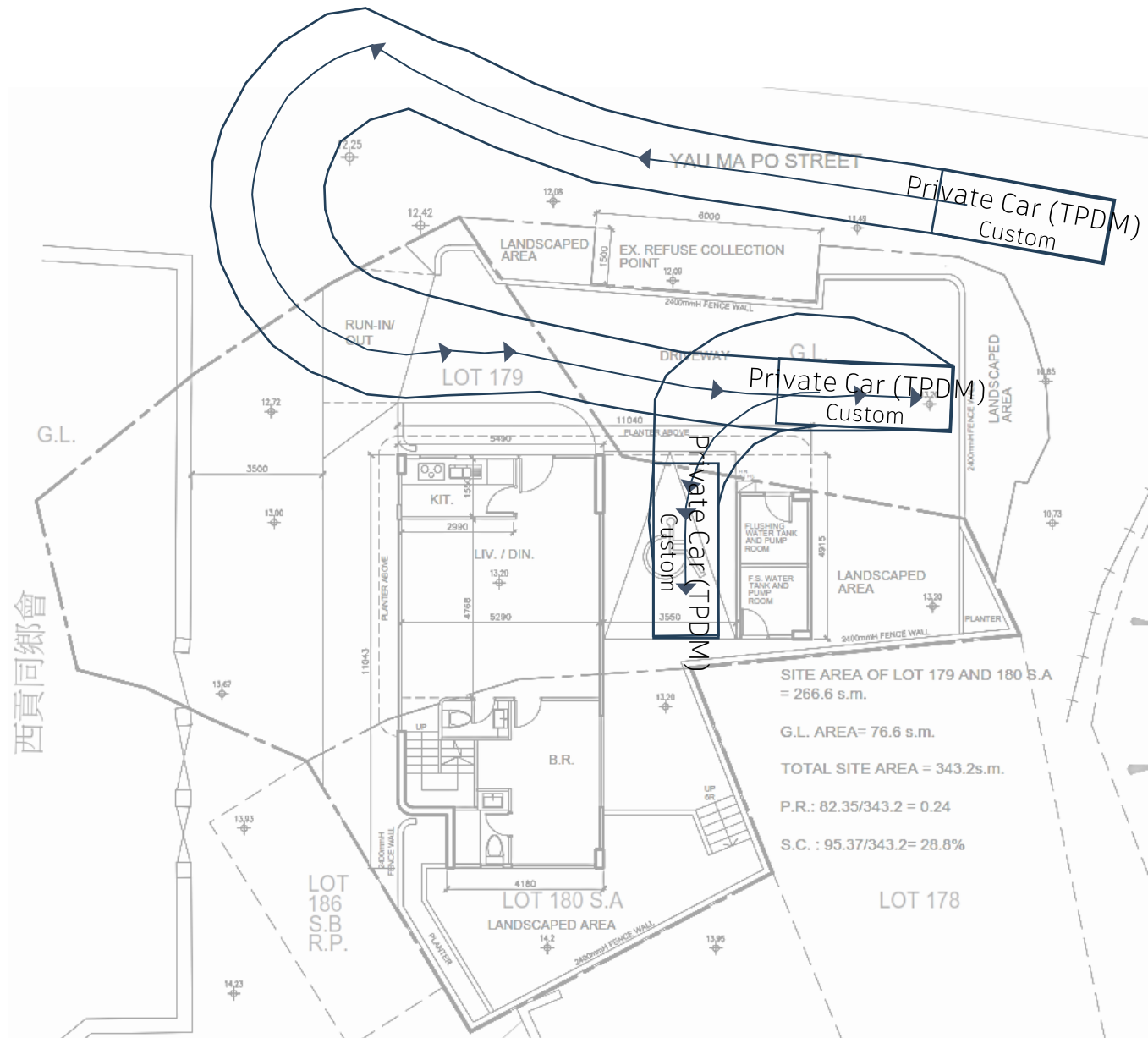
**Date:**

Sept 2023



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Ref.: ADCL/PLG-10274/R001/I001



Section 16 Planning Application for Proposed House at Lot Nos. 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories

### Swept Path Analysis of 5m Private Car (Ingress)

Ref.: ADCL/PLG-10274/R001/I002-I

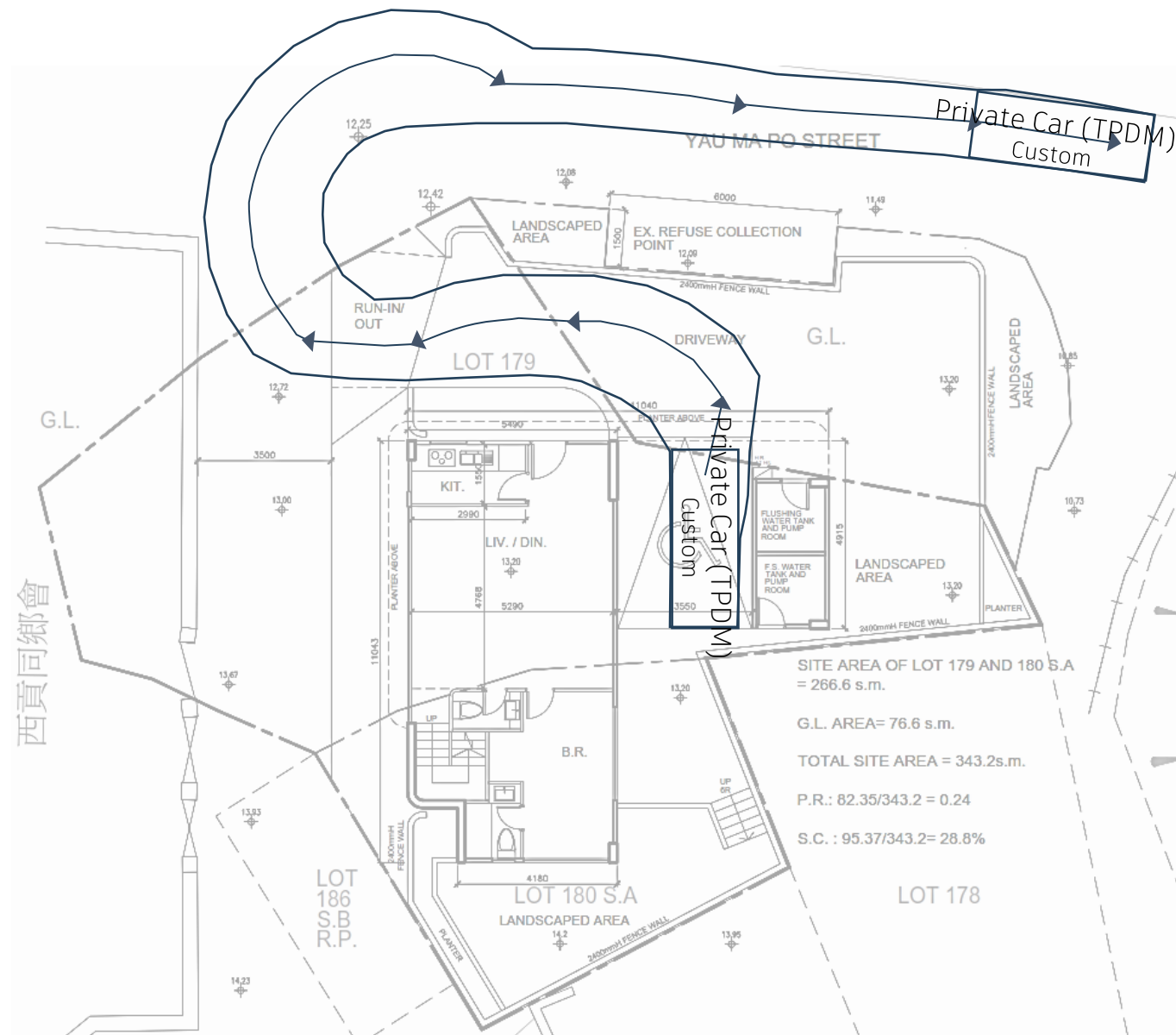
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**Date:**  
Sept 2023



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Section 16 Planning Application for Proposed House at Lot Nos. 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories

### Swept Path Analysis of 5m Private Car (Egress)

Ref.: ADCL/PLG-10274/R001/I002-II

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**Date:**  
Sept 2023



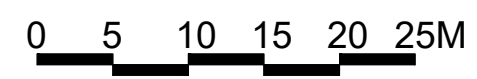
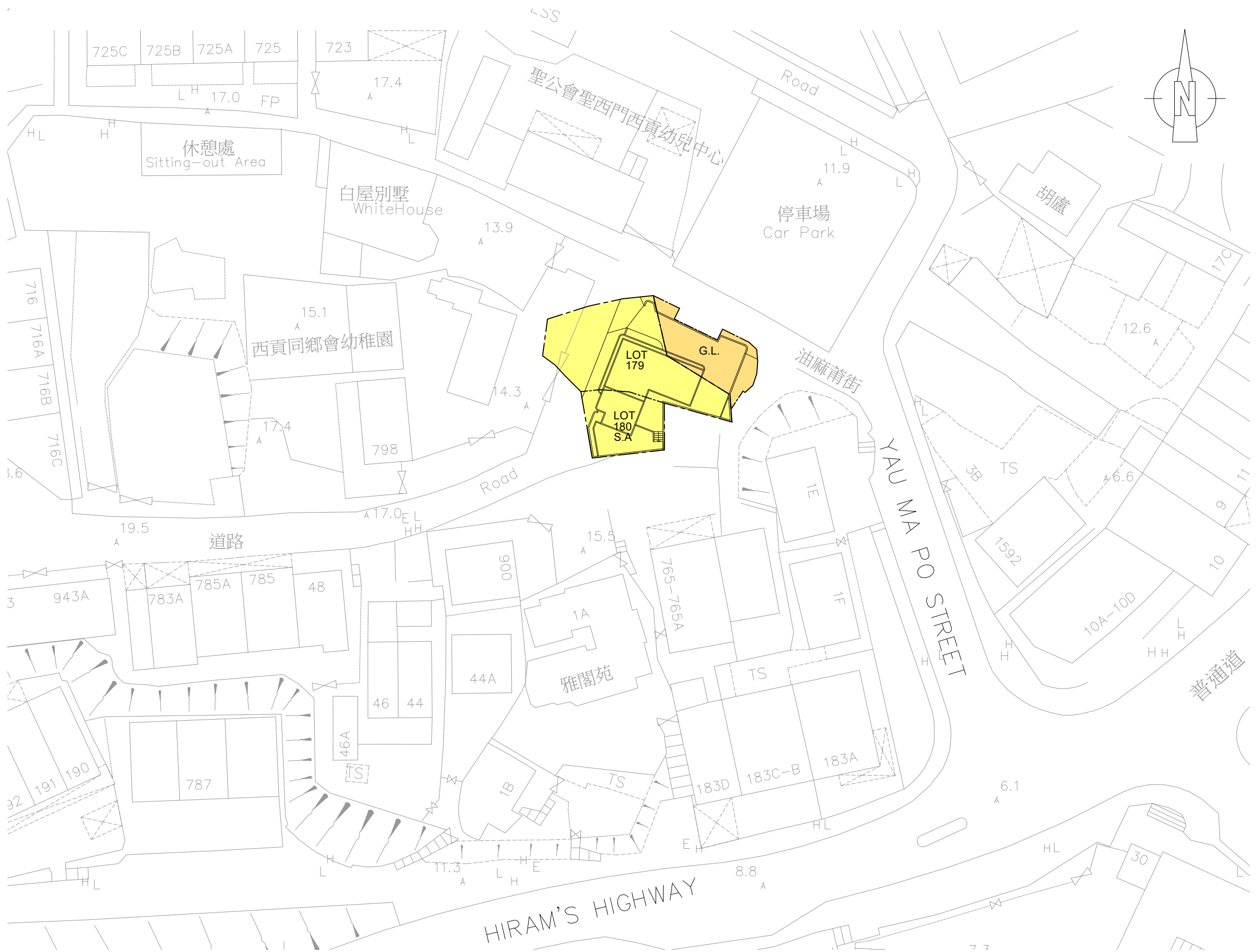
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Appendix I

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Layout Plan and Schematic Sections



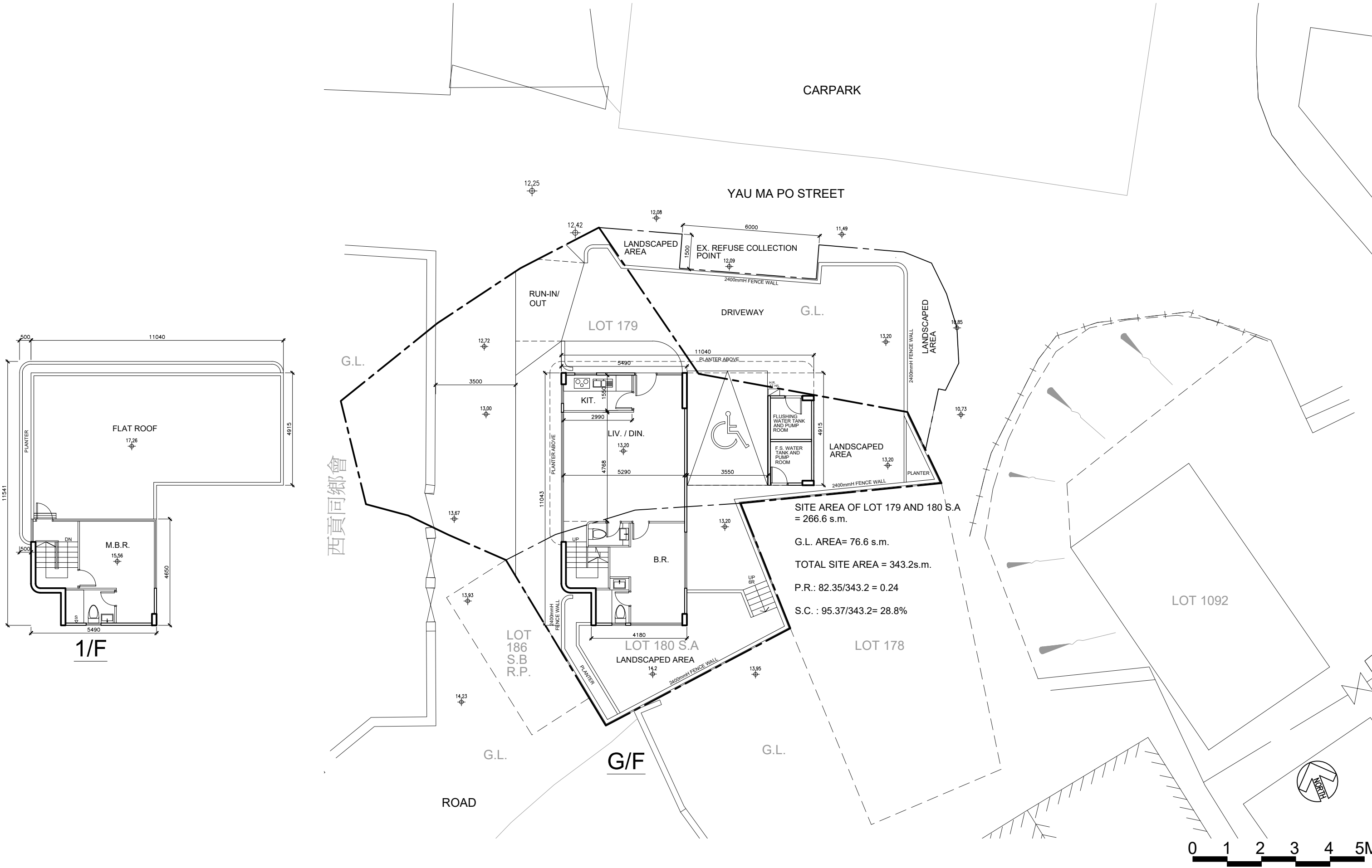
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Project:  
LOT NOS. 179, 180 S.A AND ADJOINING GOVERNMENT LAND  
IN D.D. 215 YAU MA PO, SAI KUNG

Drawing Title:  
SITE LAYOUT PLAN

Drawing No.:  
SP-01

Architect:  
 樑安建築師有限公司  
L&N Architects Ltd.  
Rooms 1203-1204, 12/F Belgian Bank Building,  
721-725 Nathan Road, Kowloon  
Tel: (852) 3422 3082, Fax: (852) 3428 2269

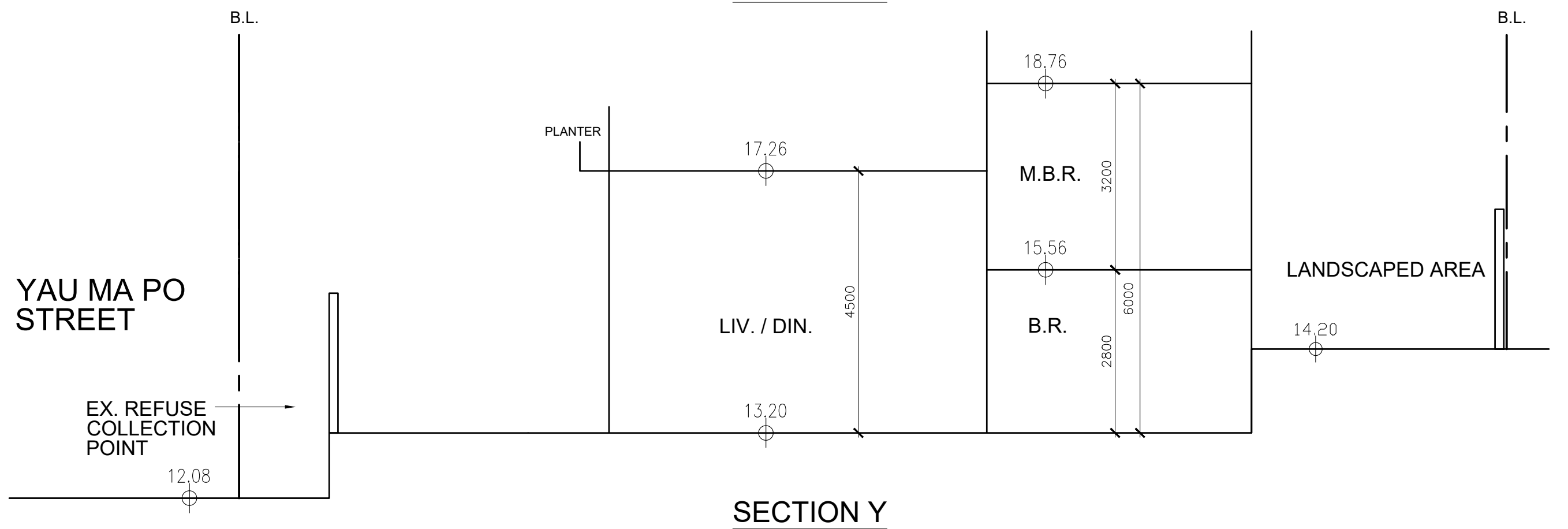
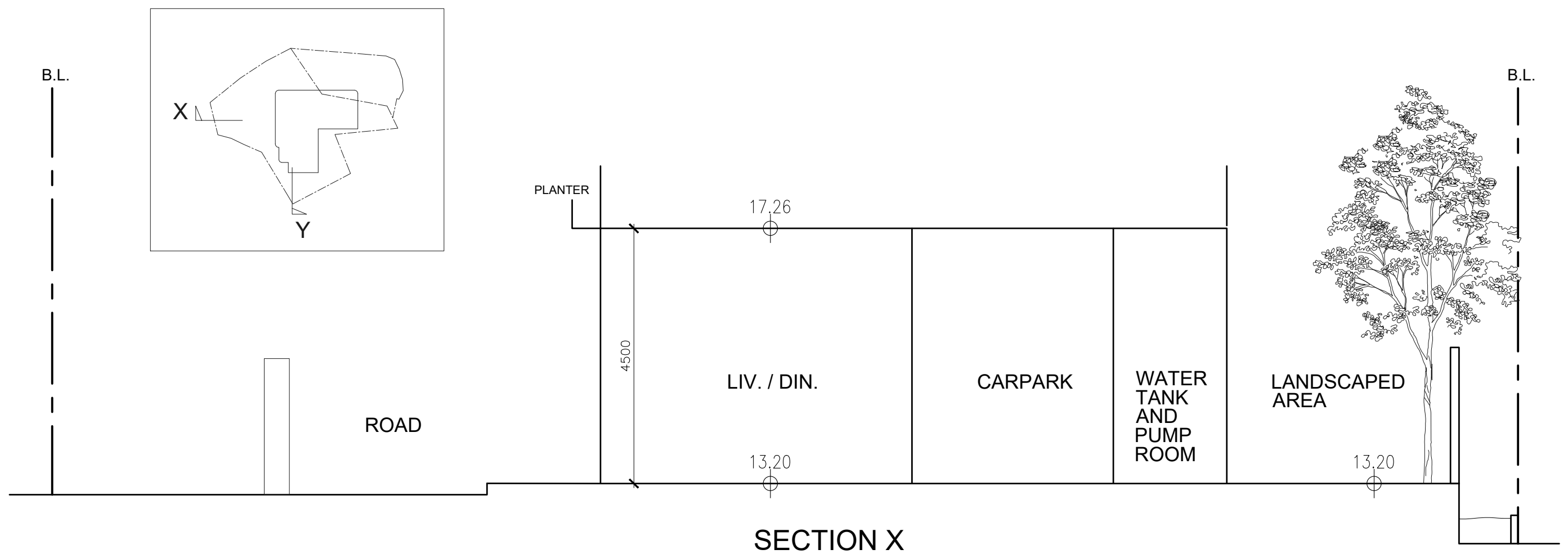


Project:  
LOT NOS. 179, 180 S.A AND ADJOINING GOVERNMENT LAND  
IN D.D. 215 YAU MA PO, SAI KUNG

Drawing Title:  
G/F AND 1/F PLAN

Drawing No.:  
GP-01

Architect:  
 樑安建築師有限公司  
L&N Architects Ltd.  
Rooms 1203-1204, 12/F Belgian Bank Building,  
721-725 Nathan Road, Kowloon  
Tel: (852) 3422 3082, Fax: (852) 3428 2269



2023.9.19

Project:  
LOT NOS. 179, 180 S.A AND ADJOINING GOVERNMENT LAND  
IN D.D. 215 YAU MA PO, SAI KUNG

Drawing Title:  
SCHEMATIC SECTIONS

Drawing No.:  
GP-02

Architect:  
 樑安建築師有限公司  
L&N Architects Ltd.

Rooms 1203-1204, 12/F Belgian Bank Building,  
721-725 Nathan Road, Kowloon  
Tel: (852) 3422 3082, Fax: (852) 3428 2269

Date : 15<sup>th</sup> November 2023  
Our Ref. : ADCL/PLG-10274/L002

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

**RE: Section 16 Planning Application for Proposed House and Minor Relaxation of Plot Ratio Restriction at Lots 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories**  
**(Planning Application No. A/SK-PK/290)**

We refer to the latest comments from the Transport Department and Food and Environmental Hygiene Department and would like to enclose our Responses-to-Comments Table in **Appendix I** to respond to the abovementioned departmental comments for their consideration.

We would also like to provide additional information and supplement the captioned application as follows:


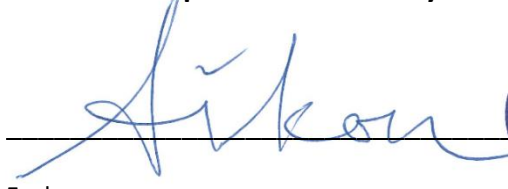
- The proposed house development under the current application is not a New Territories Exempted House.
- The vehicular access stated throughout the submitted Planning Statement and relevant plans attached should mean an area (currently falling within an unnamed local van track) proposed to be designated as a 3.5m-wide right of way open for public use 24 hours from Monday to Sunday including Public Holidays, while any proposed modification/upgrade of the existing unnamed local van track connected to the proposed development and Yau Ma Po Street will be subject to further discussion with relevant Government department(s) at a later stage, should the current application be approved. The revised access arrangement of the proposed development is demonstrated in **Appendix II**.
- The proposed development would not affect the area encroached by the Sai Kung Fellowship's Association. The Applicant will ensure the Sai Kung Fellowship's Association remains undisturbed throughout the entire development process, with no disruption to its daily operations or any temporary suspension at any stage of the development.
- Given the limited space and constraints of the Application Site, our proposal has carefully considered a diverse range of innovative solutions and designs that not only unlock the development potential of the Application Site but also complement the local character. These solutions and designs are showcased through various site layout designs and architectural features, including the provision of a 3.5m-wide right of way, the modification/upgrade of the existing unnamed local van track, the provision of boundary landscape buffers, and the integration of sustainable building designs and universal design principles. The innovative use of land and space is considered a planning and design merit that plays a crucial role in creating a high-quality living environment and bringing enhancements to the local amenity.
- During the construction phase, the Applicant will implement proactive measures to ensure Yau Ma Po Street and the adjacent unnamed local van track near the Sai Kung Fellowships' Association remain clear of obstructions. Construction vehicle activity will be minimal, averaging approximately one trip

per day, and all vehicles will be stationed within the site's premises to mitigate traffic disturbances. Deliveries will be scheduled during off-peak hours to further minimise impact.

- To address any immediate concerns or disturbances, a dedicated emergency contact number will be available. This line will be monitored by the site management representative, ensuring swift action and communication with the local community in case of any construction-related issues.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,  
For and on behalf of  
**Aikon Development Consultancy Limited**



Encl.

c.c. DPO/ Sai Kung & Islands (Attn.: Ms. Vicky MA) – By Email  
Client

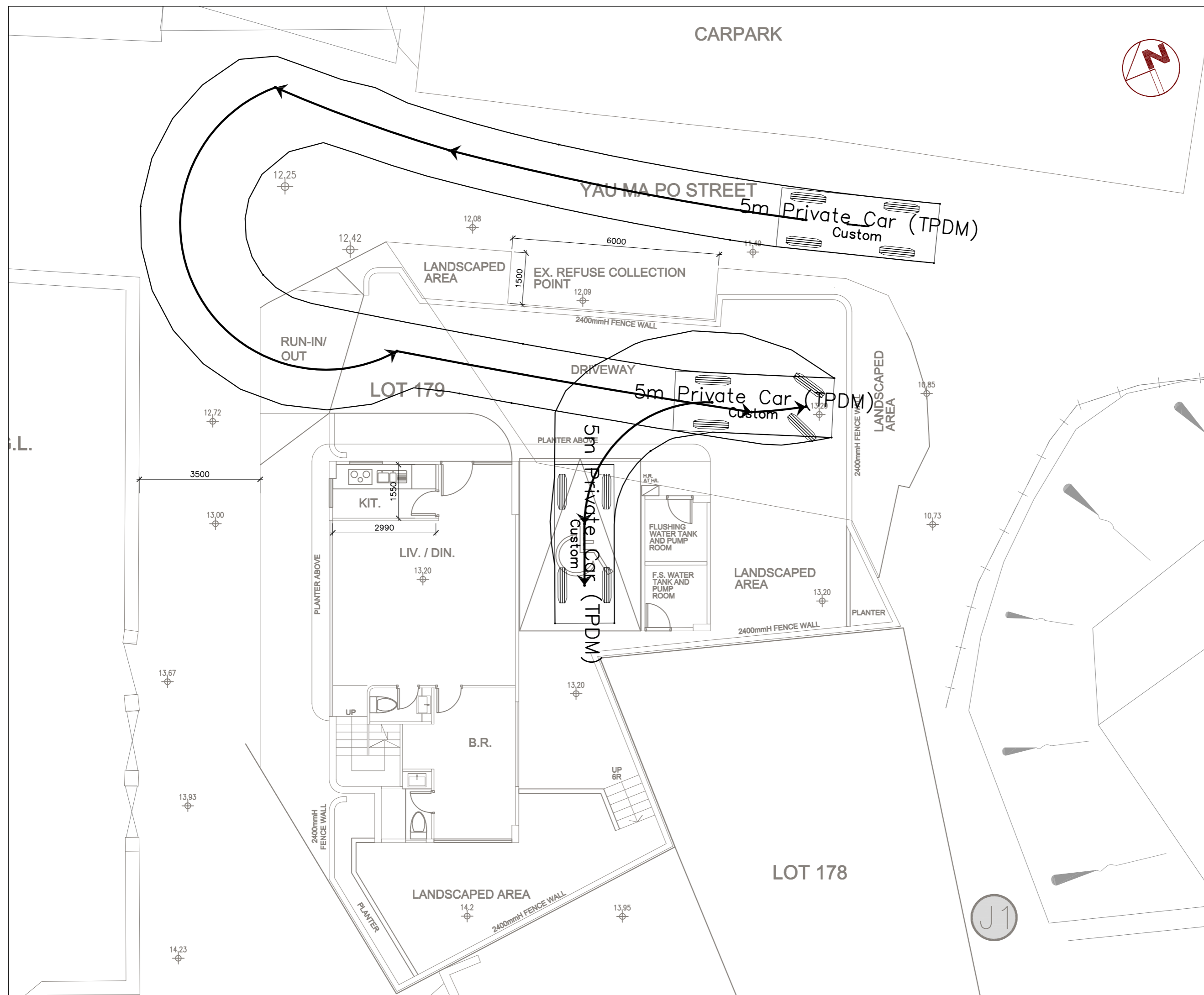
## Appendix | I

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### Responses-to-Comments Table

Department	Date	Comments	Responses to Departmental Comments
Transport Department (TD)	30.10.2023	<p>(a) the existing vehicular access road is not managed by the Transport Department;</p> <p>(b) the applicant should provide justification for not providing loading/unloading space; and</p> <p>(c) re. Illustration 2-I and 2-II attached in the Planning Statement, the applicant should provide a scaled drawing with the base map in the vicinity.</p>	<p>(a) Noted.</p> <p>(b) Given the modest scale of the proposed development, consisting solely of a small house, and considering the limited site constraints, the provision of loading/unloading space has been deemed unnecessary.</p> <p>(c) The Swept Path Analysis, conducted on a scaled drawing of the site's vicinity as enclosed, confirms that site has sufficient manoeuvring space for ingress, egress, and parking space.</p>

Department	Date	Comments	Responses to Departmental Comments
Food and Environmental Hygiene Department (FEHD)	2.11.2023	<p>(a) the Site is in close proximity to the existing bins site abutting Yau Ma Po Street at its northern boundary. The applicant is required to confirm whether the proposed development would affect the concerned bins site;</p> <p>(b) the project proponent should be reminded to ensure that its daily operation will not be affected nor temporarily suspended at any stage of the development and the service of the existing refuse collection point or bin site to its local community will remain undisturbed during the entire development process. The advisory comments are as follows: (i) the project proponent ... FEHD's facilities operation and refuses collection service.</p>	<p>(a) As stated in Section 4.4 of the Planning Statement, since the proposed development is adjoining to the existing refuse collection point (RCP), the Applicant will ensure that its daily operation will not be affected nor temporarily suspended at any stage of the development and the service of the existing RCP to its local community will remain undisturbed during the entire development process.</p> <p>Considering the above, the proposed development would not affect the concerned bins site at any time during the development process.</p> <p>(b) Noted.</p>



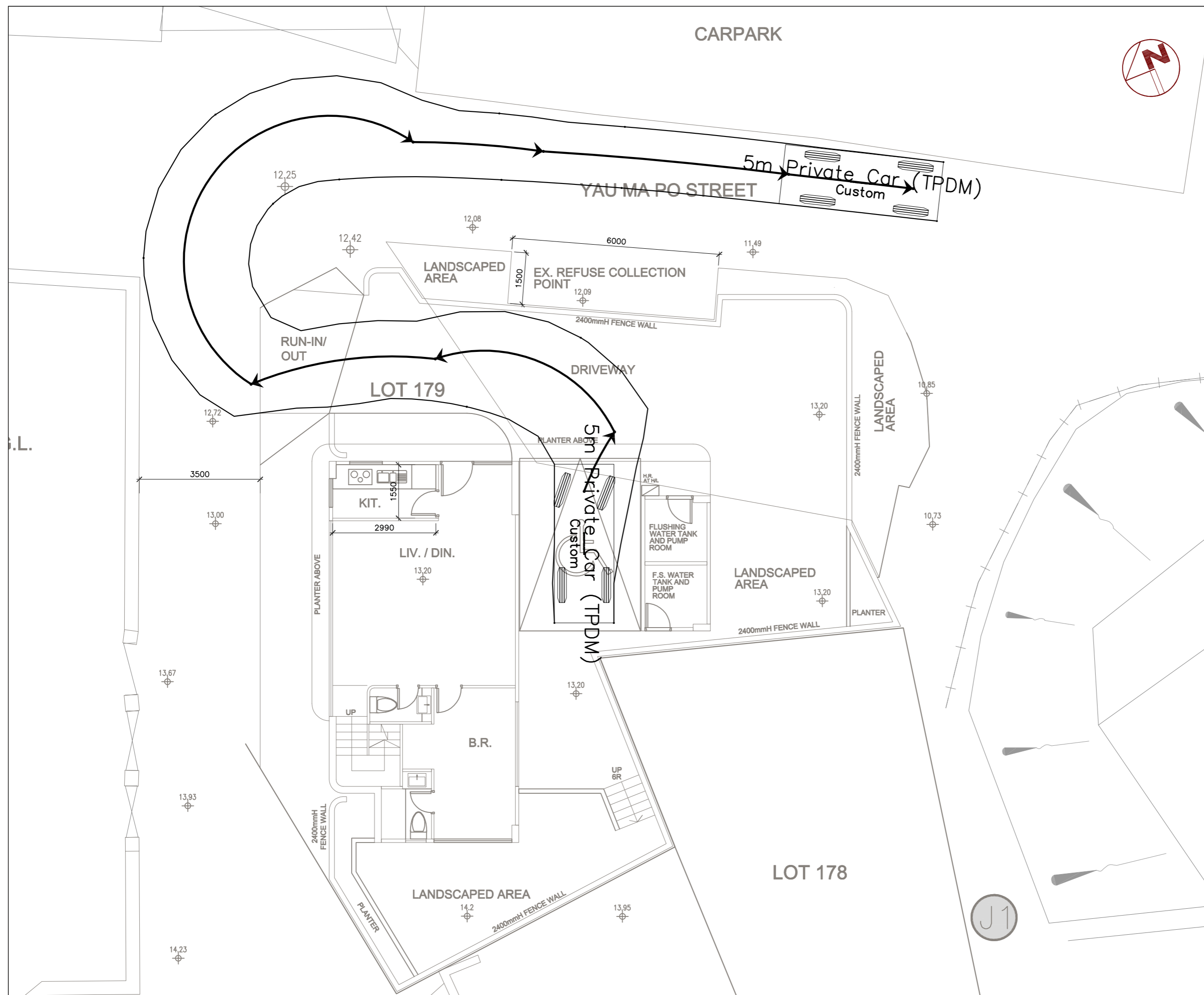
Section 16 Planning Application for Proposed House and Minor Relaxation of Plot Ratio Restriction at Lots 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories, A/SK-PK/290 - Swept Path Analysis)

SWEPT PATH ANALYSIS OF 5m PRIVATE CAR

FIGURE SP-01

Scale : 1:100 (A3)  
Date : NOV 2023  
Rev. : -

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CONSULTANCY  
<http://www.axonhk.com>



Section 16 Planning Application for Proposed House and Minor Relaxation of Plot Ratio Restriction at Lots 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories, A/SK-PK/290 - Swept Path Analysis)

SWEPT PATH ANALYSIS OF 5m PRIVATE CAR

FIGURE SP-02

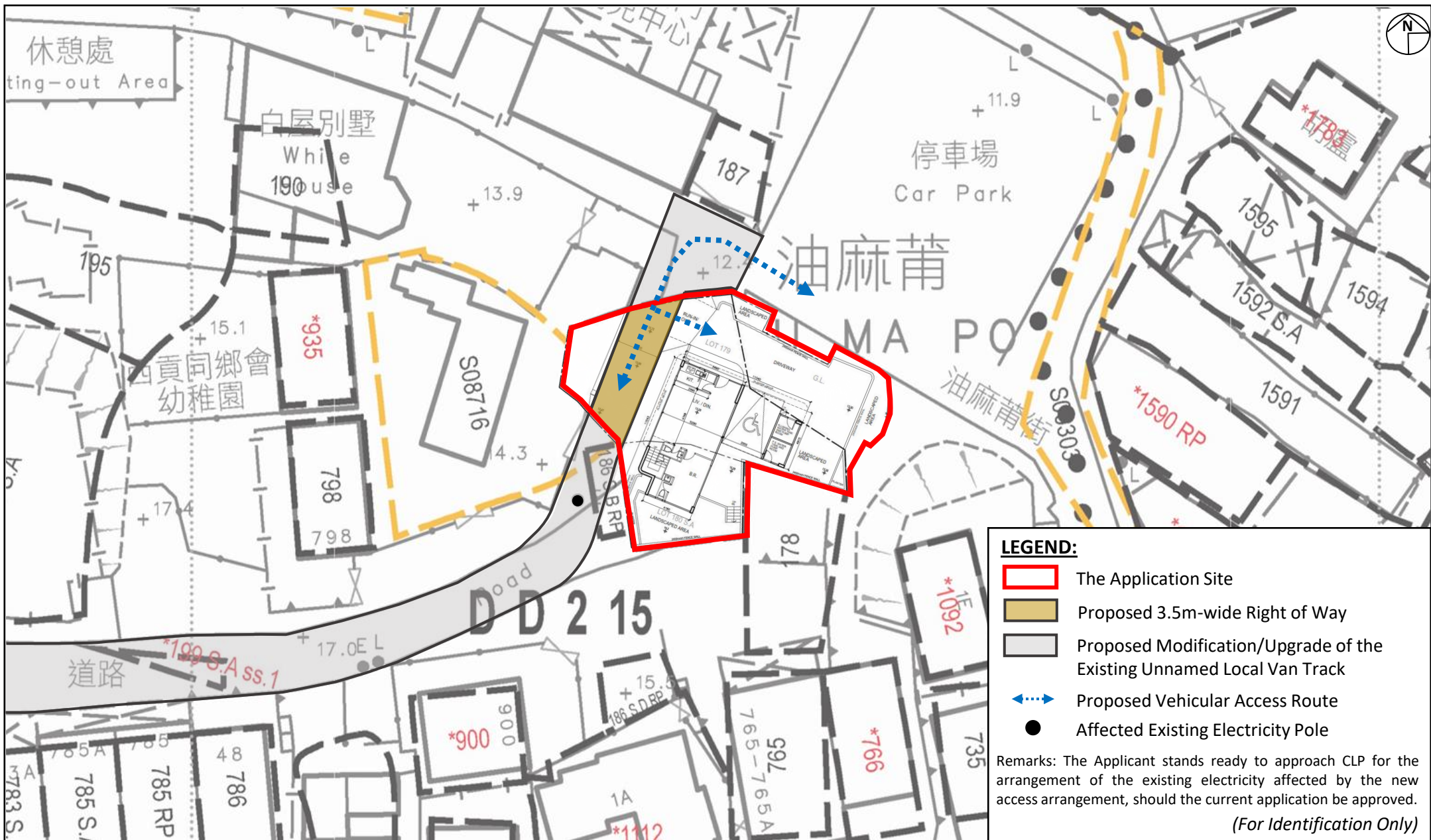
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Date : NOV 2023  
Rev. : -



## Appendix | II

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### Revised Access Arrangement of the Proposed Development



**Project:**

Section 16 Planning Application for Proposed House and Minor Relaxation of Plot Ratio Restriction at Lots 179 and 180 S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai Kung, New Territories (Planning Application No. A/SK-PK/290)

**Title:**

Access Arrangement of the Proposed Development

Ref.: ADCL/PLG-10274/L002/F001

**Figure:**

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**Scale:**

Not to Scale

**Date:**

Nov 2023



AIKON DEVELOPMENT CONSULTANCY LTD.

**Previous Application at the Application Site**

**Rejected Application**

Application No.	Proposed Development	Date of Consideration	Rejection Reasons(s)
A/SK-PK/62	A 2-storey Village House	16.1.1998	(1) and (2)

**Rejection Reasons**

- (1) The proposed development, with a plot ratio of 0.36, was considered excessive within the “R(D)” zone where a house development should not be in excess of a plot ratio of 0.2 as stipulated in the Notes for the zone. Insufficient justifications have been provided in the submission to substantiate the relaxation in plot ratio which cannot be considered as minor.
- (2) The approval of the proposed development would set an undesirable precedent for similar applications leading to adverse cumulative effects on the environment and infrastructural provisions in the area, in particular the Hiram's Highway.

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

231020-144034-21178

**Reference Number:****提交限期**

03/11/2023

**Deadline for submission:****提交日期及時間**

20/10/2023 14:40:34

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

A/SK-PK/290

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

先生 Mr. LOK

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

2附近地帶其實是住宅(丁類)，但現時的用途根本不符合規劃大綱圖的規劃目的。現時申請人建議作回住宅用途，也提出了相關園景設計方案，我認為很不錯。

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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-PK/290

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

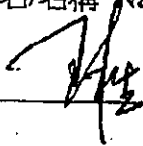
關於申請編號(A/SK-PK285)，擬議興建屋宇。本會收到居民及市民反對意見，表示申請地盆面積已達二百多平方米，為何還要申請政府土地 76.6 平方米。

該申請將居民及市民使用六七十多年的通道，頭段部分被一併用來申請興建屋宇，將道路截斷，導致居民及市民無路可出入，嚴重影響市民及駕駛人士，同時亦影響緊急救援服務。

敬請 貴署考慮當地居民及市民的反對意見，本會亦持反對意見。

「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

26. 10. 2023



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

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060

**To: Secretary, Town Planning Board**

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有關的規劃申請編號 The application no. to which the comment relates A/SK-PK/290

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

申請改變了現有車道，令到車輛位於幼稚園門口位置急轉彎，盲點很多，所有幼稚園學生，教師和職員都是從這門口出入；該位置亦為薈場居民的主要行人通道，人車爭路，非常危險！

現有垃圾站，供附近過百戶居民使用，已經不勝負荷，平常運作已經常常要使用公眾停車場範圍，如果批准在緊貼範圍興建圍牆及樓宇，會令到垃圾站無法運作。

申請地點位於西貢市中心非常繁忙的一個公眾停車場側，而該位置是設有貨車泊車位，尚有大車出入，由於西貢泊車位短缺，常常有車在等候車位申請會令到附近通道變得極為狹窄，車輛掉頭亦甚為困難，令到可以用來褪車的緩衝區也沒有了，做成極大不便！該位置亦常有駕駛人使因為爭奪車路而爭執，如可用位置少了，爭執亦都會更加頻繁，騷擾附近居民生活！

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

簽署 Signature Lasan Agnes 日期 Date 02/31/2023



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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:**

231025-152815-58427

**提交限期****Deadline for submission:**

03/11/2023

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

25/10/2023 15:28:15

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

A/SK-PK/290

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

先生 Mr. FUNG Jonathan

**意見詳情****Details of the Comment :**

比起現在土地處於半荒廢的狀態，申請人會於申請地點進行綠化和美化工作，預計可以提昇周圍的視覺和環境質素，所以我贊成。

致城市規劃委員會秘書：

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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

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有關的規劃申請編號 The application no. to which the comment relates A/SK-PK/290

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

申請改變了現有車道，令到車輛位於幼稚園門口位置急轉彎，盲點很多，所有幼稚園學生，教師和職員都是從這門口出入；該位置亦為躉場居民的主要行人通道，人車爭路，非常危險！

現有垃圾站，供附近過百戶居民使用，已經不勝負荷，平常運作已經常常要使用公眾停車場範圍，如果批准在緊貼範圍興建圍牆及樓宇，會令到垃圾站無法運作。

申請亦沒有顧及上躉場居民的交通及日常生活需要，提議之車路根本行不通，有電燈柱在提議道路中間，兩側亦有石壘，沒有足夠避車處，而新請所建之樓宇亦阻擋了大部份車路，造成無數盲點，亦沒留有行人路位置，本區老人家眾多，有需要用拐杖及輪椅出入，在斜路上行已甚為吃力，若遇上車輛經過就更加觸目驚心，非常大壓力及危險！

反對

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

簽署 Signature

日期 Date

胡美雲  
29/10/2023



**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

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有關的規劃申請編號 The application no. to which the comment relates A/SK-PK/290

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人是蘆塘村居民，該公司繼數月前撤回申請後，修改計劃後再進行申請，方案大致和上次相同。總地盤面積少了垃圾站位置，樓面面積增加了，地積比率仍不合規定。

僅留有單一狹窄車道，只能容許細小車輛轉彎，車輛急轉彎位置位於幼稚園門口，對出入的小孩和家長十分危險。那兒是蘆塘居民的主要行人通道，會引致人車爭路，非常危險。

狹窄車道使石油氣車及貨車過不到，消防車及救護車出入亦有困難！

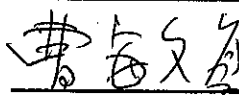
申請亦會涉及政府土地，雖然沒有再把原有垃圾站移除，但在附近建圍牆，阻擋垃圾筒擺放，亦令到垃圾車及夾斗車不夠位置停泊，嚴重影響整條村的日常運作！

故此本人強烈反對是次申請！

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

簽署 Signature

日期 Date



30.10.23



致城市規劃委員會秘書：

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By Fax: 2877 0245 or 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates A/SK-PK/290

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

申請亦沒有顧及上躉場居民的交通及日常生活需要，提議之車路根本行不通，有電燈柱在提議道路中間，兩側亦有石壘，沒有足夠避車處，而新請所建之樓宇亦阻擋了大部份車路，造成無數盲點，亦沒留有行人路位置，本區老人家眾多，有需要用拐杖及輪椅出入，在斜路上行已甚為吃力，若遇上車輛經過就更加觸目驚心，非常大壓力及危險！提議之道路位置太過狹窄，不足夠讓救護車，消防車，石油汽車及貨車出入。當有緊急需要時便阻礙救援，日常生活亦有相當影響。

申請位置有排水渠，下雨天會有大量的山水從排水渠排放，若然把排水渠改道，極有可能會影響排水功效，造成水浸！由於全球暖化暴雨的情況只會越來越多處理洪水的建設亦不容忽視！

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

簽署 Signature

日期 Date

P.  
Lee B. Lee

30 Oct 2023



致城市規劃委員會秘書：

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

A/SK-PK/290

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

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

高全明先生

簽署 Signature

高全明

日期 Date

2023年10月31日



## 意見詳情

申請編號(A/SK-PK/290)放置垃圾桶的政府土地比上次申請編號(A/SK-PK/285)只退回9平方米面積是不足夠，建造一個正統有上蓋的垃圾站。

這是一個臨時站，只能放置4個桶其餘的空桶只能放置幼稚園則的空地，經常被幼稚園投訴有異味，引致蛇-鼠出現。掃帚也是隨地擺放，經常遺失，是復環人員清潔地方用。

桶後的一小塊空地，都是放大型物件，由中途綑垃圾站搬下來的垃圾桶也只能放在車路旁，等待明天大型收垃圾車收集。原因已經在上次(申請編號：A/SK-PK/285)說明。

特別要提及垃圾站附近一間中小學的教堂，每逢星期日都有一班菲律賓的教友到教堂聚會。散會後的垃圾都放滿幾個桶。連累我們居民的家用垃圾也被迫放於桶後的空地。如果有白事在教堂進行，那些花牌就放滿幾個桶。為什麼沒有垃圾車到學校收集。原因在上次申請編號（A/SK-PK/285）的反對信中提及。

有幾間餐館及商鋪，在收工後的垃圾和廚餘都投放在這個站。

在今年2023年10月22日，政府立例拋垃圾要罰三千元。因為桶少，垃圾多，我們也被迫將家用垃圾拋在桶邊。

這也是我們容易造成拋垃圾，罰三千元的原因之一。

早年頓場下村互助委員會曾經向食環處要求平整土地，構建一個有上蓋的垃圾站。但食環處只是到臨時垃圾站觀測2次，表示要回食環處商討，一直拖延，超過十年。現在沿公路也可以看見有上蓋的垃圾站。但這個臨時站仍然沒有上蓋。隨信附上(重建村口之垃圾站)之會議紀錄。

因為有85.6平方米土地，還要向食環處提出在村口興建公廁。沿公路的村口都建有公廁和垃圾站，我們都積極爭取這幅土地興建公廁和垃圾站。所以絕對反對將85.6平方米

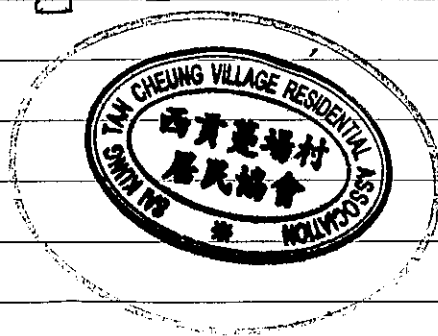
的政府地盤面積，侵佔我們  
幾條村的居民、學校等，唯一可以用  
作垃圾站的政府土地。

相信住宅也不喜歡與垃圾站  
為鄰居，到那時，住宅主人也會積極  
反對垃圾站和公廁建在屋邊。

西貢葛場村居民協會主席

主席簽署：高全明

先生  
敬上



2023年10月31日

西貢頓場下村第三屆互助委員會  
第三次委員會會議紀錄

日期：2013年7月18日（星期四）

時間：下午3時

地點：西貢頓場村 716B 地下

主席：劉月珍女士

記錄：廖美玲女士(秘書)

出席者：

主席：劉月珍  
劉月珍

秘書：廖美玲  
廖美玲

委員：李潤珍  
李潤珍

司庫：陳洪波  
陳洪波

委員：劉玉坤  
劉玉坤

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西貢頓場下村第三屆互助委員會  
第三次委員會會議紀錄  
2013 年 7 月 18 日 (星期四)

(一) 討論事項

- 1、主席：申請於頓場上下村當眼位置安裝路牌指示牌，以供旅遊行山等人仕作適當指示。可分通上 (一) 麥理浩徑第四、五段 → 茅坪村(百年古道) → 梅子林 → 大水坑 → 馬鞍山富安花園 (二) 黃竹山 → 大老山 → 觀音山(基維爾) → 慈雲山。

議決：同意去信『旅遊事務署』申請。

- 2、主席：有關在 747 號屋附近設置之避雨亭，到現今亦未進行工程。另外 747 門口之樓梯是否需要加建欄杆，以保居民上落安全。

議決：同意再去信盡快興建避雨亭及加建欄杆。

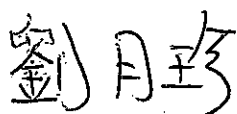
- 3、主席：重建本村之垃圾收集站（近聖西門及停車場附近），應如何選擇適當的位置？

議決：再去信食環署商討

(二) 會議結束

散會時間：下午 5 時 15 分

主席簽署：



劉月珍

記錄者簽署：



廖美玲

日期：2013 年 7 月 18 日

西貢頓場下村互助委員會  
Sai Kung Tan Cheung Ha  
Tsuen Mutual Aid Committee

規畫申請編號: A/SK-PK/285

意見詳情

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① 通道狹窄,人和車輛只能使用這條通道,引致人車爭路。車輛轉彎位置正處於幼稚園門口和薑場上、下村、新景台、文景台、怡康園的行通道,放學時間,家長和小朋友生命隨時受到威脅。

② 放置垃圾桶的政府土地,是幾條村為一可以放置垃圾桶的空間。早年頓場下村互助委員會曾經向食環處要求平整土地,構建一個有上蓋的垃圾站,但食環處並沒有向地政處申請,令這項目停滯。現在差不多沿公路也可以看見有上蓋的垃圾站。

現在,這個垃圾站平整了一部份部份土地,有電纜露出,但都要被規

規劃申請編號: A/SK-PK/285

意見詳情

劃為地盤面積。侵吞村民公用的土地。 180

這個站是很多居民,學校,餐館,就  
近的商舖投放垃圾的地方。因為另外  
一個垃圾站的距離很遠。特別是附  
近一間中小學及教堂,上學校的車路很  
斜,大型車輪駛上學校容易造成危險。  
所以沒有大型垃圾車到學校收垃圾,  
只有校工用手推車將垃圾放進這個站。

附近中途的細垃圾站,都是靠食  
環處的員工用手將垃圾桶推到這裏  
等待大型收集車收取。只有這裏才有足  
夠的空闊讓大型收垃圾車運作。

西貢頓場村居民協會主席。

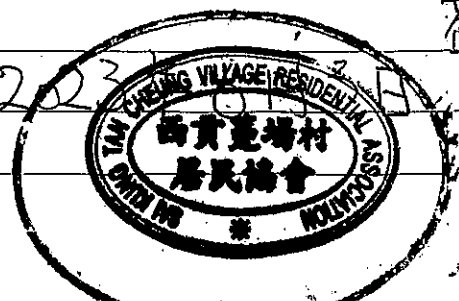
簽署: 高志明

敬上

2023年6月3日

2023

P(2)



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

2 Nov 2023



Dear Sirs

**RE: Application No.: A/SK-PK/290**

With reference to the above application, we, The Incorporated Owners of Arcourt Garden, are filing an official objection against the application for a Proposed House and Minor Relaxation of Plot Ratio Restriction at Lots 179 and 180 S.A. in D.D. 215 and adjoining Government Land, Yau Ma Po, Sai Kung, New Territories ("Application").

Our objection is based on the ground that the application / proposed house will:

1. Adversely impacts residents and users (pedestrians and drivers) in the area.
2. Seriously affects existing utilities infrastructure setup and future maintenance, namely electricity supply, public light supply, water supply, sewage/drainage pipes and PCCW wiring.
3. Block the access to the adjacent Lots 1112 (Arcourt Garden), 178 (currently use as parking lot), 765 (currently 2 3-storey residential buildings) and adjacent Government Land which is currently being used by Food and Environmental Hygiene Department as storage of their cleaning utensils and as resting area.
4. Obstruct vehicle access along the existing road and also transportation to the neighborhood area.
5. Occupy Government Land which is currently used by the general public.
6. The application consists of a Plot Ratio of 0.24 which is in excess of a plot ratio of 2.0 as stated in the Outline Zoning Plan No. S/SK-PK/11 gazette on 27 Oct 2006.
7. The proposed house has a GFA of 82.4m<sup>2</sup> which is in excess of a maximum building area of 37.2m<sup>2</sup> as stated in the Remarks (a) of Residential (Group D) of the above OZP.
8. Occupying the current Government Land will obstruct the current public refuse collection facilities setup by Food an Environmental Hygiene Department which is already operating in a very narrow, minimal area.
9. Sacrifice the safety and current enjoyments for over hundreds of residents/users in the area and just to benefit building 1 house with 1 car-parking space.

## **1. Site Details and Condition**

### **1.1 Historical Use of Lots 179 and 180 S.A. and adjacent Government Land**

#### **1.1.1 Part of lots 179 and 180 S.A. have been used as a Road at least since 1989**

Part of lots 179 and 180 S.A. have always been used as a Road at least since 1989 (34 years from the application date) where some areas were farmland by then. The existing use as easement shall be maintained.



Image source: Hong Kong Map Service, Geospatial Aerial Photo A16894 taken in **1989** (refer to full image in Appendix A 1.1)

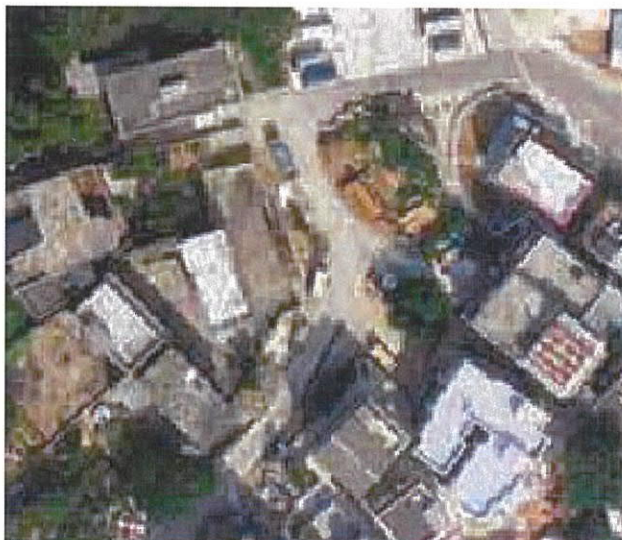


Image source: Hong Kong Map Service, Geospatial Aerial Photo CN02703 taken in **1991** (full image in Appendix A 1.2)

### 1.1.2 Re-pavement work Done by District Lands Office in 2007

In 2007, improvement work has been done to the road access by the District Lands Office, Sai Kung of Lands Department. The Engineering Department of District Office, Sai Kung (Ref SKW 162/171/04) has re-paved the dilapidated van track and relevant Lands Department Notice (DLO/SK 121/10/152) has been included in Appendix B for your reference. Below images illustrate the work have been done over the Government Land, Lot Nos. 179, 180 s.A, 186 s.B.R.P, 199 s.A.s.s.1 in DD215.



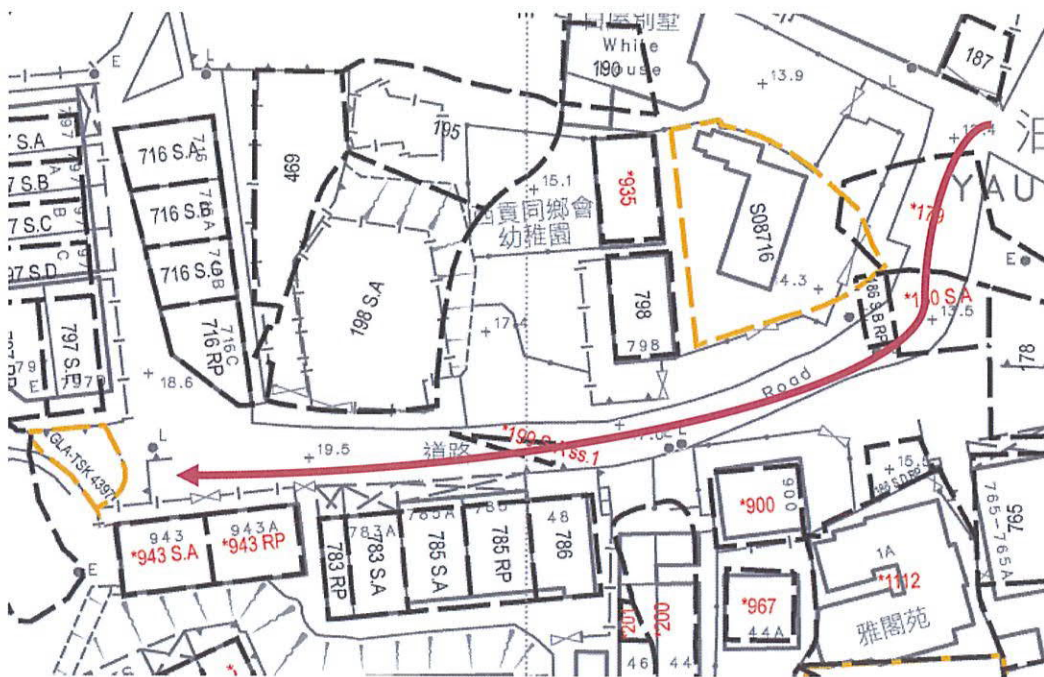
Source: Google Map taken in Oct 2009



Source: Google Map taken in Oct 2009

### 1.1.2 Re-pavement work Done by District Lands Office in 2007 (Cont'd)

All the above proves that the road access has been used by people in the area since 1989 and it is the major access for pedestrians/residents in the area and the sole vehicles access path towards west of Sai Kung Fellowships' Association'. It is the main road and have been "formalized" by the government. The area is fully utilized by residents in the area and not under-utilized as stated by the applicant. It should remain its current usage as road and residents nearby should retain our enjoyment to use as an easement.

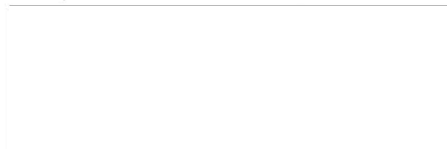


Lot Index Plan No: ags\_S00000112225\_0001 Ref: 8-SW-11C, 8-SW-11D

We understand that Lots 179, 180.s.A. and 199 s.A.s.s.1 have been acquired by the current owner recently.

### 1.1.3 Walkway Destroyed in 2022

In Oct 2022, the walkway alongside Lots 179 and 180.s.A. and Adjoining Government Land and a beautiful Frangipani tree was destroyed by the current owner as shown on below images. The original pavement with pleasant greenery has been destroyed.



### 1.1.3 Walkway Destroyed in 2022 (Cont'd)



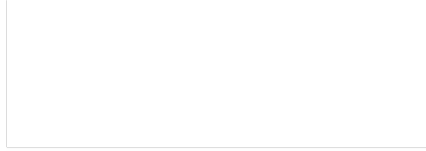
Images source: Google Map taken in Oct 2009



Images source: Google Map taken in Apr 2022



Images source: Google Map taken in Apr 2022



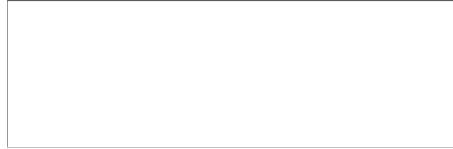
### 1.1.3 Walkway Destroyed in 2022 (Cont'd)



Destruction on-going at end of Oct 2022



Destruction on-going at end of Oct 2022



### 1.1.3 Walkway Destroyed in 2022 (Cont'd)



Destruction on-going at end of Oct 2022



Frangipani tree was destroyed and removed

### 1.1.3 Walkway Destroyed in 2022 (Cont'd)



Frangipani tree was destroyed and removed



Destruction on-going at end of Oct 2022

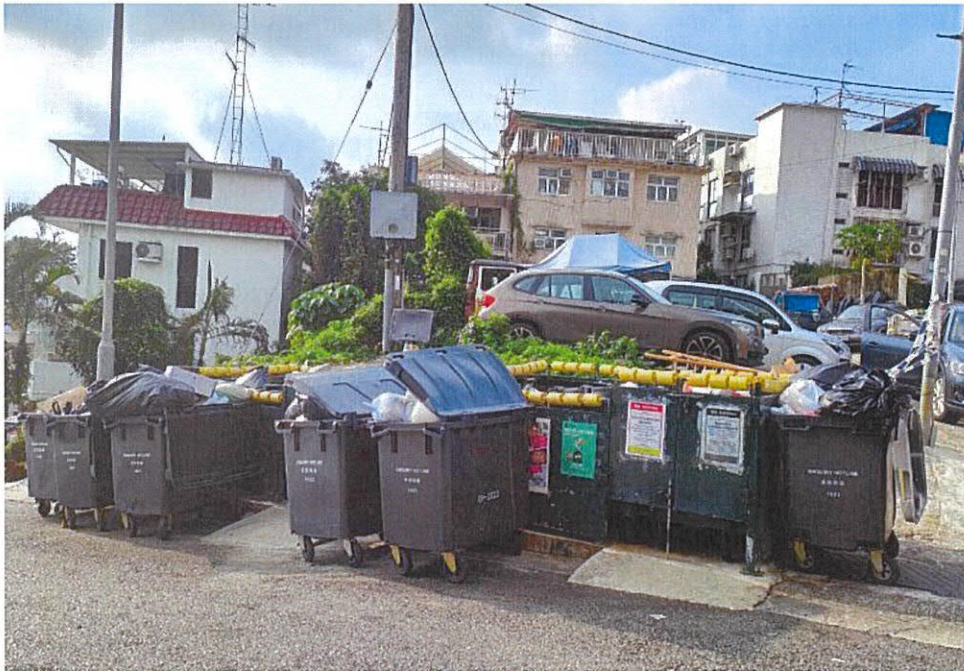
Since the removal of the walkway, pedestrians have to walk on the main road instead and maintaining the road which is wide enough for vehicles and pedestrians passing by together is important as safety measures.

## 1.2 Current Use of Lots 179 and 180 S.A. and adjacent Government Land

The applicant's Application Form has stated that the current use as 'Vacant land, local track and the Sai Kung Fellowships' Association which is wrong as the current use is Road and car parking lot and has always been using as the same purposes for over 34 and 20 years respectively as shown on the Aerial photos from Hong Kong Map Service.

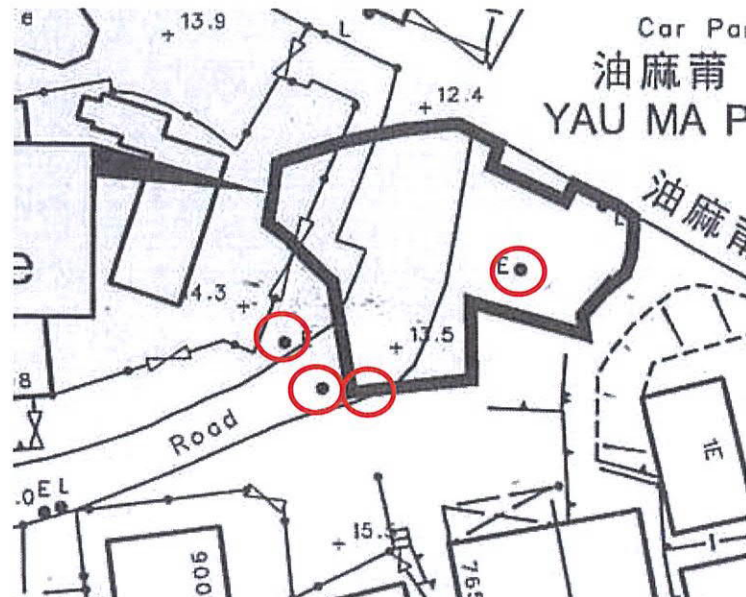
All along the application lots and Government land involved, there are different utilities infrastructure setup along the road; namely electricity supply, water supply, light poles, sewage/drainage pipes and PCCW wiring. During the destruction at the end of Oct 2022, a water pipe was damaged by the construction workers and needing the Water Department to come and fix the leakage.

The adjacent Government Land is currently a refuse collection point which has been used in its maximum capacity, and always overloaded.



## 1.2 Current Use of Lots 179 and 180 S.A. and adjacent Government Land (Cont'd)

Alongside the proposed vehicle access, there are 3 electricity poles and 1 light pole and there is also another electricity pole along the application site boundary.



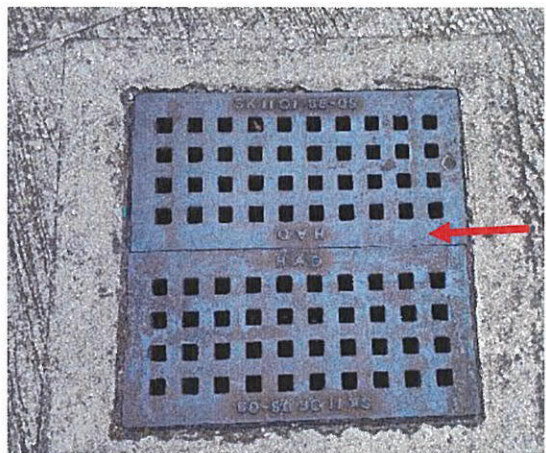
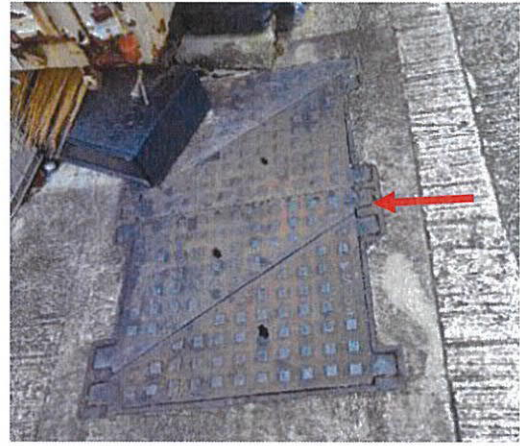
Extract Plan Prepared on 10.10.2023 Based on Survey Sheets No.80SW-11B & D,  
Reference No. A/SK-PK/290

(Gist of Development Proposal from Town Planning Board website)



Light Pole, Electricity Poles, drainage

## 1.2 Current Use of Lots 179 and 180 S.A. and adjacent Government Land (Cont'd)



## 2. Planning Intention of DD215

According to the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11; DD215 (OZP); the General Planning Intention is as follows:

### 8 General Planning Intention

- 8.1 *The general planning intentions for the Area are to conserve the intrinsic natural character of the scenic hilly landscape on the western and northern parts of the Area through the designation of "Conservation Area" and to promote recreation and productive agriculture on the valley floors of Pak Kong and Sha Kok Mei. The areas in Kap Pin Long, Kap Pin Long San Tsuen, Tan Cheung, Yau Ma Po, Fui Yiu Ha, Po Lo Che and Pak Sha Wan consist of sub-standard residential developments with poor infrastructure and utilities. **The planning intention is to rehabilitate and upgrade the present obsolete and sub-standard housing stock within these areas with the provision of necessary basic infrastructure.***

#### *Residential (Group D) Planning Intention:*

*This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.*

#### *Residential (Group D) Remarks:*

- (a) *No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of **a maximum building area of 37.2m<sup>2</sup>** and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plans, whichever is the greater.*
- (b) *No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a **maximum plot ratio of 0.2** and a maximum building height of 2 storeys (6m).*

### **3 The Objection**

#### **3.1 Application is not in line with the Planning Intentions of the “R(D)” Zone**

The proposed house has a total GFA of about 82.4m<sup>2</sup> results a plot ratio of 0.24. While the OZP stated that the maximum building area should not over 37.2m<sup>2</sup> and plot ratio should not exceed 0.2; when calculating the plot ratio accounting for the original site area (excluding the encroach Government Land), it results a plot ratio of 0.31 which are both not in line with the planning intention. The Government Land area being included in the application is 76.6m<sup>2</sup> versus the whole site area of 343.2m<sup>2</sup>, it is a substantial portion of 22.3%. The included Government Land area is already 93% of the proposed house GFA.

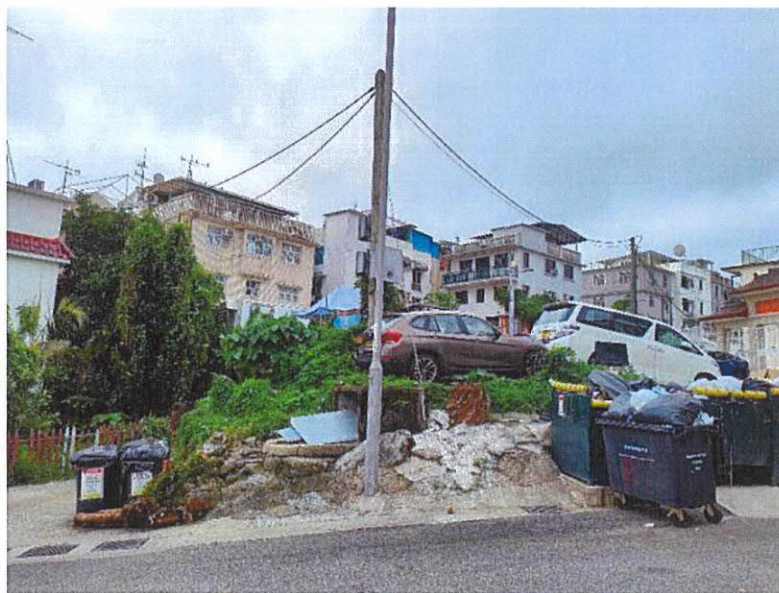
The planning intention is to encourage improvement or redevelopment of the existing temporary domestic structures and houses within the constraints of limited infrastructural provisions in the Yau Ma Po area. The proposal of building a house does not align with the intention.

From Point 8 General Planning Intention of the OZP, the intention is to rehabilitate and upgrade the present obsolete and sub-standard housing stock within these areas with the provision of necessary basic infrastructure. Allowing to build a house in the middle of the road will definitely make the difficult livelihood of residents in the area becoming more difficult and deteriorate the living quality which contradicts the planning intention.

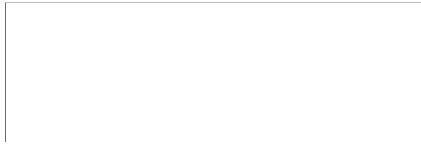
#### **3.2 Part of the Government Land being included in the application is currently being used as a refuse collection point**

The proposed application site included a Government Land which consist of an area currently being used as the major refuse collection point in Tan Cheung and Yau Ma Po area serving thousands of people living nearby, the nursery school, secondary school, church and also restaurants along Po Tung Road and Yau Ma Po Street. It is already to its maximum capacity and always overloaded as it is heavily relied on by the abovementioned users.

**3.2 Part of the Government Land being included in the application is currently being used as a refuse collection point (Cont'd)**



If the application is successful, the refuse collection point's operation will be adversely affected and cannot run smoothly. The area as 'assigned' by the applicant as the refuse collection point is 9m<sup>2</sup> (calculated by the encroached Government Land difference from the 2 applications). In 9m<sup>2</sup>, it is impossible to keep the required numbers of 660L refuse containers within the area; cleaners do not have enough space to maneuver those large containers. It is just impracticable.



### 3.2 Part of the Government Land being included in the application is currently being used as a refuse collection point (Cont'd)

In the Yau Ma Po Public Meter Car Park, the Good Vehicle Parking Spaces are just right beside the refuse collection point; hence limited the mobility when cleaners providing their services. Building a fence wall along the Government Land will just make it very difficult and dangerous.

Large refuse collection trucks and grab lorries cannot park nearby when the refuse collection point is embedded by a 2.4M height fence wall. Collection trucks would be forced to park on the narrow access when collecting refuse. In our opinion, residents would need a larger, properly build, well covered refuse collection points in the Government Land area to better serve the locals.



Illustration Picture



Heavy traffics

### 3.3 Obstruct vehicle access along the existing road and endanger pedestrians

The 'redesigned' vehicular access does not work for general public. The application site area is a heavily traffic area especially when cars trying to manipulate around the area of Yau Ma Po Public Car Parking Spaces. In the Yau Ma Po Public Car Parking Spaces, there are 7 Goods Vehicles parking spaces and 9 Vehicles other than medium/heavy good vehicles, buses, coaches, motor cycles and pedal cycles parking spaces. Most of the time, there are vehicles lining up in the area for parking spaces and even lots of illegal parking within the area. The application site area is very often used as passing place for vehicles to maneuver.

At the newly proposed vehicle turning point from Yau Ma Po Street, it is the major walking path for residents in Tan Cheung area, the entrance of St Simon's Sai Kung Nursery School and also entrance of the White House. It is very dangerous when nursery school children have to pass by such a narrow busy access when getting to and leaving school without a clear sight of the road situation as it will be blocked by the fence wall and the new house. Even though fish-eye mirrors are installed, children won't watch it before walking.

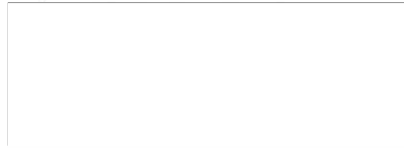
Nearby, there are Sacred Heart Church and Sung Tsun Catholic School (Secondary and Primary), the parking lot area is very often used for long school buses pick-up and drop off and churchmates would gather in the area around the carpark too.

Below images showing how busy the area is:



### 3.3 Obstruct vehicle access along the existing road and endanger pedestrians (Cont'd)





### 3.3 Obstruct vehicle access along the existing road and endanger pedestrians

From a driver's perspective, the below example trying to simulate driving up from Yau Ma Po Street and demonstrate how impossible it is:

Driving from Yau Ma Po Street upslope to the top of the hill. Vehicles needing to make a sharp 90° left turn alongside a 2.4m height fence wall without any area as passing place is like driving blind sighted. At the same time, needs to avoid pedestrians walking up to and down from Tan Cheung area and children coming in/out from St Simon's Sai Kung Nursery School.

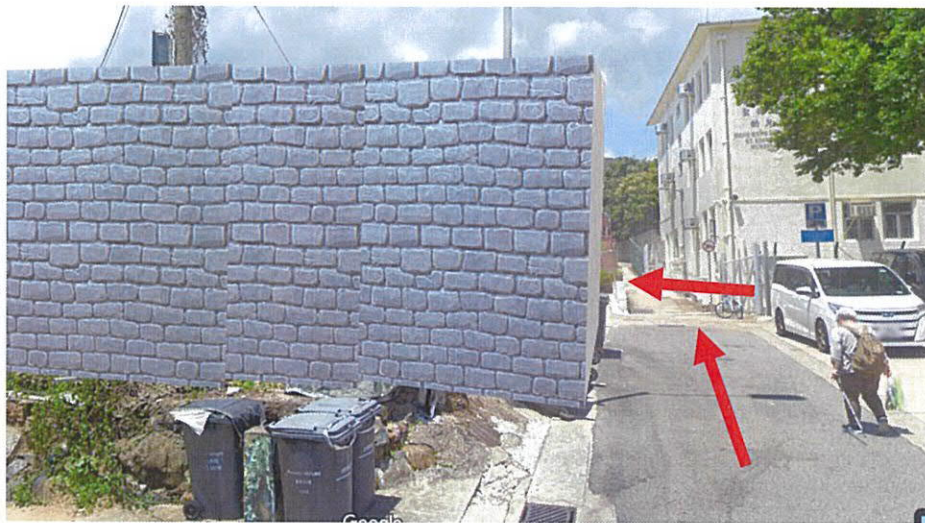


Illustration Picture

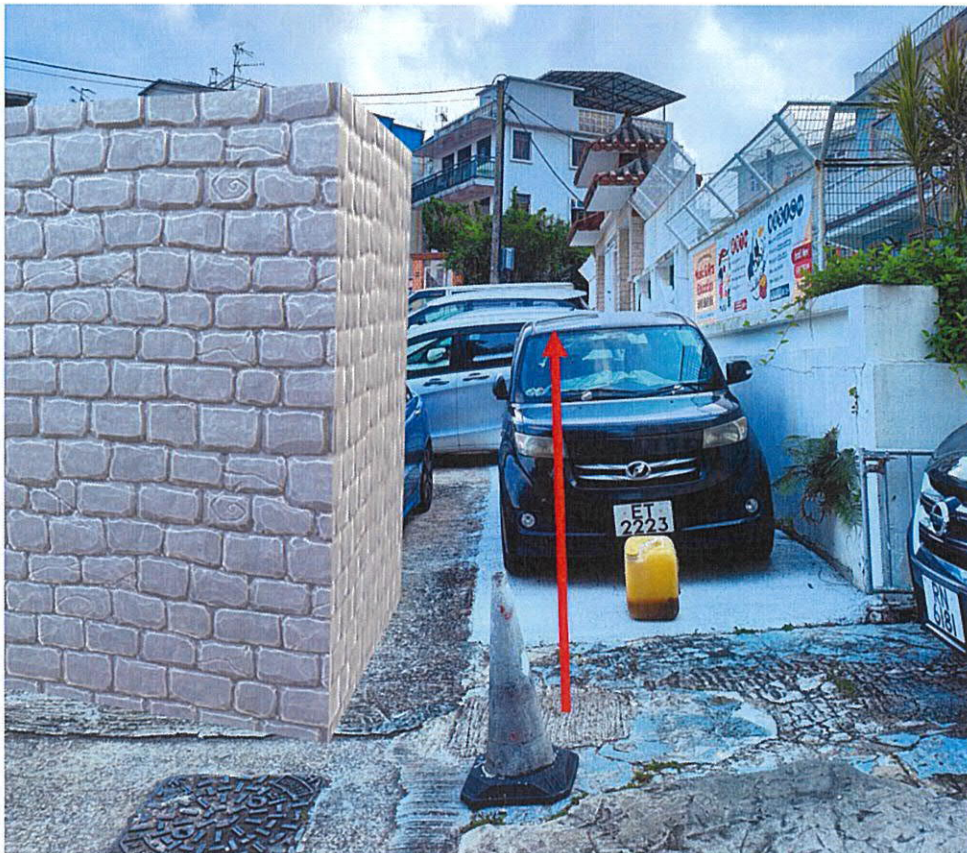


Illustration Picture



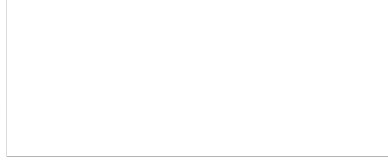
### 3.3 Obstruct vehicle access along the existing road and endanger pedestrians (Cont'd)

Along the narrow lane, there will be pedestrian walking along the slope and also people with wheelchair access as well as people coming in/out of Sai Kung Fellowship' Association, there are too many uncertainties along the drive and too many blind spots.

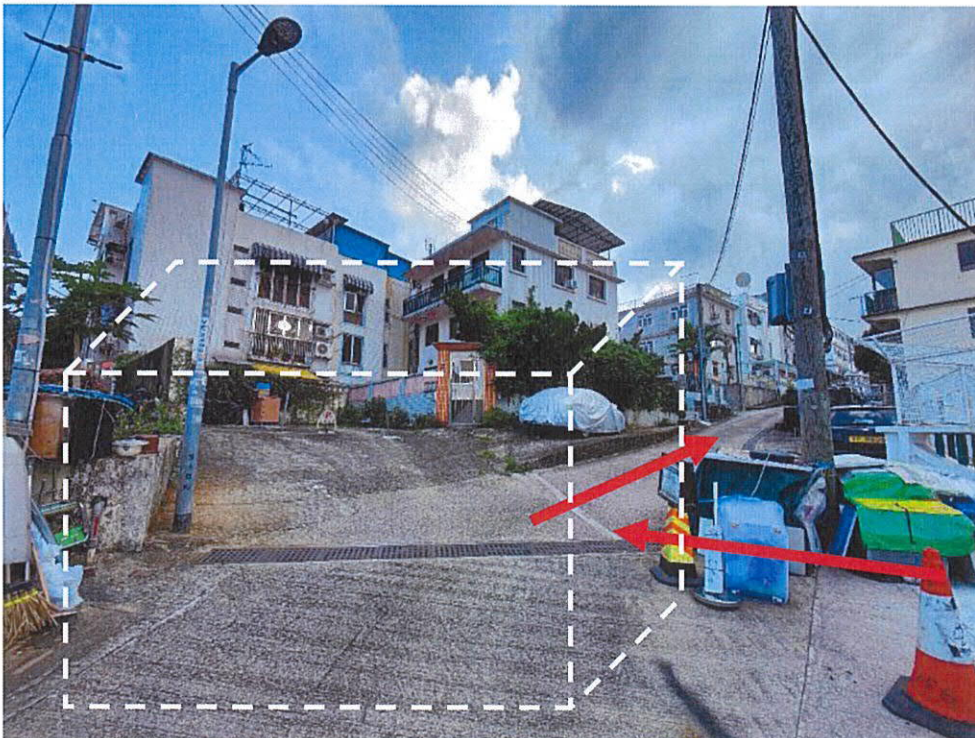


After driving the narrow lane upslope along the fence wall, there are electricity pole at the top of the corner, so need to make a sharp left turn and another immediate sharp right turn in order to continue accessing the road, mindful that there is a kerb on the left which makes the turn impossible. Imagine when driving along, if there is another vehicle coming down from the slope, it would be impossible for both vehicles to back up.

Though blind spots may be solved by installing various fish-eye mirror but children won't have the consciousness to watch the fish-eye mirror when walking around; the major shortcoming is the proposed road doesn't allow passing places. One 3.5m wide passage for both ways driving and also as walkway is just not sufficient.



**3.3 Obstruct vehicle access along the existing road and endanger pedestrians (Cont'd)**





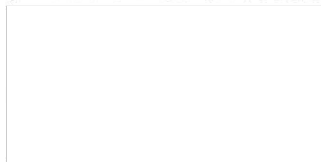
### 3.3 Obstruct vehicle access along the existing road and endanger pedestrians (Cont'd)

The same principal applies when driving down to Yau Po Street from top of the slope. The major issue for the proposed route is, it is impossible for vehicle to back up and no passing place. Imagine there would be delivery van needing space for uploading/unloading which take times and blocking the sole access.



This one lane for two-way traffic, leave no area for passing place and with one side of the sight totally blocked by the proposed house. The only space for vehicles to U turn on the road will be at the end of the road uphill, if there are more than 2 cars lining up for turning, they will be stuck or have to back-down all the way which is deemed impossible and will lead to traffic jam.

On top of that all the residents nearby will also need to access the area through the same narrow lane 'fighting' the access with vehicles dangerously. We have a lot of elderly and disabled people needing wheelchair access in the area, walking along an uphill slope is already very hard for them, and now we are allowing vehicles to drive so close to them which is also too risky.



### 3.3 Obstruct vehicle access along the existing road and endanger pedestrians (Cont'd)

For the proposed vehicle turning area in front of St. Simon's Sai Kung Nursery School, it will be too dangerous for squeezing all the vehicles to make turn right at the entrance of the nursery school. Endangering children, teachers, parents and workers at the school. Right at that proposed vehicular access and along Yau Ma Po Street and Tan Cheung Road is the major walking access for people living in Upper Tan Cheung, lower Tan Cheung, Sun King Terrace, Yee Hong Villa, there are hundreds of people passing by everyday, a super heavily used junction.

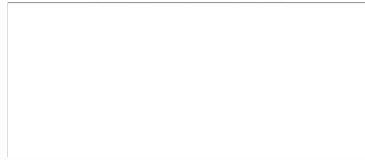


The area would not be wide enough for truck and delivery vehicles to make the turn, therefore, allowing this route, will prohibit delivery service e.g. LPG and daily necessity delivery which adversely affecting people's daily life.

More importantly, emergency vehicle access will also be blocked by the proposed narrow route i.e. fire rescue and ambulance cannot get to their destination in time will lead to life hazards for residents in the area.

Even if the electricity poles and light poles along the proposed access are removed after legal application, it is still not feasible for car to maneuver and also for pedestrians to share the same pathway. Pedestrians who used to have a safe walkway and a nice Frangipani tree to shade when along, unfortunately, these has all been destroyed in 2022.

The proposed driveway has only considered vehicle access to the application site, which in any case can only barely be done, but ignoring all other vehicles using the existing road and it has been used for over 34 years.

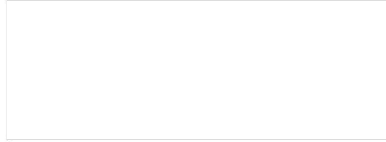


**3.4 Right-of-way for Lots 1112 (Arcourt Garden), 178 (currently use as parking lot), 765 (currently 2 3-storey residential buildings and Government Land**

The proposed house with 2.4m height fencing wall building along the lot boundary and the Government Land will permanently block the access of Lots 1112 Arcourt Garden; 178, 765 and Government Land.

There is an extension wall on the Government Land with water pipes lining along the wall and the ground on both sides of the wall are not on the same level.





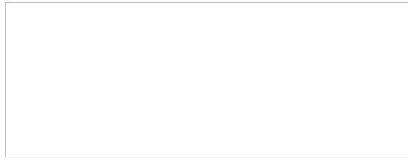
**3.4 Right-of-way for Lots 1112 (Arcourt Garden), 178 (currently use as parking lot), 765 (currently 2 3-storey residential buildings and Government Land (Cont'd)**



Extension of wall along Government Land

The Government land involved is currently used by FEHD cleaners to store their equipment for cleaning and maintaining the function of the Refuse Collection Points. So blocking access to that Government Land will also stop the Refuse Collection Points from functioning.





**3.4 Right-of-way for Lots 1112 (Arcourt Garden), 178 (currently use as parking lot), 765 (currently 2 3-storey residential buildings) and Government Land (Cont'd)**



Water pipes along the other side of the extension wall

Neither people nor vehicles will be able to access the above-mentioned lots after the house was built.

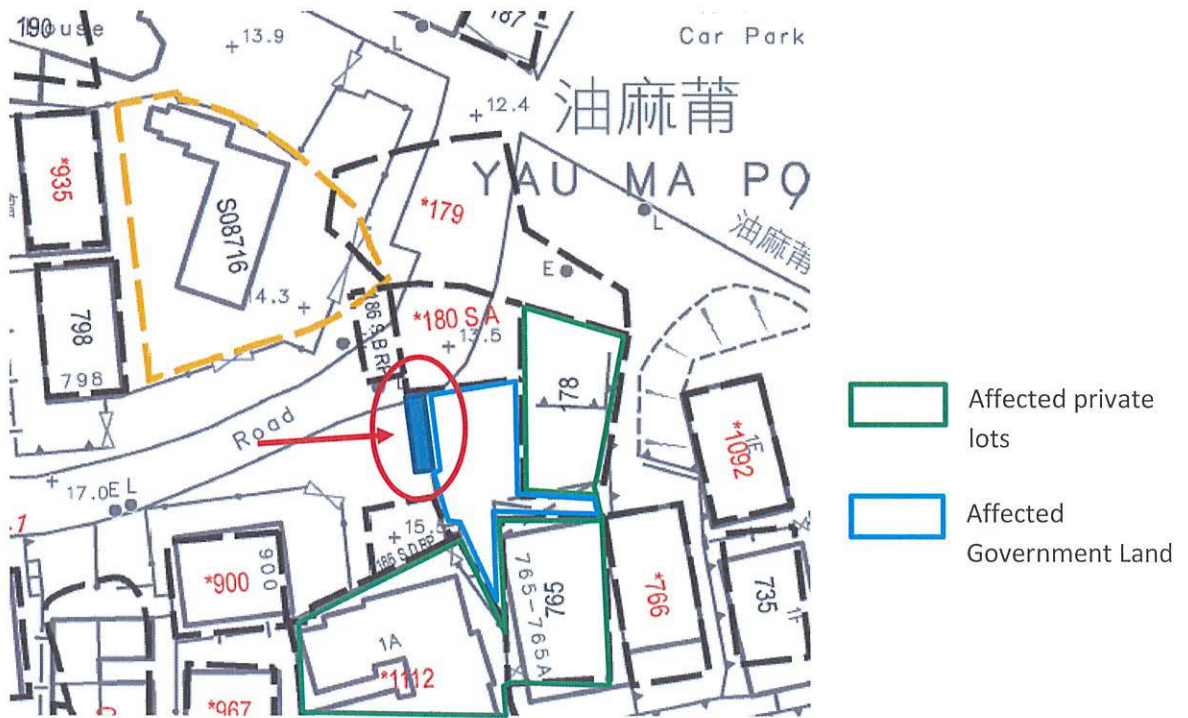
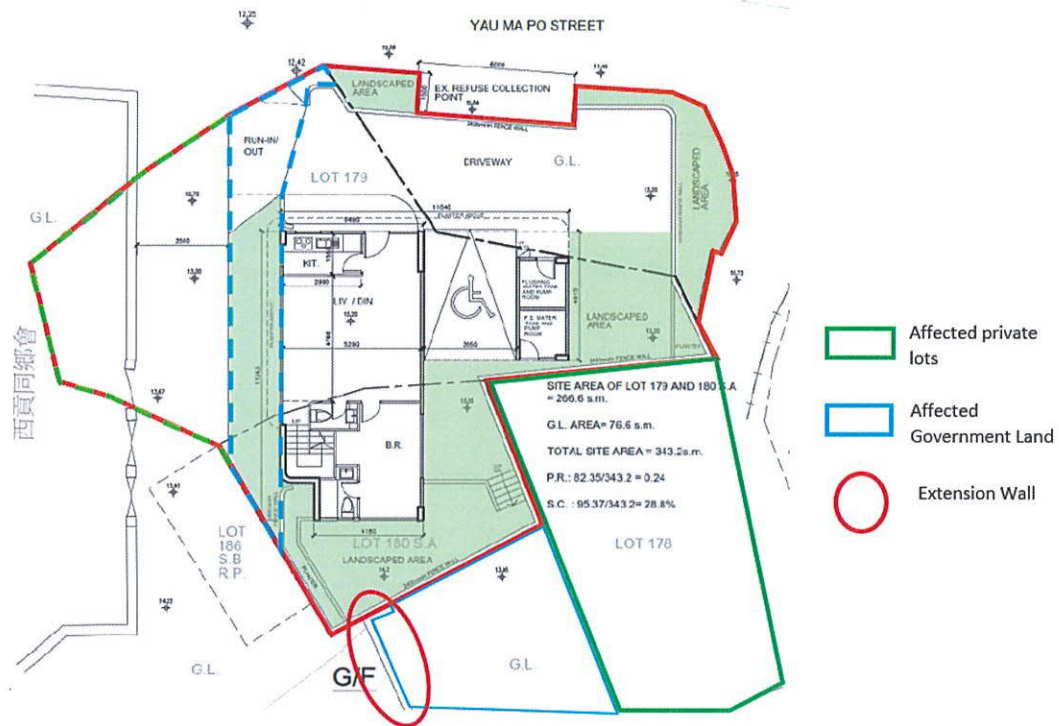
For Arcourt Garden, we will lose our access to our home, making it unreachable by any vehicles.

For Lot 178, its existing use is parking lot, will also lose its function and the landlord will lose the rental income.

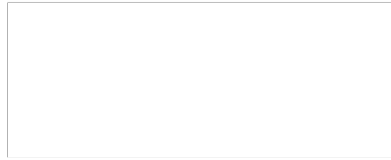
For lot 765, the 2 buildings consist of 6 residential units which cannot be access at all.

We demand that we should be able to remain our Right of Way to access the above lots by car.

**3.4 Right-of-way for Lots 1112 (Arcourt Garden), 178 (currently use as parking lot), 765 (currently 2 3-storey residential buildings) and Government Land (Cont'd)**



Extension wall on Government Land with water pipes lining along the wall and the 2 sides of the wall are not on the same level.



**3.5 Existing utilities infrastructure setup will be marred and impossible for future maintenance**

As illustrated in Point 1.2, all the utilities supplies (i.e. electricity, water, sewage and data line) are installed along the current road access; building a house in the middle of the road will certainly affect maintenance and supplies. With the Global Warming Effect, HK is expecting to receive more water rainfall every year, altering the existing drainage may damage it's functionality and increase the risk of flooding around the area.

**3.6 Obstruct the view of the surrounding buildings**

Building a 2-storey, maximum 6m height house will block the view of the surrounding buildings and lower the value of the existing houses. This also worsen the air ventilation and sunlight penetration within the area.

**3.7 Misleading Planning Statement**

On P.29 Illustration 1 of the applicant's Planning Statement, the viewpoints of picture f are indicated wrongly, and those viewpoints also haven't demonstrated the narrow site entrance from Yau Ma Po Street including the existing White House entrance.

**3.8 Site Notice Being Removed**

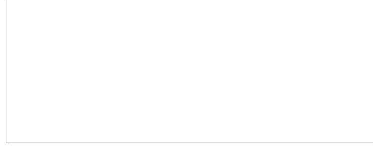
We would also bring to the Town Planning Board's attention that the Site Notice for the previous application (A/SK-PK/285) posted in 2 nearby of the application site area on 16.5.2023 were deliberately removed and subsequently re-posted by the staff of the Planning Department on 24.5.2023.



#### 4 Similar Application in the area

We have managed to find some previous application in DD215 which have all been rejected by the Town Planning Board:

Application	Date	Decision
A/SK-PK/110	21/12/2001	Rejected / not agreed
A/SK-PK/83	13/08/1999	Rejected / not agreed
A/DPA/SK-PK/17	02/07/1993	Rejected / not agreed
A/SK-PK/15	11/04/1995	Rejected / not agreed
A/SK-PK/66	06/02/1998 & review on 10/07/1998	Rejected / not agreed
A/DPA/SK-SKM/13	19/11/1993	Rejected / not agreed
A/DPA/SK-SKM/19	17/6/1994 & review on 30/12/1994	Rejected / not agreed
A/SK-PK/149	18/8/2006	Rejected / not agreed



## 5 Conclusion

The application should not involve any Government Land and those area should be used to serve the general public.

Building a house in the middle of the road with 1 car parking space only benefit one household but adversely impact residents / users in the area, sacrificing the safety of children in the neighborhood, making the refuse collection point unfunctional, cease the enjoyments of using existing road access and car parking lot, prohibit access to 3 lots connecting/adjacent to the application site and significantly lowered the land value of the neighborhood. We urge the Town Planning Board to give thorough consideration in regard to the accessibility of the adjacent lots or the applicant should at least provide a workable solution.

The proposed narrow access will not be feasible for fire trucks, ambulance and large truck to pass by which is putting residents' life as risk. We trust that the Town Planning Board would give priority to the safety of nearby residents when considering the application.

Therefore, the proposed site is absolutely not suitable for building a house.

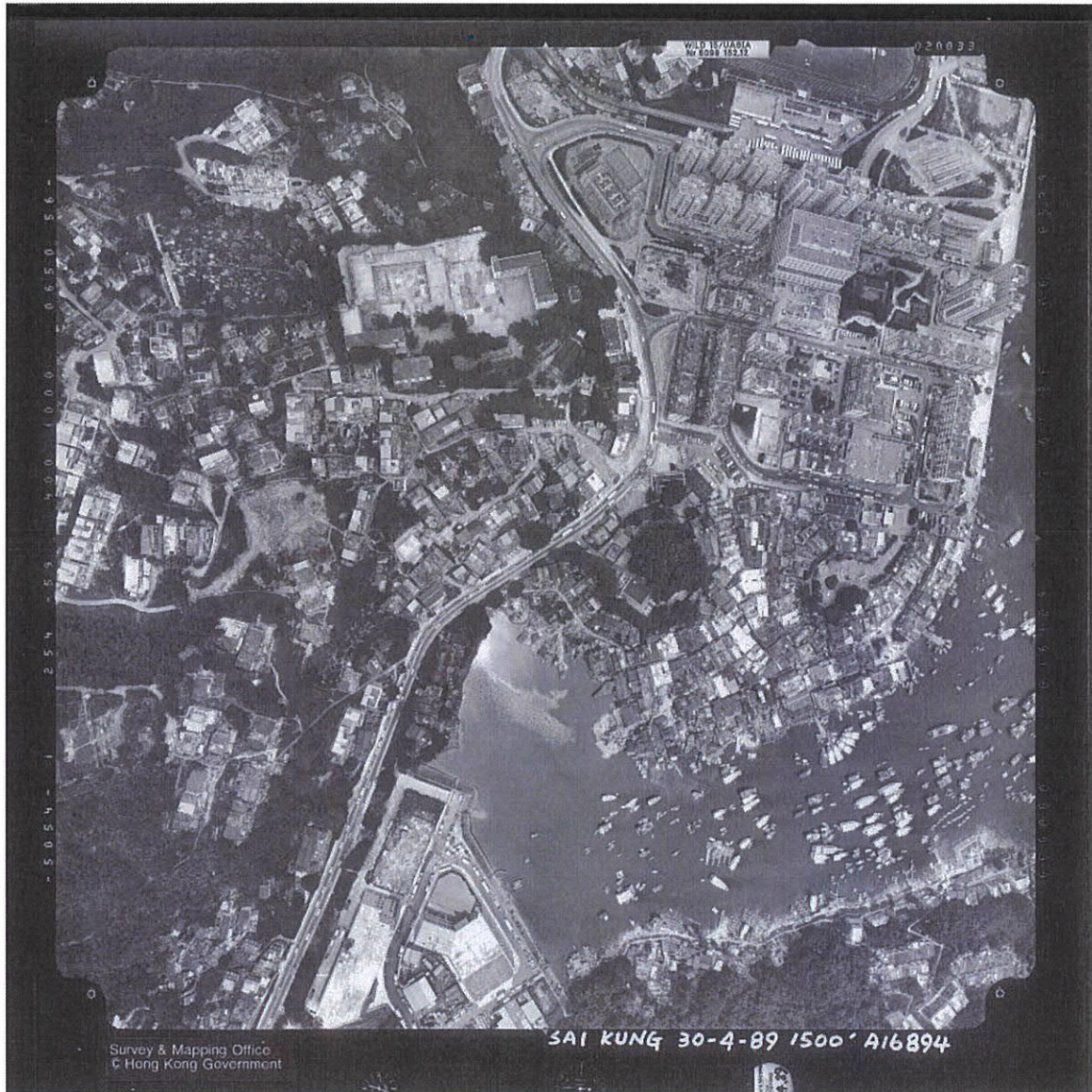
We, the Incorporated Owners of Arcourt Garden, strongly object this Application No.: A/SK-PK/290 due to the reasons stated above.

Yours sincerely

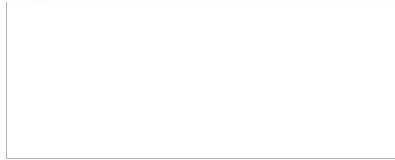


The Incorporated Owners of Arcourt Garden

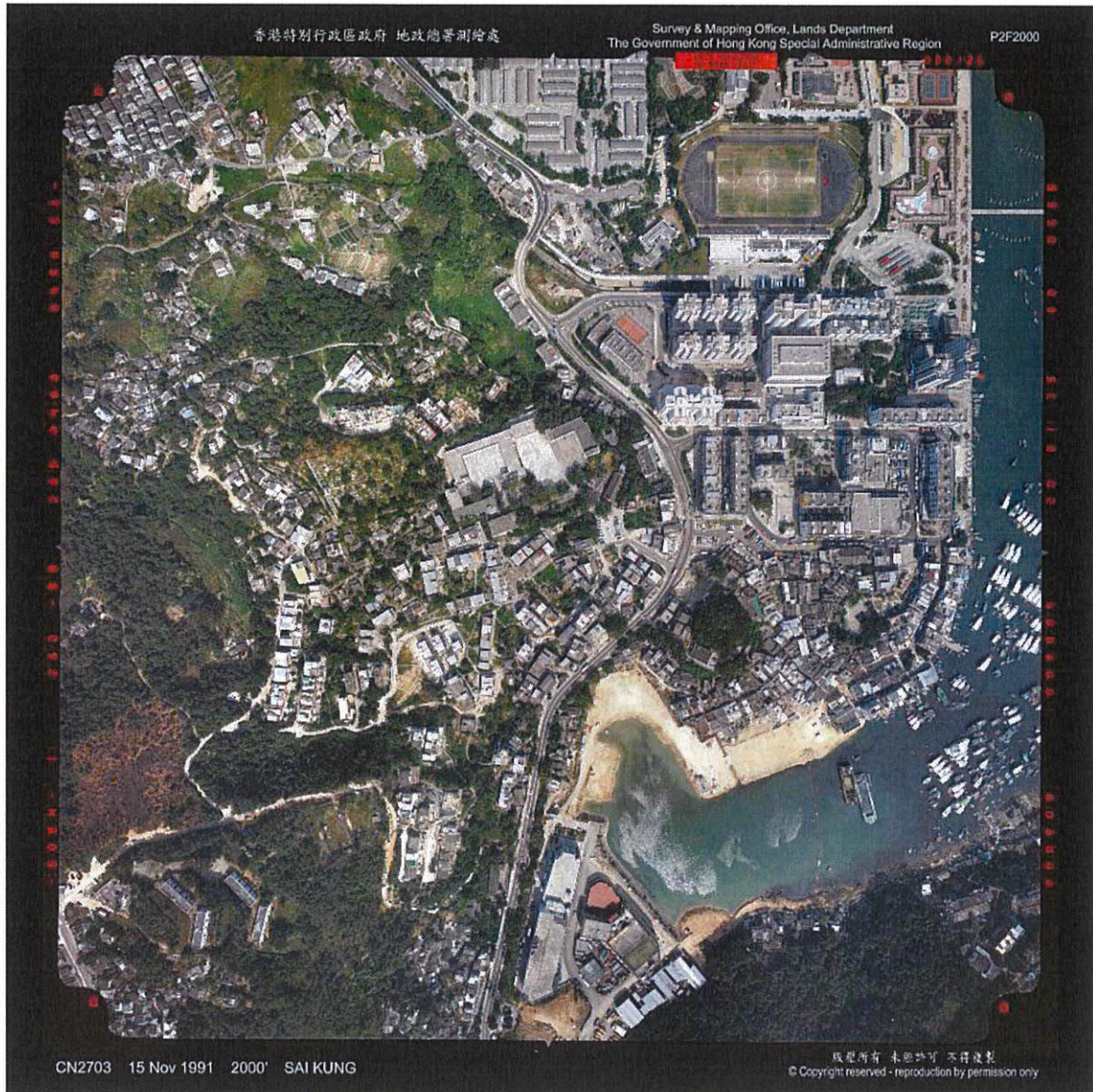
## Appendix A 1.1



Hong Kong Map Service, Geospatial Aerial Photo A16894 taken in 1989



## Appendix A 1.2



Hong Kong Map Service, Geospatial Aerial Photo CN02703 taken in 1991

Appendix B

File Ref.: (15) in DLO/SK 121/10/152

LANDS DEPARTMENT  
NOTICE

Proposed Local Public Works at Tan Cheung  
within Sai Kung District, New Territories

It is hereby notified that District Office, Sai Kung proposed to implement the following works at the location below:

Proposed Works: Improvement to Van Track near House No. 48, Tan Cheung, Sai Kung (Re-pave exist dilapidated van track)

Location: Government Land (Plan attached)

2. Any objection should be lodged with the District Lands Officer, Sai Kung (3/F., Sai Kung Government Offices, 34 Chan Man Street, Sai Kung) within One month from the date of this notice. For further enquiries, please contact the undersigned at telephone no. 2791 7241.

3. For details about the project, please contact Mr. LI of District Office, Sai Kung at Tel. 2163 9447. Dated this 26<sup>th</sup> day of November, 2007.

c.c.: District Office, Sai Kung  
File Ref.: SKW 162/171/04

(YEUNG Yiu-wah)

for District Lands Officer, Sai Kung

檔案號碼: (15) in DLO/SK 121/10/152

地政總署  
公告

建議在新界西貢薑場進行鄉郊改善工程

現公布，西貢民政事務處計劃在下列地點進行以下工程：

建議工程：西貢薑場 48 號屋附近車路改善工程  
(重鋪現有破損車路)

地點：政府土地 (連圍則)

4. 任何人士如反對上述，必須在本公告日期起 壹個月 內向西貢地政專員 (西貢親民街 34 號西貢政府合署 3 樓) 提出。如有查詢，請致電 2791 7241 聯絡下開代行人。

5. 如欲查詢有關工程的詳情，請致電 2163 9447 聯絡西貢民政事務處 利先生。

副本：送交西貢民政事務處

檔案號碼：SKW 162/171/04

西貢地政專員  
(楊耀華 代行)

日期：二 零 零 七 年 十 一 月 二 十 六 日

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



## 反對A/SK-PK/290申請建屋申請

03/11/2023 00:20

From:

To: tpbpd@pland.gov.hk

Cc: stloffice@tlb.gov.hk

File Ref:

2 attachments



IMG-20231102-WA0002.jpeg IMG-20231102-WA0004.jpeg

城規會 cc 運輸及物流局 林世雄局長

敬啟者：菠蘿峯薑場上村、下村、新景台、文景台怡康苑等居民反对有人就上列位於西貢油蔴莆丈量215約地段179号及180A号連毗連政府土地，作為建屋事的申請。理由是~：

1.多年來以上居民曾多次向政府申請建車路由油蔴莆路經現西貢同鄉會門前的車路，（即現欲申請建屋的地段）接連至近在咫尺的康怡苑車路及下薑場車路及上薑場車路，貫通接連至半山的菠蘿峯車路。政府已接納，運輸局長及民政署就有關部門並已進入規劃階段。若按上述申請在車路上建屋，將截斷或使車路縮窄至單車車路，此將影響上列全區過千戶居民車路出入上落。

2.此段車路連接，不被建屋截斷，將可使現有行走菠蘿峯的綠色小巴回程時由上述車路縮短車程，服務上述各村各台、怡康苑過千戶居民，並很快便可出油蔴莆車路路口至西貢墟總站。

3.此段車路接連，不被建屋截斷，可使電動或手托輪椅老弱便捷上落由上列各村至西貢墟，免使殘弱老人孤獨自閉不得出門，影響身心。

4.此段車路接連，不被建屋截斷，更可方便接中小學生及幼稚園生的校巴經此車路往返各村及油蔴莆西貢墟各校，方便學生亦方便家長，尤其下雨天及盛夏烈日當空，沒車輛接上落要冒雨或烈日下上落陡斜的行人小路。

5.此段車路接連，不被建屋截斷，將有利消防車、救護車及警車上落及巡邏，對人口老化的村民老弱緊急送院及鄉村治安保障有莫大裨益。

6.此段車路接連，不被建屋截斷，現來往上址的私家、貨車、校巴便可便捷由油蔴莆上入西貢墟的普通道，往沙田或九龍或將軍澳，不用“爬山”來回菠蘿峯山上的單車但雙程路，每多塞死在菠蘿峯路路口。

陳述以上反對理由，希望城規會縮小原申請人的範圍面積，保留可通車的雙程車道及行人路，不批准阻截現有車路，免影響過千戶此處各村各台各苑居民。

耑此 順頌 鈞安！

代表居民

陳先生

2/11/2023

# 申請 APPLICATION

**A/SK-PK/290**

西貢油蔴莆丈量約份第215約地段第179號  
第180號A分段和毗連政府土地  
Lots 179 and 180 S.A in D.D. 215 and Adjoining Government Land  
Yau Ma Po, Sai Kung

「住宅(丁類)」 "Residential (Group D)"  
北港及沙角尾分區計劃大綱核准圖編號S/SK-PK/11  
Approved Pak Kong and Sha Kok Mei  
Outline Zoning Plan No. S/SK-PK/11

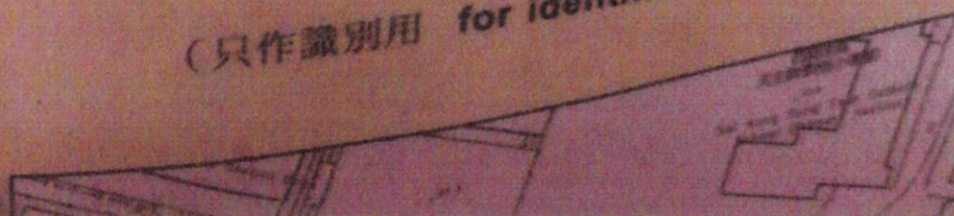
擬議屋宇及略為放寬地積比率限制  
Proposed House and Minor Relaxation of Plot Ratio

於2023年11月3日或之前，以專人送遞或郵  
(2877 0245或2522 8426)或電郵 (tpbpd@pland.gov.hk)

comment. The comment must be made to the Town Planning  
Government Offices, 333 Java Road, North Point, Hong Kong  
(tpbpd@pland.gov.hk) on or before 3 Nov 2023.

位置圖 Location Plan

(只作識別用 for identification purpose only)



gov.hk) on or before 3 Nov 2023.

## 位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會  
2023年10月13日  
Town Planning Board  
13 Oct 2023

(任何人在未經委員會許可而塗去、更改、毀壞或移除本通告，均可構成刑事罪行。)  
(Any person who obliterates, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)

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Re: 反對A/SK-PK/290申請建屋申請  
03/11/2023 10:04

From:

To: tpbpd@pland.gov.hk

Cc: stloffice@tlb.gov.hk

File Ref:

~昨晚傳送的内文有部分摺疊，現在重發~

城規會 cc運輸及物流局林世雄局長

敬啟者：

菠蘿嶺薑場上村、下村、新景台、文景台怡康苑等居民反對有人就上列位於西貢油蔴莆丈量215約地段179號及180A號連毗連政府土地，作為建屋事的申請。

理由定~：

- 1.多年來以上居民曾多次向政府申請建車路由油蔴莆路經現西貢同鄉會門前的車路，（即現欲申請建屋的地段）接連至近在咫尺的康怡苑車路及下薑場車路及上薑場車路，貫通接連至半山的菠蘿嶺車路。政府已接納，運輸局長及有關部門並已進入規劃階段。若按上述申請在車路上建屋，將截斷或使車路縮窄至單程車路，此將影響上列全區過千戶居民車路出入上落。
- 2.此段車路連接，不被建屋截斷，將可使現有行走菠蘿嶺的綠色小巴回程時由上述車路縮短車程，服務上述各村各台、怡康苑過千戶居民，並很快便可出油蔴莆車路路口至西貢墟總站。
- 3.此段車路接連，不被建屋截斷，可使電動或手托輪椅老弱便捷上落由上列各村至西貢墟，免使殘弱老人孤獨自閉不得出門，影響身心。
- 4.此段車路接連，不被建屋截斷，更可方便接中小學生及幼稚園生的校巴經此車路往返各村及油蔴莆西貢墟各校，方便學生亦方便家長，尤其下雨天及盛夏烈日當空，沒車輛接上落要冒雨或烈日下上落陡斜的行人小路。
- 5.此段車路接連，不被建屋截斷，將有利消防車、救護車及警車上落及巡邏，對人口老化的村民老弱緊急送院及鄉村治安保障有莫大裨益。
- 6.此段車路接連，不被建屋截斷，現來往上址的私家、貨車、校巴便可便捷由油蔴莆上入西貢墟的普通道，往沙田或九龍或將軍澳，不用“爬山”來回菠蘿嶺山上的單行車但雙程路，每多塞死在菠蘿嶺路路口。

陳述以上反對理由，希望城規會縮小原申請人的範圍面積，保留可通車的雙程車道及行人路，不批准阻截現有車路，免影響過千戶此處各村各台各苑居民。

肅此 順頌 鈞安！

代表居民

陳先生

3/11/2023

在 2023年11月3日 週五 00:20，

寫道：

城規會 cc運輸及物流局 林世雄局長

敬啟者：菠蘿嶺薑場上村、下村、新景台、文景台怡康苑等居民反對有人就上列位於西貢油蔴莆丈量215約地段179號及180A號連毗連政府土地，作為建屋事的申請。理由是~：

- 1.多年來以上居民曾多次向政府申請建車路由油蔴莆路經現西貢同鄉會門前的車路，（即現欲申請建屋的地段）接連至近在咫尺的康怡苑車路及下薑場車路及上薑場車路，貫通接連至半山的菠蘿嶺車路。政府已接納，運輸局長及民政署就有關部門並已進入規劃階段。若按上述申請在車路上建屋，將截斷或使車路縮窄至單程車路，此將影響上列全區過千戶居民車路出入上落。
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耑此 順頌 鈞安！

代表居民  
陳先生

2/11/2023

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**Re: 反對A/SK-PK/290申請建屋申請**

03/11/2023 11:38

From:

To:

tpbpd@pland.gov.hk

Cc:

stloffice@tlb.gov.hk, sdev@devb.gov.hk

File Ref:

城規會 cc運輸及物流局林世雄局長  
發展局甯漢豪局長暨秘書長

敬啟者：

除昨日陳述的附近各村各台、康怡苑居民的反對六項理由外，今再補述以下各點疑慮以詳述反對上290號建屋申請~：

7.申建屋者專意將範圍地界劃至臨油蔴莆路路邊，連現有的垃圾站的八至十個垃圾桶放置位置及側旁用以棄置大件傢俬空地都納入範圍，是要將建屋專意臨近車路邊，有意圖將屋宇及範圍空地發展成可租出的食肆的店舖，樓上擴充成餐廳、廚房。

8.沿西貢墟普通道進油蔴莆車路路口左右兩旁，已有由村屋改變用途的食肆餐廳的店舖，若再加上現申請人的大面積建屋範圍變成餐廳或酒樓用途，將吸引更多外來車輛使用本村位於油蔴莆的停車場及違規泊附近出入車路旁及空地，包括通往崇真堂中小學的車道，阻塞行人通道，勢影響村民假日及平日兒孫回家探親人沒車位可用、輪椅出入被阻塞，出入上落不便。

9.另若此建屋將來變成食肆餐廳，除油煙排放順東南風影響全區外，喧嘩嘈雜及在露天吸煙、等候者眾，都影響附近村民尤其附近中小學及對面聖西門幼兒園學生。

所以城規會必須有足夠法律約束力，保證新申請建屋及範圍空地內不使變成餐廳食肆用途，否則若建屋後行政權管理不上，變成餐廳食肆，此會嚴重影響此區村民平靜鄉村生活，車流及吸煙者對孩童學生的負面影響。

10.申請批的面積“霸氣”的包括政府地，可知業主的“神通廣大”，將來室內可作食肆、酒吧、K房外，露天空地可作茶座、燒烤、樂隊長駐，搖滾音樂長鳴，天台亦然，屆時酒色財氣、夜夜笙歌油煙，聲振全區。

11.有此龍頭帶動，附近村屋將爭相仿效，改變成商業食肆用途，到時越演越烈，車水馬龍，全區受損，可想而知。

故此城規會評審此等申請時，要從環評、及其對鄉風氣、文教、村民原生態生活意願考慮。

此等可能走商業消閒活動，如劃分在西沙灣酒店附近，遠離村民民居，是可以的，但夾雜在民居里巷中，祇有百害而無一利。

村民代表

陳先生

在 2023年11月3日 週五 00:20，寫道：

城規會 cc 運輸及物流局 林世雄局長

敬啟者：菠蘿峯壘場上村、下村、新景台、文景台怡康苑等居民反對有人就上列位於西貢油蔴莆丈量215約地段179號及180A號連毗連政府土地，作為建屋事的申請。理由是~：

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耑此 順頌 鈞安！

代表居民

陳先生

2/11/2023

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (LandsD) that:
  - (i) his office cannot verify the respective areas of the private lots and government land at the moment. The applicant should make sure that the site data quoted in the submission is correct;
  - (ii) there is no existing emergency vehicular access (EVA) or planned EVA within the application site (the Site); and
  - (iii) if the application is approved by the Town Planning Board (the Board), the lot owner shall apply to his office for a land exchange to effect the proposal, the details of the development proposal for the regranted lot would be examined and taken into account upon processing of the land exchange proposal. The inclusion of the government land is not acceptable unless approval or consent is obtained from the Government. However, there is no guarantee that such application will be approved by the Government. Such application, if eventually approved, will be subject to such terms and conditions including payment of premium and an administrative fee as the Government considers appropriate at its discretion; and
- (b) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD) that:
  - (i) adequate stormwater drainage collection and disposal facilities should be provided in connection with the proposed development to deal with the surface runoff of the Site or the same flowing onto the Site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas;
  - (ii) both public stormwater and sewerage system are available for connection in the vicinity of the Site at present. The applicant is advised to verify the actual site conditions by sub-surface explorations. In the event that the applicant requires to construct a new sewerage connection under the subject development, Form HPB1 'Application for Technical Audit of Drainage / Water Supply Connection Works Carried Out by a Member of the Public' should be submitted to DSD; and
  - (iii) detailed drainage and sewerage proposals should be provided to DSD for comment prior to the commencement of the construction works; and
- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
  - (i) there are existing water mains inside the Site and will be affected. The applicant is required to either divert or protect the water mains found on site;
  - (ii) if diversion is required, existing water mains inside the 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 existing water

mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;

(iii) if diversion is not required, the following conditions shall apply:

- existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
- details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
- 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 DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the Water Works 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 DWS. 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;
- 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; and
- tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains; and

(d) to note the comments of the Director of Fire Services that:

- (i) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (ii) the emergency vehicular access provision in the proposed development shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice of Fire Safety in Buildings 2011, which is administered by the Buildings Department (BD); and
- (iii) the proposed house should not encroach on any existing EVA or planned EVA under application in accordance with LandsD's record; and

(e) to note the comments of the Chief Building Surveyor/New Territories East (2) & Rail, BD that:

- (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
- (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be

obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (iii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - (vi) under Regulation 23(2)(a) of the B(P)R, any street should be deducted from the site area; and
  - (vii) detailed comments will be given during general building plans submission stage; and
- (f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

the project proponent should be reminded to ensure that its daily operation will not be affected nor temporarily suspended at any stage of the development and the service of the existing refuse collection point or bin site to its local community will remain undisturbed during the entire development process. The advisory comments are as follows:

- (i) the project proponent and its consultant is advised to list out all the affected facilities for record purpose and to obtain Food and Environmental Hygiene Department's (FEHD's) prior consent should any additional facilities are affected by the project. Local consultation/District Council consultation should be conducted by the project proponent to the satisfaction of the locals on the proposal of re-provisioning of the affected facilities under FEHD's management;
- (ii) reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD is required. Cost and relevant demolition works/reprovisioning works should be borne/carried out by the project proponent. If the public facility is required to be suspended, project proponent should propose a temporary site for refuse collection for FEHD's further comment and agreement by all relevant parties and locals. The project proponent is responsible to re-provision the temporary bin site to maintain existing public services and provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD. Temporary reprovisioning of affected FEHD facilities should be provided as interim on the project proponent's cost to cope with the demand of FEHD services;
- (iii) before the commencement of the project, the project proponent should provide supporting documents and other necessary arrangements which might deem appropriate at its own cost to the satisfaction of FEHD and successful trial run of refuse collection vehicles or

grab lorries is required regarding the refuse collection operation at the subject refuse collection bin site;

- (iv) the associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses; and
  - (v) the project proponent should ensure the works would not affect FEHD's facilities operation and refuses collection service; and
- (g) to note the comments of the Director of Electrical and Mechanical Services that:
- (i) there is an underground high pressure town gas transmission pipe running along Po Tung Road and Hiram's Highway in close vicinity of the Site;
  - (ii) the project proponent/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the Site and any required minimum set back distance away from them during the design and construction stages of development; and
  - (iii) the project proponent/consultant/works contractor is required to observe the requirements of the Electrical and Mechanical Services Department's "Code of Practice on Avoiding Danger from Gas Pipes" for reference, which can be downloaded from [http://www.emsd.gov.hk/filemanager/en/content\\_286/cop\\_gas\\_pipes\(english\).pdf](http://www.emsd.gov.hk/filemanager/en/content_286/cop_gas_pipes(english).pdf); and
- (h) to note the comments of the District Officer/Sai Kung, Home Affairs Department (HAD) that the drainage system along the existing vehicular access is currently maintained by HAD. The applicant is reminded to protect the concerned facilities and reinstate to good condition at their own cost if deemed necessary.