

2023年 7月 6日
此文件在 此到：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 6 JUL 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.

Form No. S12A
表格第 S12A 號

**APPLICATION FOR
AMENDMENT OF PLAN UNDER SECTION 12A OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/zh/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

2301702

21/6 by hand

Form No. S12A 表格第 S12A 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/SK-SKT/4
	Date Received 收到日期	- 6 JUL 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.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

慧采有限公司 Wisdom Glory Limited & Salechoice Properties Limited

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

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

奧雅納香港有限公司 Arup Hong Kong Limited

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site?
申請是否直接與某地點有關?

Yes 是 ☒

No 否 ☐ (Please proceed to Part 6 請繼續填寫第 6 部分)

(b) Full address/ location/ demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼 (如適用)

Lots Nos. 9 S.C.R.P. (Part), 9 S.D., 11 R.P. (Part), 11 S.E. (Part), 11 S.F., 11 S.G., 11 S.H., 11 S.I., 14 S.A.R.P., 14 S.A. ss.1, 14 S.A. ss.2, 14 S.A. ss.3, 14 S.A. ss.4, 14 S.A. ss.5, 14 S.A. ss.6, 14 S.B.R.P., 14 S.B. ss.1, 14 S.B. ss.2, 14 S.B. ss.3, 14 S.B. ss.4, 15 R.P. (Part), 15 S.A. (Part), 15 S.B. (Part), 15 S.C., 15 S.D., 16 R.P., 16 S.A., 16 S.B., 16 S.C., 16 S.D., 16 S.E., 16 S.F., 16 S.G., 16 S.H., 16 S.I., 16 S.J., 17 S.A.R.P., 17 S.A. ss.1, 17 S.A. ss.2, 17 S.A. ss.3, 17 S.A. ss.4, 17 S.A. ss.5, 17 S.A. ss.6, 17 S.A. ss.7, 17 S.B.R.P., 17 S.B. ss.1, 17 S.B. ss.2, 19 S.A.R.P., 19 S.A. ss.1, 19 S.A. ss.2, 19 S.A. ss.3, 19 S.A. ss.4, 19 S.A. ss.5, 19 S.A. ss.6, 19 S.B.R.P., 19 S.B. ss.1, 19 S.B. ss.2, 19 S.B. ss.3, 19 S.B. ss.4, 19 S.B. ss.5, 19 S.B. ss.6, 19 S.C.R.P. (Part), 19 S.C. ss.1, 19 S.C. ss.2, 19 S.C. ss.3, 19 S.C. ss.4, 19 S.D.R.P. (Part), 19 S.D. ss.1, 19 S.D. ss.2, 19 S.D. ss.3, 19 S.D. ss.4, 19 S.D. ss.5 (Part), 20 R.P., 20 S.A., 20 S.B., 21 R.P., 21 S.A., 21 S.B., 21 S.C., 21 S.D., 23, 25 R.P., 25 S.A., 25 S.B., 25 S.C., 25 S.D., 25 S.E., 25 S.F., 25 S.G. (Part), 25 S.H., 26 R.P., 26 S.A., 26 S.B., 26 S.C., 26 S.D., 26 S.E., 26 S.F., 26 S.G., 26 S.H., 26 S.I., 26 S.J., 26 S.K., 26 S.L., 27 R.P., 27 S.A., 27 S.B., 27 S.C., 27 S.D., 28 R.P., 28 S.A., 28 S.B.R.P., 28 S.C.R.P., 29 S.A.R.P., 29 S.B.R.P., 30 S.A.R.P., 30 S.B.R.P., 30 S.C.R.P., 31 R.P., 31 S.A., 31 S.B., 31 S.C., 31 S.D., 31 S.E., 32 R.P., 32 S.A., 32 S.B., 32 S.C., 32 S.D., 32 S.E., 32 S.F., 32 S.G., 33 R.P., 33 S.A., 33 S.B., 33 S.C., 33 S.D., 33 S.E., 33 S.F., 33 S.G., 33 S.H., 33 S.I., 34 R.P., 34 S.A., 35 R.P., 35 S.A., 35 S.B., 36 S.A.R.P., 36 S.B.R.P., 36 S.C.R.P., 36 S.D.R.P., 37 S.A.R.P., 37 S.B.R.P., 39 S.A.R.P., 39 S.B.R.P., 39 S.C.R.P., 46 S.A.R.P., 46 S.B.R.P., 46 S.C.R.P., 47 S.A.R.P., 47 S.B.R.P., 47 S.C.R.P., 47 S.D.R.P., 47 S.E., 47 S.F., 47 S.G., 48 R.P., 48 S.A., 48 S.B., 48 S.C., 48 S.D., 48 S.E., 48 S.F., 48 S.G., 48 S.H., 48 S.I., 48 S.J., 48 S.K., 49 R.P., 49 S.A., 49 S.B., 49 S.C., 49 S.D., 49 S.E., 49 S.F., 50 R.P., 50 S.A., 50 S.B., 50 S.C., 50 S.D., 50 S.E., 50 S.F., 50 S.G., 50 S.H., 50 S.I., 50 S.J., 50 S.K., 50 S.L., 50 S.M., 50 S.N., 50 S.O., 50 S.P.R.P., 50 S.P. ss.1, 50 S.P. ss.2, 51 R.P., 51 S.A., 52 R.P., 52 S.A., 52 S.B., 52 S.C., 52 S.D., 52 S.E., 53 S.A.R.P., 53 S.B.R.P., 53 S.C.R.P., 53 S.D.R.P., 53 S.E., 53 S.F., 54 S.B.R.P., 54 S.C., 54 S.D., 54 S.E., 55 S.A.R.P., 55 S.B.R.P., 55 S.C., 55 S.D., 56 R.P., 56 S.A., 57 S.A.R.P., 57 S.B.R.P., 58 R.P., and 58 S.A.R.P. in D.D. 221, and adjoining Government Land, Sai Kung, Sha Ha, New Territories.

(c) Site Area 申請地點面積

12,689 sq.m 平方米 ☒ About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	1,995 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>Temporary open-air carpark</p> <p>(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)</p>

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 25/05/2023 (DD/MM/YYYY), this application involves a total of 3 "current land owner(s)"^{##}.
根據土地註冊處截至 2023 年 5 月 25 日的記錄，這宗申請共牽涉 3 名「現行土地擁有人」^{##}。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers[&] on 20/06/2023 (DD/MM/YYYY)
於 20/06/2023 (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 19/06/2023 (DD/MM/YYYY)
於 19/06/2023 (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，或有關係的鄉事委員會[&]

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. Plan Proposed to be Amended 擬議修訂的圖則

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/6
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Village Type Development" ("V")

7. Proposed Amendments 擬議修訂

- (a) Propose to rezone the application site to the following zone(s)/use(s)
(May insert more than one 「✓」) (Please illustrate the details on plan)
建議將申請地點的用途地帶改劃作下列地帶 / 用途
(可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)

<input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 []	<input type="checkbox"/> Commercial [] 商業 []
<input checked="" type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input checked="" type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [6] 住宅 (<input type="checkbox"/> 甲類/ <input checked="" type="checkbox"/> 乙類/ <input type="checkbox"/> 丙類/ <input type="checkbox"/> 丁類/ <input type="checkbox"/> 戊類) [6]	<input type="checkbox"/> Village Type Development [] 鄉村式發展 []
<input type="checkbox"/> Agriculture [] 農業 []	<input type="checkbox"/> Industrial [] 工業 []
<input type="checkbox"/> Industrial (Group D) [] 工業(丁類) []	<input type="checkbox"/> Open Storage [] 露天貯物 []
<input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 []	<input type="checkbox"/> Open Space [] 休憩用地 []
<input type="checkbox"/> Recreation [] 康樂 []	<input type="checkbox"/> Green Belt [] 綠化地帶 []
<input type="checkbox"/> Country Park [] 郊野公園 []	<input type="checkbox"/> Coastal Protection Area [] 海岸保護區 []
<input type="checkbox"/> Conservation Area [] 自然保育區 []	<input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 []
<input type="checkbox"/> Other Specified Uses (<input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/ <input type="checkbox"/> Others (please specify _____)) [] 其他指定用途 (<input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 / <input type="checkbox"/> 其他 (請註明: _____)) []	
<input type="checkbox"/> Road 道路	<input type="checkbox"/> Others (please specify _____) 其他 (請註明: _____)

Please insert subzone in [] as appropriate.
請於[]內註明支區, 如適用。

(b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☒ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

Please refer to the Supporting Planning Statement for details of the proposed amendment(s).

☒ Proposed Notes of Schedule of Uses of the zone attached
夾附對《註釋》的擬議修訂**8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)**☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

9. 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 Supporting Planning Statement for justifications in support of the Application.

Area with horizontal dotted lines for text entry, crossed out by a diagonal line from the top-left to the bottom-right.



10. 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

YEUNG WING SHAN, THERESA

Name in Block Letters
姓名（請以正楷填寫）

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

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☒ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 MRTPI



on behalf of
代表

Arup Hong Kong Limited

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

Date 日期

21/06/2023

(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。

**APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	..... 18,920 sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	..... Not more than 1.5	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	..... Not more than 44 %	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	Houses: 14, Residential Tower: 3, Clubhouse: 1	
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	Houses: 3 storeys, Residential Tower (Tower 1): 3 storeys, Residential Tower (Tower 2): 10 storeys, Residential Tower (Tower 3): 9 storeys, Clubhouse: 2 storeys storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input checked="" type="checkbox"/> exclude 不包括 storeys of basements 層地庫 (exclude 1 storey of basements for Clubhouse)	
	Houses: +21.6mPD, Residential Tower (Tower 1): +20.6mPD, Residential Tower (Tower 2): +45.1mPD, m 米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	Residential Tower (Tower 3): +41.6mPD, Clubhouse: +18.1mPD, ... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... 18,920 sq.m. 平方米	<input checked="" type="checkbox"/> About 約
number of units 單位數目	168 (14 nos. in Houses, and 154 nos. in Residential Towers 1-3)	
average unit size 單位平均面積	..... 114.5 sq.m. 平方米	<input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	..... 488	
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
<input type="checkbox"/> hotel 酒店	..... sq.m. 平方米	<input type="checkbox"/> About 約
	..... sq.m. 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目:	
<input type="checkbox"/> office 辦公室	..... sq.m. 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆	..... sq.m. 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
<input checked="" type="checkbox"/> other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) Clubhouse (with floor area of about 939 sq.m., which is proposed to be exempted from GFA/PR/SC calculations)	
<input checked="" type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)	
<input checked="" type="checkbox"/> private open space 私人休憩用地	..... 488 sq.m. 平方米	<input checked="" type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公共休憩用地	..... sq.m. 平方米	<input type="checkbox"/> Not less than 不少於

<input checked="" type="checkbox"/> Transport-related facilities 與運輸有關的設施		
<input checked="" type="checkbox"/> parking spaces 停車位		
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)	(please specify type(s) and number(s)) (請註明種類及數目) 132 (117 for residential parking and 15 for visitor parking) 2	
<input checked="" type="checkbox"/> loading/unloading spaces 上落客貨車位		
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)	(please specify type(s) and number(s)) (請註明種類及數目) 3	
<input type="checkbox"/> other transport-related facilities 其他與運輸有關的設施		
(please specify type(s) and number(s)) (請註明種類及數目)		
Use(s) of different floors (if applicable) 各樓層的用途(如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Houses, Towers 1-3, Clubhouse	B1/F - B2/F	Basement Car Park (Public Vehicle Park at B2/F) / Loading & Unloading Bays / E&M / Clubhouse (B1/F)
Houses	G/F - 2/F	Residential Units
Tower 1	G/F	Covered landscape area / Lobby
Tower 2	1/F - 2/F	Residential Units
Tower 2	G/F	Covered landscape area / Lobby
Tower 2	1/F - 9/F	Residential Units
Tower 2	G/F	Covered landscape area / Lobby
Tower 2	1/F - 10/F	Residential Units
Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途 Landscaped area/ greenery, open air clubhouse facilities (e.g. pool), vehicle access, EVA, etc.		
Any vehicular access to the site? 是否有車路通往地盤?		
Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明道路名稱(如適用)) Sha Ha Road		
<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)		
No 否 <input type="checkbox"/>		
For Development involving columbarium use, please complete the table in the Annex to this Appendix. 如發展涉及靈灰安置用途, 請填妥於此附件後附錄的表格。		

2. 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>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 7,680.16 sq.m (B1/F); 5,325.24 sq.m (B2/F) Area of excavation 挖土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 4.7 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>No Sewerage Impact, No Archaeological Impact, and No Quantitative Risks</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the technical assessment reports attached in Appendices B to L of the Supporting Planning Statement for the details.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

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	Various Lots in D.D. 221 and Adjoining Government Land at Sha Ha, Sai Kung 新界西貢沙下丈量約份第221約內多個地段和毗連政府土地		
Site area 地盤面積	12,689	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	1,995	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/6 西貢市分區計劃大綱草圖編號 S/SK-SKT/6		
Zoning 地帶	"Village Type Development" 「鄉村式發展」		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "Village Type Development" to "Residential (Group B)6" 把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」		
Development Parameters (for indicative purpose only) 發展參數(只作指示用途)			
(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	18,920 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	Houses 屋宇: 14 Residential Towers 住宅大樓: 3	
	Non-domestic 非住用	Clubhouse 會所: 1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		Houses 屋宇: +21.6 Residential Tower 住宅大樓 (Tower 1): +20.6 Residential Tower 住宅大樓 (Tower 2): +45.1 mPD 米(主水平基準上) Residential Tower 住宅大樓 (Tower 3): +41.6 <input checked="" type="checkbox"/> (Not more than 不多於)	
		Houses 屋宇: 3 Residential Tower 住宅大樓 (Tower 1): 3 Residential Tower 住宅大樓 (Tower 2): 10 <input checked="" type="checkbox"/> (Not more than 不多於) Residential Tower 住宅大樓 (Tower 3): 9 <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 2 storeys of 層 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		Clubhouse 會所: +18.1 mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)	
		Clubhouse 會所: 2 <div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 1 storey of 層 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
Composite 綜合用途		<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<input checked="" type="checkbox"/> mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
(iv) Site coverage 上蓋面積	Not more than 不多於 44 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	Houses 屋宇: 14 Residential Towers 住宅大樓: 154 Total 合共: 168		
(vi) Open space 休憩用地	Private 私人	488	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	254
	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) Public Vehicle Park with 100 car parking spaces (including 2 for disabled), 10 LGV spaces, and 10 coach parking spaces	132 2 120
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	3
	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)	 3

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>

Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Water Supply Impact Assessment 供水影響評估, Land Contamination Assessment 土地污染評估,

Tree Preservation and Landscape Proposals 樹木保護及園境設計建議, Preliminary Archaeological Impact Assessment 初步考古影響評估報告

Note: May insert more than one 「✓」, 註：可在多於一個方格內加上「✓」號

ARUP

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

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

17 January 2024

theresa.yeung@arup.com
www.arup.com

Dear Sir/Madam,

**Application for Amendment of Plan
Under Section 12A of the Town Planning Ordinance (Cap. 131) for
Proposed Residential Development at Various Lots in D.D. 221 and
Adjoining Government Land, Sha Ha, Sai Kung, New Territories
(Planning Application No. Y/SK-SKT/4)**

**Submission of Consolidated Set of Supporting Planning Statement and Submitted
Further Information**

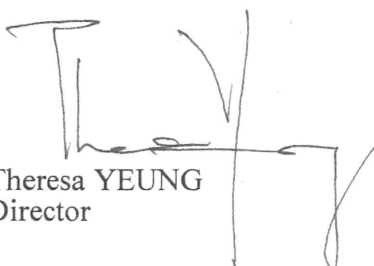
As requested by the Sai Kung & Islands District Planning Office of the Planning Department, we are pleased to submit 30 hard copies of the consolidated set of Final Supporting Planning Statement with Final Technical Assessments (**Attachment A**) and Further Information Submissions with Responses to Comments Tables (**Attachments B - D**) that have been accepted by the Town Planning Board (TPB) for your consideration.

Please note that the above only serve as a consolidated version of previous Further Information Submissions already accepted by the TPB and have not involved any new information/ findings of the technical assessments nor changes in the scheme, and thus should be exempted from the publication and recounting requirements.

We sincerely seek favourable consideration from the TPB to agree the captioned S12A Planning Application.

Should you have any queries, please contact the undersigned or our Ms Natalie Leung at 2268 3612 or our Mr Jason Wong at 2268 3711.

Yours faithfully


Theresa YEUNG
Director

Encl.

- 30 copies of Consolidated Set of Final Supporting Planning Statement with Final Technical Assessments (**Attachment A**) and Further Information Submissions with Responses to Comments Tables (**Attachments B - D**)

c.c.

- Client
- Sai Kung & Islands District Planning Office – Ms. KONG Sze Nga, Tammy (tsnkong@pland.gov.hk)
- Sai Kung & Islands District Planning Office – Mr. TAI Long Him, Matthew (mlhtai@pland.gov.hk)

Detailed Comments from Government Departments

Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

1. the application site (the Site) includes some unleased and unallocated government land and encroaches into the land held under a Short Term Tenancy ("STT") running on a quarterly basis granted to a third party not related to the applicants. As there is no guarantee that the encroached area of this STT could be made available for the subject development, the applicants may consider excising the encroached area from the Site. Besides, the inclusion of adjoining government land into the Site 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;
2. adjoining the Site, a STT (SX 1710) has been granted for the purpose of restaurant, swimming pool and such other recreational or entertainment activities and such ancillary facilities as may be approved by the DLO. Apart from that, no STT/waiver has been granted in the Site;
3. according to his records, most of the concerned private lots, save for Lots No. 51 s.A & RP and Lots No. 52 s.A, s.B, s.C, s.D, s.E & RP in D.D. 221, are Old Schedule agricultural lots held under Block Government Lease. In addition, Lots No. 51 s.A & RP and Lots No. 52 s.A, s.B, s.C, s.D, s.E & RP in D.D. 221 were held under Old New Grant. However, the land grant document cannot be traced either by his office or at the Land Registry; and
4. the Site falls within the limits of Sha Ha Site of Archaeological Interest and is a site with very high archaeological potential. Comments from the Antiquities and Monuments Office should be sought.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

the applicants are required to take adequate precaution and exercise extreme care to avoid damage to public road/footpath. Any damage to public road/footpath so caused by the proposed works should be reinstated to the satisfaction of HyD at the applicants' own expense.

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

the applicants are reminded that approval of the application under Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under PNAP APP-152 and/or under the lease. The site coverage of greenery calculation should be submitted to the Buildings Department (BD) for approval. Similarly for any proposed tree preservation/ removal scheme and compensatory planting proposal, the applicants should approach relevant authority direct to obtain necessary approval as appropriate.

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

the applicants shall submit the connection proposal and relevant information to WSD for consideration and agreement before the works commence.

Comments of the Chief Building Surveyor/New Territories East 2 and Rail, BD (CBS/NTE2 & Rail BD):

1. all unauthorised building works/structures, if any, should be removed according to the provisions of the Building Ordinance (BO);
2. before any new building works are carried out on leased land, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are unauthorized building works. Authorized Person must be appointed to coordinate all new building works in accordance with the BO;
3. the applicants should provide documentary proof of ownership or realistic prospect of control of the land forming the site when submitted new general building plans of any proposed new building;
4. every domestic building within the site shall be provided with an open space complying with the Second Schedule under Building (Planning) Regulations (B(P)R);
5. service lane should be provided in accordance with B(P)R 28;
6. emergency vehicular access (EVA) complying with B(P)R 41D shall be provided for all buildings in the site. The Fire Services Department's comment shall be sought regarding the 6m-wide EVA;
7. the buildings shall be designed to the satisfaction of the BA in such a manner as will facilitate the access to and use of the buildings and their facilities by persons with a disability in accordance with B(P)R 72;
8. the applicants' attention is also drawn to the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the SBD requirements under PNAP APP-152. JPN No. 1 & No. 2 shall be referred to regarding the criteria and conditions for exempting the balconies and utilities platforms from GFA and SC calculations;
9. unless WSD confirms that there is no water supply for flushing from the waterworks, the BA will not consider the application to obtain water from a well or other sources according to PNAP APP-4; and
10. detailed comments will be given during the submission stage of general building plans.

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

參考編號

Reference Number:

230724-195536-18953

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 19:55:36

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Leung

意見詳情

Details of the Comment :

西貢沙下村旁邊的地方是荒廢十多件的農地，現時毫無經濟效益。按四周道路設計及四周已發展的項目觀察，該位置用來發展中低密度住宅最為合適，越早改變土地規劃用途，除帶來政府庫房收益外，亦能帶來周邊的經濟活動，產生協同效應。如未來發展能保育沿岸沙堤及大自然美境，提供多些公眾泊車位，該位置發展更加吸引區外人士到訪，帶來活躍的經濟活動。

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

參考編號

Reference Number:

230723-212627-39010

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 21:26:27

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tsang

意見詳情

Details of the Comment :

新改劃的申請能提供綠化，能促進周邊的視覺觀感和環境。且該發展規模於本區屬合理及發展有條理，能促進本區的長遠發展。

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

參考編號

Reference Number:

230723-213427-77865

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

23/07/2023 21:34:27

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eric Tong

意見詳情

Details of the Comment :

I'm a Sai Kung native who have been residing here with my family for more than 40 years. This residential development initiative has greatly surprised me as there is finally a way out for that piece of abandoned land!

Rather than old style village houses without any backup services/facilities, I personally vote for modern residential units with club house facilities et cetera which can provide better living environment for enjoyment, and the most important thing, appreciation potential of the properties.

In short, I believe village type development is no longer a trend nor a need here and residential properties would definitely benefit the economic growth as well as relieving the housing needs of our local area or even to a greater extent Hong Kong.

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

參考編號

Reference Number:

230724-211521-96674

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

24/07/2023 21:15:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Queenie Kwan

意見詳情

Details of the Comment :

同意批准改劃為住宅地帶,既可改善社會對私營住宅供應的需求,又可針對停車位不足問題作改善,而且評估顯示這規劃不會對環境,污水處理,雨水排放產生影響,本人期待此項計劃盡快落成。

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

參考編號

Reference Number:

230720-221010-67871

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

20/07/2023 22:10:10

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Vincci Wong

意見詳情

Details of the Comment :

支持西貢市發展,發展新城市可帶旺社會經濟,改善就業率,生產總值也得以提升。對現今社會的建築業,零售業,飲食業大有裨益。了解規劃摘要及評估後分析此改建利多於弊,不但沒影響現有環境,還增添綠化。而且多了公眾停車位,改善道路違例泊車嚴重的情況。

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

參考編號

Reference Number:

230803-172308-14345

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

03/08/2023 17:23:08

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Edmond Fong for The Hong Kong and China Gas Company Limited

意見詳情

Details of the Comment :

Since our High-Pressure pipeline at the junction of Wai Man Road and Sha Ha Road is within the application site boundary of the proposed development, the project proponent is suggested to reconsider the site boundary. The project proponent is also required to conduct Quantitative Risk Assessment to evaluate the potential risk and determine the necessary mitigation measures if required, and should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.



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24th July 2023

The Secretary of the Town Planning Board,
15th Floor, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Dear Sir,

Objection to Planning Application No. Y/SK-SKT/4

I object to the proposal to construct two residential towers within the above-captioned Planning Application (namely "Tower 2" and "Tower 3" comprising, respectively, 10 storeys and 9 storeys).

- (1) The proposed heights are grossly excessive and breach the guidelines set out in the Planning Department's brief dated December 2007 in relation to the adjacent "**Comprehensive Development Area (1)**" located on the opposite side of Wai Man Road.
- (2) That planning brief imposes a design principle that a **building-free mountain backdrop** should be maintained as viewed from Sai Kung Hoi, and that a **stepped height building profile** should be adopted, with building heights descending from a maximum of 8 storeys in the north and to no more than 3 storeys in the south.
- (3) This is in reference to the CDA(1) site, which is an **inland site** on the opposite side of Wai Man Road. The subject application site is a **water-front site** and therefore a 3 storey height limit should be retained in keeping with the 8-3 descending storey limits imposed for CDA(1).
- (4) The proposed two towers contravene the intentions set out in **Sai Kung Town Outline Zoning Plan S/SK-SKT/6** dated June 2013.
- (5) The subject application site is clearly zoned "**V**" in the OZP, which limits development to a maximum of 3 storeys. There is a guiding principle in the OZP to limit building heights on land which is close to the sea front. The adjacent site to the south, on which the **WM Hotel** has been constructed, had imposed upon it a **strict low height limit**, in keeping with the OZP intentions. (It is only a three storey hotel structure.) The subject site and the hotel site are adjacent water-

A handwritten signature in black ink, appearing to be 'H. H. H.' or similar.

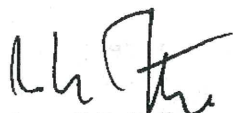
front sites, separated by a short access road know as Sha Ha Road. Both sites are water-front sites and there is no justification for a relaxation in height limits.

- (6) The applicants have not offered to renovate the **dilapidated state of the walkway** leaning down to the beach, not have they offered to contribute to a clean up of the **sewage discharge** on to the beach. Any approval to change the existing site usage should stipulate that such work should be carried out at the developer's expense.

It is clear from a cursory examination of the general development area that the two towers proposed in the subject Planning Application blatantly disregard the design requirements of both CDA(1) and the Sai Kung OZP.

Accordingly, this Planning Application should be rejected.

Yours sincerely,



Robert K.R. Fullerton.

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

參考編號

Reference Number:

230804-185609-13090

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 18:56:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. LEE KAYHYANG

意見詳情

Details of the Comment :

I hereby put forward my objection to the above application on the grounds that this contravenes both the CDA (I) 2007 and the Sai Kung OZP 2013. Sai Kung roads are already pushed to the limit with the existing traffic on the roads. Such a large & unsightly 'mid rise' 8 storey (not including basement) development will increase the traffic even more both when in construction & after it is occupied. I notice that there have been traffic surveys held in the vicinity the past week which will not give a true reflection of how much traffic passes the area of the development nor the Sai Kung Town during usual usage. It is a known fact that June / July & August are the absolute peak time months for many SK residents to be on their summer / school term vacation & not driving on the roads. Building such a size development will have a detrimental impact on the fragile ecosystem and waters of Inner Port Shelter and Sai Kung Hoi. So much for Sai Kung being considered as Hong Kong's Back Garden. In addition, what do the emergency services department have to say about this development? Causing such traffic chaos will also have a serious impact on their service to the Sai Kung Community. The land in question is very clearly only allowed to have 3 storey / 8.23 Meter building height structures. Please stop allowing developers to build more 'out of character' constructions ruining our beautiful Sai Kung. Use the land for the general public to enjoy with community facilities.

Isn't the government supposed to be concerned with the well being & mental health of SK residents these days as well as all HK residents who frequent Sai Kung to get relief from already over-developed urban area.

Please ensure that all Sai Kung residents and Hong Kong residents by extension will be able to enjoy this Back Garden of Hong Kong of generations to come and preserve the community to be over-run and turned into just another over-developed areas in the interests of developers and property speculators

Hunlicar Garden,
6 Chuk Yeung Road,
Sai Kung, NT,
Hong Kong

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Secretary,
The Town Planning Board,
15th Floor, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong
July 25th, 2023

Dear Secretary of the Board,

Application Number Y/SK-SKT/4 in respect of Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories to rezone the site from "Village Type Development" to "Residential (Group B) 6" and to amend the Notes of the zone applicable to the site

We write in respect of the captioned application and attach our previous letter dated April 21st 2021 (Pacific Sunshine Ltd/ Town Planning Board) setting out our objections to the Indicative Scheme at the Application Site.

Being long term residents and owners of 6 Chuk Yeung Road, Sai Kung we continue to feel concerned that the basic issues of building height and density are still not being addressed, nor has the revised scheme alleviated a number of the concerns which we expressed to you previously.

We therefore set out below our original and further objections to planning application Y/SK-SKT/4:

The first is the **major conflict with planning policy** which the application represents.

1. The development is in an area currently zoned "V" on the Sai Kung Outline Zoning Plan (OZP) which limits development to a **maximum** building height of 3 storeys and 8.23 metres.
2. Such building height is consistent with the guiding principles of the OZP to limit building heights on land that is close to the sea front. If the form of development within the V zone is to be changed to allow **luxury** residential development this should not result in a development that is any higher than the OZP intended for this waterfront site.
3. A consistent low rise development on waterfront land is both important from a visual perspective and in order to maintain the integrity of the key principles of the OZP. Moreover, the application site is a waterfront site in just the same way as the adjoining OU zone - "Commercial and Tourism related uses (including hotel)1".
4. The permitted development height for this OU zone is 3 storey (excluding basements). The height of the existing development on this site should be the absolute maximum permitted on the application site. The actual use of the land is not relevant to the principle of low rise development on waterfront sites.

5. The applicant has mistakenly adopted the planning guidelines for the CDA(1) zone. This CDA zone is **not** a waterfront site being separated from the waterfront by Wai Man Road. The Maximum building height for the CDA(1) zone is **8 storeys** excluding basements and whilst this may be **appropriate** for an **inland site** it is **not appropriate** for a **waterfront site**.

6. The argument that the applicant has made for a stepped development is **also misguided** because the stepped building height concept is applicable to large inland sites with building heights stepping down towards the waterfront. It is not applicable to waterfront sites such as the current V and OU zones.

7. **Wai Man Road** is the **dividing line** between **inland sites** where medium height developments are permitted and **waterfront sites** (sites that have a frontage to the pedestrian promenade) where the maximum building height is and should remain 3 storeys.

As to the application to rezone, we also note with concern:

8. According to the 6 existing R(B) zones on the Town Planning Board website, all have a maximum site coverage of 40%. To increase the applicant's coverage to 44% is **overdevelopment** and incompatible with the planning intention.

9. We reiterate that the application conflicts with the pattern of development intended for the area, ignoring the stepped height design proposed in the Outline Zoning Plan whereby the building storeys would reduce in height from the CDA/1 site, and were indeed to be kept low in height on the V Site so as to prevent a visually blocking effect along the long shoreline which extended to the Sai Kung Country Park.

10. Unfortunately, what continues to be pressed in the application is excessive in terms of building height, mass and form. It is a scheme that is visually damaging to the setting, creating a **wall effect** not just from Chuk Yeung Road but also to north, south, east and west, with 2 Towers of 9 and 10 storeys measuring 45:1 m and 45: 6 m, a third Tower of 20.6m in height plus 14 townhouses measuring 21:6 m that actually face the waterfront promenade and obstruct the magnificent views of both mountain and shoreline.

Therefore, any rezoning must still retain the **low rise** nature of the development on the whole of the V Site.

11. As to the development. We have argued before about the encroachment on privacy and the generation of noise, disturbance and pollution it will cause (especially during construction). But we wish to highlight four other points:

a. The introduction of a public car park with 120 car spaces is purely notional. It will do little to alleviate parking problems, unless there is an ombudsman to ensure parking fees are kept fair and in line with the market, and that parking is accessible to non- residents at all times. We have to ensure that luxury housing is not at the expense of good infrastructure.

The obverse of this would have been a Village or NTHE development providing significantly less numbers of private vehicle parking spaces and stress on the roads.

b. Towers 2 and 3 will dwarf, and be out of character with, the rural character and scale of the properties in the neighbourhood.. Nor do they have any architectural merit.

c. The application fails to engage with the surrounding environment. No attempt is made to re-activate the dilapidated condition of the promenade, or any connections from this luxury gated community to the adjoining low-rise coastal properties and outdoor open-air public spaces which still require good pedestrian circulation.

In short, the application contributes nothing to the "Garden of Hong Kong" concept or to the rural township.

d. The Landscaping Plan is superficial. Planting strips are no substitute and, the loss of important trees on the eastern and southern boundaries is significant.

11. Further, and following on from the recognition of the site's low rise development, plus the imposition of a maximum 4 storeys with a 40% site coverage, we propose there should be a **restriction on the maximum floor to floor height**. The current proposal for the Houses to have a floor to floor height of 4.5 metres would permit houses significantly higher than the Village Type houses permitted under the current zoning and can only encourage unauthorised building works with the construction of mezzanine floors.

12. For the proposed houses a maximum floor to floor height of 3.5 metres should be imposed and for the 4 storey blocks of flats, a maximum floor to floor height of 3.15 should be imposed.

13. In pointing to the need for a reduction in the application's building height, and therefore the density of the site, we also refer you to the district's overstretched transport links and its growing traffic congestion problems to which this scheme only adds.

In summary these are our objections for rejecting the planning application and our request instead that the site remains as a low rise development opportunity.

Naturally, the undersigned would be very happy to meet with your Office at your convenience to expand on any of these issues, or comment further should the Applicant respond, or endeavour to submit added information or justification for the proposed amendment.

He can be contacted on telephone number [REDACTED] or by email on [REDACTED]

I should be grateful for acknowledgement of receipt of this letter.

Yours truly, for and on behalf of

Pacific Sunshine Ltd.,

For and on behalf of
PACIFIC SUNSHINE LIMITED

.....
Authorised Signatory

Stephan G. Spurr (Mr.)

Director

cc Secretary for Planning and Environment

Office of the Chief Executive

Secretary of Housing and Transport.

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



反對(申請編號:Y/SK-SKT/4)規劃申請
04/08/2023 22:56

From: [REDACTED]
To: Tpbpd <tpbpd@pland.gov.hk>
File Ref: [REDACTED]

敬啟者:

本人為西貢居民，遷居於此已多年，近日得知有地產商申請（申請編號：Y/SK-SKT/4）就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」，現正式就此項申請提出反對。

反對原因如下:

1. 西貢的公共設施未能配合不斷增加的人口需求

雖然，匡湖居住附近的道路差不多完成擴建，但西貢的公共設施如圖書館/警處/消防/公共醫療設施，20多年來未能配合不斷增加的人口需求。

2. 加劇西貢交通擠塞

近年西貢塞車情況日見嚴重。自從西貢附近逸瓏園兩大型屋苑入伙後，每天由早上6:50開始西貢往九龍方向已出現長車龍，車龍尾在西貢消防局。下午5時多開始，由九龍往西貢方向在匡湖居已出現車龍。此外，早晚西貢往馬鞍山方向的阻塞情況亦日趨惡化，再加上沙下WM酒店已落成，在周日/假期早上8時至11時，下午4時至7時整個西貢市及來回市區的道路各處出現車龍，若再興建大型住宅必再加重西貢公路的交通負荷。

3. 保護香港市民的後花園，有助市民精神健康

西貢是香港市民的後花園，現今香港人的患上情緒病的人越來越多，到郊外走走可讓市民可以享受大自然，不用被石屎森林圍困，遠眺山景，舒緩壓力。若市民來到西貢也被大型屋邨棟棟高樓圍著，這對市民並非好事壓力如何舒緩？保護香港後花園，直接讓市民精神健康有改善，也間接減輕政府醫療開支。發展不是硬道理，不斷發展只會破壞環境令生態失衡。發展也需要平衡各方的需要，小市民的需要就更需要城規會各委員的保護。

4. 西貢的公共交通工具(小巴/巴士等)配套未能應付不斷增加的人口。

以上是本人反對地產商就西貢沙下丈量約份第221約多個地段及毗連政府地改劃為「住宅(乙類)6」申請的原因，希望有關部門認真審視，謹慎把關。

譚小姐

傳送自 Yahoo奇摩電子信箱 Android 版

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

參考編號

Reference Number:

230804-053231-86154

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

04/08/2023 05:32:31

有關的規劃申請編號

The application no. to which the comment relates: Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

Sai Kung Planning Concern Front

意見詳情

Details of the Comment :

對規劃申請編號Y/SK-SKT/4 提出反對意見：

1. 違反規劃大綱藍圖制定鄉村地帶 V zone 規劃意向，破壞西貢市中心鄉郊城鎮的特色：此改劃申請違反規劃署於2007年12月位於惠民道的“綜合發展區”（CDA 1）的所訂的指引，更違反2013年6月西貢市區劃規劃大綱S/SK-SKT/6 OZP 的意向（planning intention）。申請內興建兩座住宅大廈的建議（即「第2座」及「第3座」，分別為10層及9層），高度嚴重過高，破壞西貢市中心鄉郊城鎮的獨有特色。
2. 欠缺景觀影響評估報告（LIA）及欠缺全面的視覺評估報告（VIA）：這申請破壞作為「西貢後花園」及「世界地質公園」暨「旅遊門廊」的形象，建築位於西貢海傍長廊顯眼位置，鄰為天然沙灘，卻未有提供景觀影響評估報告。至於其視覺評估報告有誤導之嫌，明顯沒有以從海的角度，往望向西貢市的近岸近距離拍攝作評估。
3. 加重西貢二級污水處理廠負擔：現在西貢污水處理廠仍處二級，168單位對本身已落後的污水設施，並鄰近CDA的住宅項目大量增加，必加重西貢市中心渠務風險和維修負擔，對西貢內海的水質更帶來負面影響，破壞旅遊經驗及形象
4. 涉16%政府土地，漠視公眾利益：申請人沒有提出翻新斜向海灘的行人路的破舊狀態，也沒有提出為清理排入海灘的污水作出貢獻。反之，申請土地中有16 %為政府土地，此乃公眾利益。若將土地以補地價方式為私人土地，即使發展商提供公眾停車場，但停車場費用將來全由私人發展商決定，恐怕將經營成本轉至市民身上。長遠來說，停車場可以以商業理由不受任何限制，不停增加收費為私人商業收益，對大眾來說得不償失，嚴重惡化市民生活質素。

鄉村式發展不應興建9-10層高的建築物，這申請完全無視分區規劃大綱草圖原則，其中申請內容嚴重惡化西貢鄉郊居住居民的生活質素。若獲批，必成為不良先例，使公眾誤解區內鄉村發展地帶（V zone）可隨意輕易修改，令鄉村發展亂象叢生，破壞環境，加重公眾負擔。

因此，城規會成員應拒絕此規劃申請。

關注西貢規劃陣線

聯絡人：何小姐

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

參考編號

Reference Number:

230725-221545-35036

提交限期

Deadline for submission:

04/08/2023

提交日期及時間

Date and time of submission:

25/07/2023 22:15:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-SKT/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong

意見詳情

Details of the Comment :

I am writing to vehemently oppose Application No. Y/SK-SKT/4 as a concerned citizen on the following grounds:

1. On the shoreline from Sha Ha eastwards towards Tai Mong Tsai, there are no precedents set for Residential B zoned developments. All residential developments are zoned Residential (Group C), which stipulates a maximum building height of 9m and 2 storeys over 1 storey of carport, maximum site coverage from 20%-30%. Such development control parameters are in line with local character and far from the currently proposed 'towers'.
2. If this plot of land was developed as village houses or NTEHs, using a maximum site coverage of 30%, there would only be 58 houses built. According to the Hong Kong Planning Standard Guidelines, this will result in 58 private vehicle parking spaces, far from the proposed addition of 254 private vehicle spaces. In the Government's latest Public Transport Strategy Study in 2017, the hierarchy of roles in transportation places heavy emphasis on efficiency and function, with the private car being the least efficient and functional from a public perspective.
3. All Residential (Group B) developments within the OZP have a maximum site coverage of 40%. Why does this applicant believe it is special and should develop up to 44% site coverage?
4. The Government's policy of increasing housing supply in the New Territories is focused on New Territories North, namely NTN New Town, Man Kam To, San Tin / Lok Ma Chau as well as Kwu Tong North and Fanling North New Development Areas. In addition, urban regeneration has always been a consistent source with efforts of the Urban Renewal Authority. The Sha Ha area in Sai Kung does not fall under the categories of urban regeneration or a new town.
5. The Applicant's point on no Small Houses approved nor application in progress for the past 18 years does not equate to a need for rezoning into high density residential development. There are many factors that have contributed to this situation, some of which could have been borne by the Applicant himself.
6. There is no clear architectural merit to the 'wall' of towers proposed. Such buildings do not respect the local topographical nature and looks out of place within the idyllic scenery of Sai Kung.
7. Village Type Development zones are intended to respect the surroundings of the environment and ancestral uses. Any change to this is a great disrespect to the original settlers of Sai Kung and their descendants.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Library	Government Use (not elsewhere specified)
Public Vehicle Park (excluding container vehicle) (on land designated "R(B)6" only)	Hospital
Residential Institution	Hotel
School (in free-standing purpose- designed building only)	Institutional Use (not elsewhere specified)
Utility Installation for Private Project	Market
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Rural Committee/Village Office
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (a) On land designated "Residential (Group B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 50,300m², a maximum site coverage of 40% and a maximum building height of 13 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.

(please see next page)

RESIDENTIAL (GROUP B) (cont'd)**Remarks (cont'd)**

- (b) On land designated "Residential (Group B)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 18,000m², a maximum site coverage of 40% and a maximum building height of 5 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.
- (c) On land designated "Residential (Group B)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 11,000m², a maximum site coverage of 40% and a maximum building height of 4 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.
- (d) On land designated "Residential (Group B)4", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2, a maximum site coverage of 40% and a maximum building height of 8 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (e) On land designated "Residential (Group B)5", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.4, a maximum site coverage of 40% and a maximum building height of 5 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (f) *On land designated "Residential (Group B)6", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5 and a maximum building height of 10 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater. A public vehicle park shall be provided.*
- (g) In determining the maximum gross floor area/plot ratio/site coverage for the purposes of paragraphs (a) to (e) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (h) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/plot ratio/site coverage/building height restrictions stated in paragraphs (a) to (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

approved MLP and it should be ensured that the nature and scale will be in keeping with the surrounding natural and rural landscape and land uses and will not exert adverse impacts on the limited road and other infrastructural provisions. A copy of the approved MLP will be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

10.3 Residential (Group A) ("R(A)") : Total Area 2.29 ha

10.3.1 The planning intention of this zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The existing composite buildings in the town centre are under this zoning, which can be divided into 2 sub-areas as follows:

- (a) Residential (Group A)1 ("R(A)1") – this includes the existing composite buildings to the north of Man Nin Street. Development/redevelopment in this sub-area should be subject to a maximum PR of 5 and BH of 12 storeys (excluding basements), or the PR and height of the existing building, whichever is the greater.
- (b) Residential (Group A)2 ("R(A)2") – this includes the existing composite buildings to the south of Man Nin Street and two sites to the north of Man Nin Street which are occupied by 6-storey buildings. Development/redevelopment in this sub-area should be subject to a maximum PR of 5 and BH of 6 storeys (excluding basements), or the PR and height of the existing building, whichever is the greater.

10.3.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

10.4 Residential (Group B) ("R(B)") : Total Area 6.62 ha

10.4.1 The planning intention of this zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone can be divided into 5 sub-areas as follows:

- (a) Residential (Group B)1 ("R(B)1") – this includes the Lakeside Garden which is an existing rural public housing estate developed by Hong Kong Housing Society. Development/redevelopment at this site should be subject to a maximum gross floor area (GFA) of 50,300m², site coverage (SC) of 40% and BH of 13 storeys (excluding basements).
- (b) Residential (Group B)2 ("R(B)2") – this includes the Tui Min Hoi Chuen which is an existing rural public housing estate developed

by Hong Kong Housing Society. Development/redevelopment at this site should be subject to a maximum GFA of 18,000m², SC of 40% and BH of 5 storeys (excluding basements).

- (c) Residential (Group B)3 ("R(B)3") – this includes the existing Man Yee Fishermen Housing Estate to the immediate east of Tui Min Hoi Chuen. Development/redevelopment at this site should be subject to a maximum GFA of 11,000m², SC of 40% and BH of 4 storeys (excluding basements).
- (d) Residential (Group B)4 ("R(B)4") – this includes a site at Hong Tsuen Road to the immediate northeast of Tui Min Hoi Electricity Substation. Development/redevelopment at this site should be subject to a maximum PR of 2, SC of 40% and BH of 8 storeys (excluding basements).
- (e) Residential (Group B)5 ("R(B)5") – this includes a site at Hong Kin Road to the immediate east of Sai Kung Outdoor Recreation Centre. Development/redevelopment at this site should be subject to a maximum PR of 1.4, SC of 40% and BH of 5 storeys (excluding basements).
- (f) Residential (Group B)6 ("R(B)6") - this include a site at Sha Ha Road to the immediate south of Burlingame Garden. Development/redevelopment at this site should be subject to a maximum PR of 1.5 and BH of 10 storeys (excluding basements). The following planning and design requirements shall also be complied:-
 - The proposed BH for the above ground structures adjoining to the existing Sha Ha Village houses to the north of the site shall not exceed 3 storeys (excluding basement levels).
 - Future developments in the site shall adopt stepped BH design, with no building structures exceeding 10 storeys (excluding basements), from the west of the sub-zone near Sha Ha Beach towards the east of the site.
 - A public vehicle park with not less than 120 parking spaces shall be provided.
 - A non-building zone is proposed at the southern corner facing Sha Ha Road to ensure future development would not encroach the high-pressure underground town gas transmission pipeline running along Wai Man Road, Sha Ha Road, and Tai Mong Tsai Road.
 - A minimum 20m buffer distance is required with the high-pressure underground town gas transmission pipeline and excavation works along Wai Man Road.
 - Any future development in the site requires liaison with the Antiquities and Monuments Office (AMO) in carrying out archaeological survey prior to and during construction stage.

10.4.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/PR/SC/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.