

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/tc/plan_application/apply.html

此文件於 2022年10月28日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 28 OCT 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

| | | |
|---------------------------------|-------------------------|------------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | Y / sk - TMT / 7 |
| | Date Received 收到日期 | 28 OCT 2022 |

- 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)

潘麒元先生 Mr. Poon Key Yuen Jenson

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)

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 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (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) | Lot 36SA, 36SB & 36 RP in DD256 Tai Po Tsai Village, Yan Yee Road, Tai Mong Tsai, Sai Kung. |
| (c) Site Area 申請地點面積 | 1996 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | N/Asq.m 平方米 <input type="checkbox"/> About 約 |
| (e) Current use(s) 現時用途 | <p>農業用途</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 (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 2022 年 10 月 25 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 -

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

| Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情 | | |
|---|--|--|
| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年) |
| 1 | Key Fortune Development Ltd | 8-8-2022 |
| | | |
| | | |

(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 | S/SK-TMT/4 |
| (b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用) | 綠化地帶 |

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 type="checkbox"/> B/ <input checked="" type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [1] 住宅 (<input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [] | <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)

1. The first part of the document is a header section containing the title "The Role of the Teacher in the 21st Century" and the author's name "Dr. Jane Smith".

2. The second part is an abstract summarizing the main points of the paper, discussing the challenges and opportunities for teachers in the modern era.

3. The third part is the main body of the text, which is divided into several sections:

- 3.1 Introduction: Discusses the changing landscape of education and the need for teachers to adapt.
- 3.2 The Role of the Teacher: Explores the various roles teachers play, from instructor to mentor.
- 3.3 Challenges and Opportunities: Analyzes the obstacles teachers face and the potential for growth.
- 3.4 Conclusion: Summarizes the findings and offers recommendations for the future.

4. The final part of the document is a bibliography listing the sources used in the research.

- ☐ 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。

附發展報告書

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


.....
潘麒元 Poon Key Yuen Jenson

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

Name in Block Letters
姓名（請以正楷填寫）

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

on behalf of
代表

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

Date 日期

25-10-2022

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

- 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：
 - 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
 - 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。
- 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。
- 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 | 998 | sq.m. 平方米 | <input checked="" type="checkbox"/> About 約 |
| <input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率 | 0.5 | | <input checked="" type="checkbox"/> About 約 |
| <input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積 | 33 | % | <input checked="" type="checkbox"/> About 約 |
| <input checked="" type="checkbox"/> Proposed number of blocks 擬議座數 | 7 | | |
| <input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數 | 2 | storeys 層 | & 1 carport |
| | | <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 | |
| <input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度 | 9 | m 米 | <input checked="" type="checkbox"/> About 約 |
| | | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| <input checked="" type="checkbox"/> Domestic part 住用部分 | | | |
| GFA 總樓面面積 | 998 | sq.m. 平方米 | <input checked="" type="checkbox"/> About 約 |
| number of units 單位數目 | 7 | | |
| average unit size 單位平均面積 | 142.57 | sq.m. 平方米 | <input checked="" type="checkbox"/> About 約 |
| estimated number of residents 估計住客數目 | 30 | | |
| <input 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 type="checkbox"/> other(s)其他 | (please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) | | |
| | | | |
| | | | |
| <input checked="" type="checkbox"/> Open space 休憩用地 | (please specify land area(s)) (請註明面積) | | |
| <input checked="" type="checkbox"/> private open space 私人休憩用地 | 1340.2 | 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 | | |
| | | (please specify type(s) and number(s)) (請註明種類及數目) |
| Private Car Parking Spaces 私家車車位 | 15 | |
| Motorcycle Parking Spaces 電單車車位 | 14 | |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | | |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | | N/A |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | | |
| Others (Please Specify) 其他 (請列明) | | |
| | | |
| <input type="checkbox"/> loading/unloading spaces 上落客貨車位 | | |
| | | (please specify type(s) and number(s)) (請註明種類及數目) |
| 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 | | N/A |
| Heavy Goods Vehicle Spaces 重型貨車車位 | | |
| Others (Please Specify) 其他 (請列明) | | |
| | | |
| <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] |
| House 1-7 | G/Floor | 開敞式車庫 |
| | 1/Floor | 廚房, 客飯廳, 衛生間, 睡房及工人房 |
| | 2/Floor | 主人套房及客睡房 |
| | | |
| Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途 | | |
| | | |
| 私人休憩用地 | | |
| | | |
| 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)) | | |
| <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所用途, 請填妥於此附件後附錄的表格。 | | |

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。

11

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 | Lot 36SA, 36SB & 36 RP in DD256 Tai Po Tsai Village, Yan Yee Road, Tai Mong Tsai, Sai Kung, N.T 西貢大網仔, 仁義路, 大埗仔村 Lot 36SA, 36SB & 36RP in DD256 | | |
| Site area 地盤面積 | 1996 | sq. m 平方米 | <input checked="" type="checkbox"/> About 約 |
| | (includes Government land of 包括政府土地 | N/A | sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | S/SK-TMT/4 | | |
| Zoning 地帶 | Green Belt 綠化地帶 | | |
| 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 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 <u>Green Belt</u> to <u>R(C)1</u> 把申請地點由_____地帶改劃為_____ | | |
| 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 | 998 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | 7 | |
| | Non-domestic 非住用 | | |
| | Composite 綜合用途 | | |

| | | |
|--|---|---|
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | 9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | 3 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) 1 <input checked="" 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 | <input type="checkbox"/> (Not more than 不多於) m 米 |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | 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 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | 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 | 33% <input checked="" type="checkbox"/> About 約 | |
| (v) No. of units 單位數目 | 7 | |
| (vi) Open space 休憩用地 | Private 私人 | 1340.2 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 |

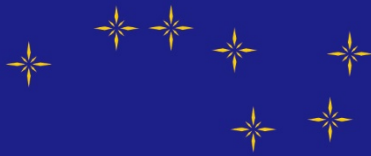
| | | |
|--|--|----------|
| (vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | 29 |
| | Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 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) _____ _____ | 15 14 |
| | 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 |
|--|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) 業主同意申請書 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input checked="" 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"/> |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



北斗七星花園 Villa Big Dipper



西貢大網仔，仁義路，大埗仔村
Lot 36SA, 36SB & 36RP in DD256

S12A 申請報告書
Proposal of S12A

21-10-2022 Rev

西貢大網仔, 仁義路
大埗仔村

Lot 36SA, 36SB & 36RP in DD256

更改規劃申請
S12A Application

目錄

- (1) 引言
- (2) 位置
- (3) 現時規劃
- (4) 申請更改規劃
- (5) 擬議興建
- (6) 環保及現有樹木及品種
- (7) 道路及公共交通工具
- (8) 公共設備供應
- (9) 污水處理
- (10) 文化遺產
- (11) 水質影響
- (12) 附近物業發展規劃參考
- (13) 自然景觀損害研究
- (14) 發展與自然保育區緩衝區
- (15) 雀鳥物種及昆蟲影響
- (16) 總結

(1) 引言 Whereby



該申請土地位於西貢大網仔，仁義路，大埗仔村，由三個地段組成，分別是 Lot 36SA, 36 SB 及 36RP in DD256. 是位於政府的集体官批 Block Brown Lessees 1989 年的認可村落 DD256 的農地，該三個地段合共土地面積約為 1,996sq. m，申請人想更改現有土地用途由綠化地帶改為住宅(丙類)1，按照住宅(丙類)1 現行規劃地積比率 0.5 計算，擬議總樓面面積為 998sq. m，以覆蓋率不多於 40%計算，擬議建築覆蓋面積為 655.8sq. m，申請人設計為 7 座低密度住宅，平均每個單位面積為 142.57sq. m.

按照大網仔及斬竹灣分區計劃大綱核准圖編號 S/SK-TMT/4 的規劃目前用途為 Green Belt 綠化地帶，而上述地段目前是以坑鐵板及一些臨時搭建物料用作農住構築物及種植有机蔬菜及園林樹木花朵與戶外仿古石頭擺品。為了配合 S12A 的申請，這些臨時搭建物現由申請人開始進行清拆，預計將會於 2023 年也即是農曆新年左右清除。

該地段目前登記業主是 Key Fortune Development Ltd. 於 2003 年購入，據了解是用作土地開發儲備，但因長期沒有鑑管而被申請人一直佔用。並且已佔用了超過 12 年，故登記業主在法理上已無法把該土地收回，唯有在近期和申請人達成協議及共識，由申請人以協商的金額來給予業主日後補償，故業主也樂意並同意召開公司董事會議後，以書面授權予申請人可以全權向政府及有關部門按照申請人的需要向政府包括城市規劃委員會申請土地更改用途，現申請人希望把該土地更改為低密度住宅(丙類)1 / R(C)1 而詳細的申請資料及預算的規劃圖則將在本申請報告書內詳述。

This Application is consisting of three lots: - Lot 36SA, 36SB & 36RP in DD256 Tai Po Tsai Village, Yan Yee Road, Tai Mong Tsai where the 3 Lots are old schedule lot from Government Block Crown Lessees of DD256 and is one of Government recognized Village from Year 1898. The total area of the 3 Lot is 1996sq.m (about). According to the Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4, the present usage of the Land Status is “Green Belt” The Applicant proposed to apply S12A to change the existing usage from Green Belt to R(C)1 and according to the calculation Guideline of R(C)1, the maximum plot ratio is 0.5 and that the proposed GFA is 998sq.m, the maximum Site Coverage is 40% and the proposed Site Coverage area is 655.8sq.m. The Master Layout Design Plan shows that 7nos, of House are proposed to build with average unit size is 142.57 sq.m

The existing Lots have some temporary structures with temporary materials of steel plates and steel hoarding for the use of Agriculture Domestic House and Organic farming of vegetables, flowers and some Trees and imitation of antique Stone artifacts for exterior Gardening Decoration Feature. Removal of all existing temporary structures are processing by the applicant and before the Chinese New Year of 2023.

The registered owner is “Key Fortune Development Ltd” that has been purchased the said Application Lots at year 2003 and it seems that the registered owner who purchasing is for land is only for land reserving purpose. However, ever since the owner fails to look after the lots and just leave it vacant and has been occupying by the Applicant for over 12years and according to the Law of Adverse Possession, the owner cannot take back the lands and finally both owner and the applicant reached an agreement and the applicant willing to compensate an agreed amount to the owner and with written authorization letter to approve the applicant to apply of S12A from Green Belt to R(C)1.

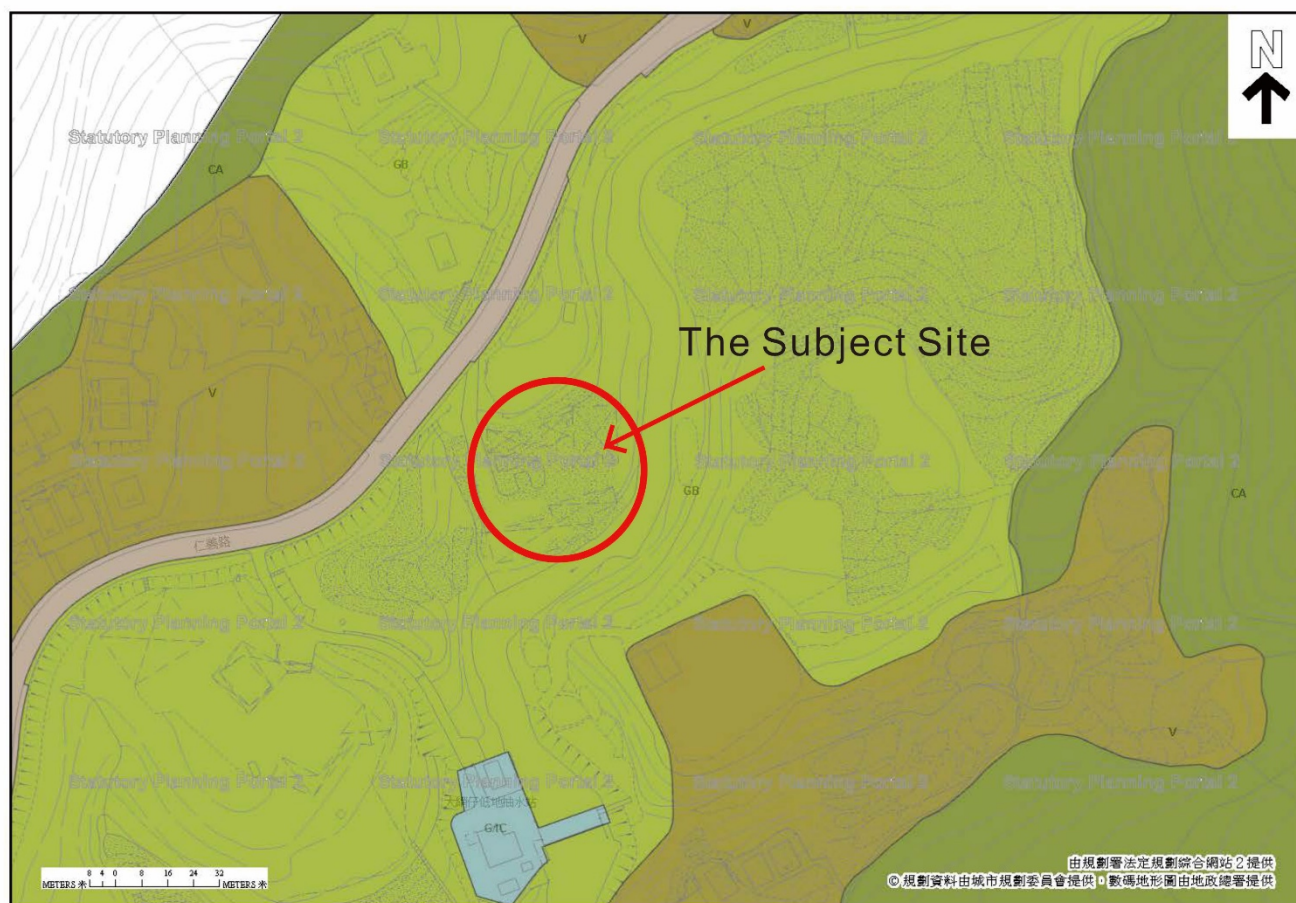
(2) 位置



該申請地段位於西貢大網仔，仁義路，大埗仔村，DD256，上圖為測繪處的 1:1000 Lot Index Plan 以紅色邊線及粉紅色內標示，由三個地段組合，分別是 Lot 36SA, 36SB 及 36RP in DD256. 更有放大圖展示地段號碼圖供參考. 由大網仔路駕車進入仁義路後直行就可抵達大埗仔村，全程來回雙程政府車路，各有約三米左右闊雙線行車路，足夠標準的消防或救護車行駛，整段車路均有政府街燈，更有政府及各私營或公營設施如食水，電力供應及電話寬頻等，附近更有不少小型屋苑群發展，故該區已相當成熟及具備發展潛力.

(3) 現時規劃

該申請項目現時位於”大網仔及斬竹灣分區大綱核准圖編號 S/SK-TMT/4，下圖以紅圈位置按照該規劃用地目前是綠化地帶 Green Belt.



該申請土地現時規劃在規劃憲報內的用途及詳情以下:-

- 10 -

S/SK-TMT/4

綠化地帶

| 第一欄 | 第二欄 |
|--------------|---|
| 經常准許的用途 | 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途 |
| 農業用途 | 動物寄養所 |
| 郊野公園* | 播音室、電視製作室及／或電影製作室 |
| 政府用途(只限報案中心) | 墓地 |
| 自然保護區 | 靈灰安置所(只限設於宗教機構內或現有靈灰安置所的擴建部分) |
| 自然教育徑 | 火葬場(只限設於宗教機構內或現有火葬場的擴建部分) |
| 農地住用構築物 | 郊野學習／教育／遊客中心 |
| 野餐地點 | 高爾夫球場 |
| 公廁設施 | 政府垃圾收集站 |
| 帳幕營地 | 政府用途(未另有列明者) |
| 野生動物保護區 | 直升機升降坪 |
| | 度假營 |
| | 屋宇(根據《註釋》說明頁准許翻建新界豁免管制屋宇或以新界豁免管制屋宇取代現有住用建築物者除外) |
| | 加油站 |
| | 康體文娛場所 |
| | 公共車輛總站或車站 |
| | 公用事業設施裝置 |
| | 公眾停車場(貨櫃車除外) |
| | 雷達、電訊微波轉發站、電視及／或廣播電台發射塔裝置 |
| | 宗教機構 |
| | 住宿機構 |
| | 學校 |
| | 配水庫 |
| | 社會福利設施 |
| | 私人發展計劃的公用設施裝置 |

*「郊野公園」指根據《郊野公園條例》(第208章)指定的郊野公園或特別地區。所有用途和發展均須取得郊野公園及海岸公園管理局總監同意，但無須經城市規劃委員會批准。

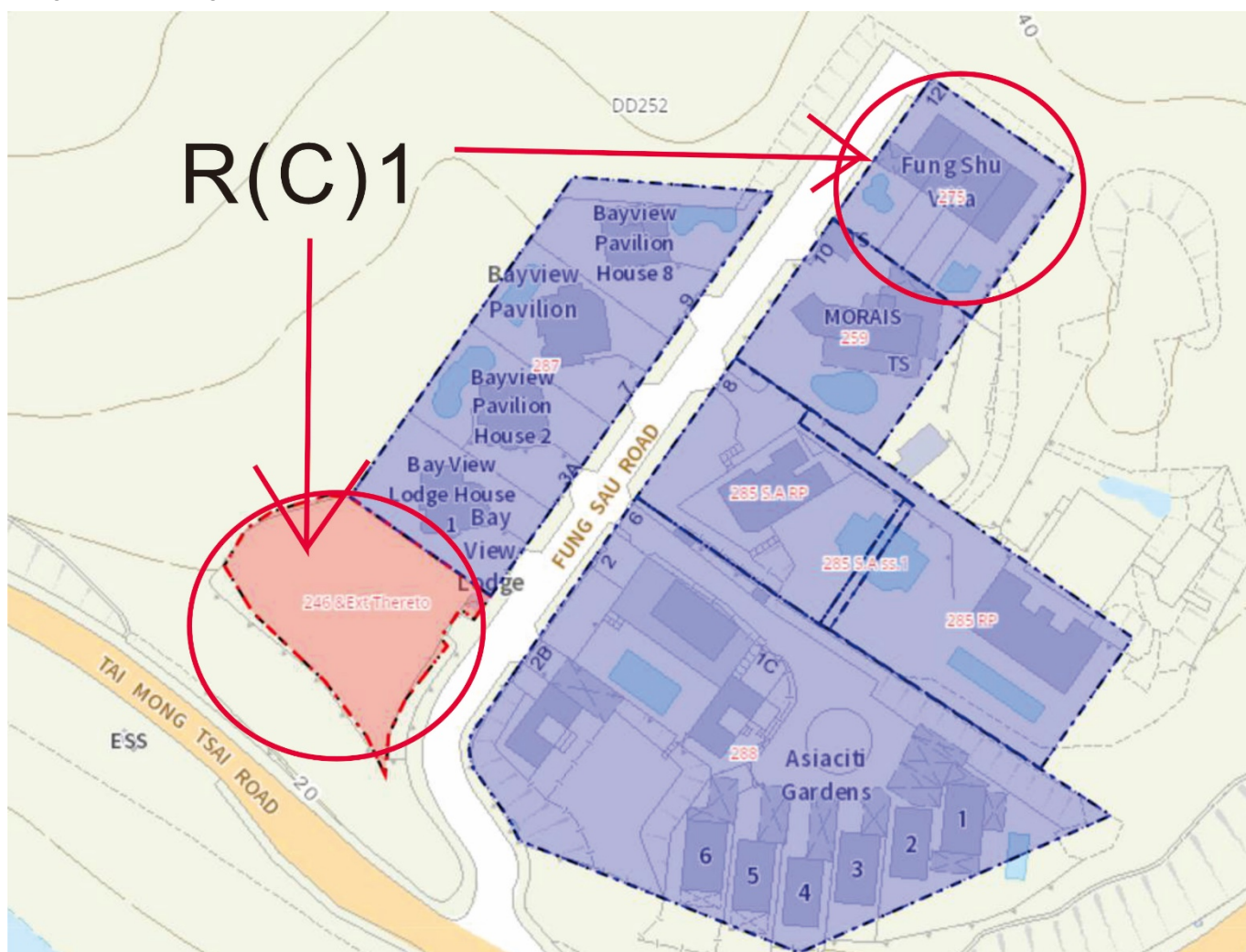
規劃意向

(請看下頁)

(4) 申請更改規劃

目前該申請之地段在政府大綱圖是 Green Belt 綠化地帶，而該大綱圖是由 2000 年開始進行諮詢及修訂，並最後於 2008 年完成，距今已有 14 年，其間整個西貢區尤其是該區附近已有很多機建及配套等大改進，尤其是整段車路都有正常可供大型車輛及消防緊急車輛寬闊，更有良好道路配套及路燈設備等，故目前的規劃對該申請地段已有点過時及追上現時社會對土地資源善用的方向，更可以說是土地浪費。

申請人查閱現有的斬竹灣分區計劃大綱核准圖編號 S/SK-TMT/在圖中找到三個 R(C)1 的地段，第一個位於鳳秀路一號，Lot 246 & Extension in DD252 . 是下圖粉紅色的位置，而另一個是在上面的地段是 Lot 275 in DD252



Lot 246 & Extension DD252，及 Lot 275 DD252 均是在同一大綱圖中被規劃為 R(C)1，故也有著相約的條件。

按照政府的現時發展大綱圖，就最少有三個以紅色圈標示地段被規劃為 R(C)1，因此本申請也不是甚麼突破也有前科可參考。



(5) 擬議興建

申請人參考在同一張斬竹灣大綱圖中的相近規劃用地中，也細心研究後，認為本申請的地段也有足夠及相近條件，故想善用現有土地資源來申請 S12A 把該三個地段的規劃用途改為低密度住宅(丙類)1 R(C)1

由於申請人比較喜歡較多園林花園地，故就算以 R(C)1 即 0.5 來申請，也只不過是 25% Site Coverage 的覆蓋建築面積。以目前土地面積 1,996sq. m 及以 R(C)1 規格來計算，是以一層開敞式停車場，並在上蓋建兩層住宅，合共總樓面面積 GFA 為 998 sq. m，故覆蓋面積為 499sq. m 對於該三個合併地盤面積，可以說是一個極細的蚊形發展。

申請人參考過 R(C)1 的最高 40% Site Coverage 後，在設計上，以特大環保露台設計，每座有四米長的露台，故七座經計算後的合共露台面積也只不過是 156.8sq. m 七座物業覆蓋面積及環保露台加起來，總覆蓋面積也只是 655.8sq. m 與總土地面積來計算也只有 33% 與現時大綱規劃憲報內有關低密度用地規劃由 R(C)1 至 R(C)3 都以最高 40% 的覆蓋率

來規限計算，故以 $1996\text{sq. m} \times 40\%$ 是 798.4sq. m 相對申請人在設計上的總覆蓋面積 655.8sq. m 還差很遠及未超過可許可的總覆蓋率 40% 。況且，申請人對 R(C)1 並以 0.5 來規限的對比，尚有 67% 約 $1,337\text{sq. m}$ 的餘地來作種植樹木及休憩的空地，故相對來說就更能有效地發揮保育及發展平衡。

此外，申請人並非甚麼大型地產發展商，申請人有五個子女，加上年紀也六十二了，更憂慮現今的經濟下，他的子女就算大學畢業也極難支持高昂的樓价，既然有條件擁有這土地，就希望在有生之年能把這個小型的家族小區來給予每個子女都能有一座理想的住宅，好讓他們結婚後也能共同維繫在這個家族的小屋苑，而非用作出售來賺錢更不是甚麼地產霸權人士。

申請人更對華夏的風水及天象有著濃厚的研究興趣，故想以北斗七星的概念來作整體規劃建造，北斗七星更是一個可以在春夏秋冬指著不同方位來給世人指引，這也好像申請人以這個北斗七星花園來給他的子女後人來一個正面及有意義的人生指引，故整個發展規劃是以北斗七星概念來作前後方位如北斗七星般排位。

有關本申請 S12A 所涉及建造七座低密度住宅的樓面面積及覆蓋面積及每座的面積等等，申請人以下頁的表格運算來給分拆如下：-

Lot 36SA, 36SB & 36 RP in DD256
S12A R(C) 1 申請土地規劃計算表

| | |
|----------|---------------|
| 土地總面積 | : 1996sq. m |
| 申請更改規劃 | : R(C) 1 |
| 地積比率 | : 0.5 |
| 可建總樓面面積 | : 998sq. m |
| 覆蓋率 | : 33% |
| 可建建築覆蓋面積 | : 655.8sq. m |
| 住宅建築座數 | : 7 座 |
| 平均每個單位面積 | : 142.57sq. m |

詳情

一號屋面積及尺寸 : 長 12.74m X 闊 6.2m =79sq. m (覆蓋面積)
一號屋兩層合共總樓面面積: 158sq. m(GFA)

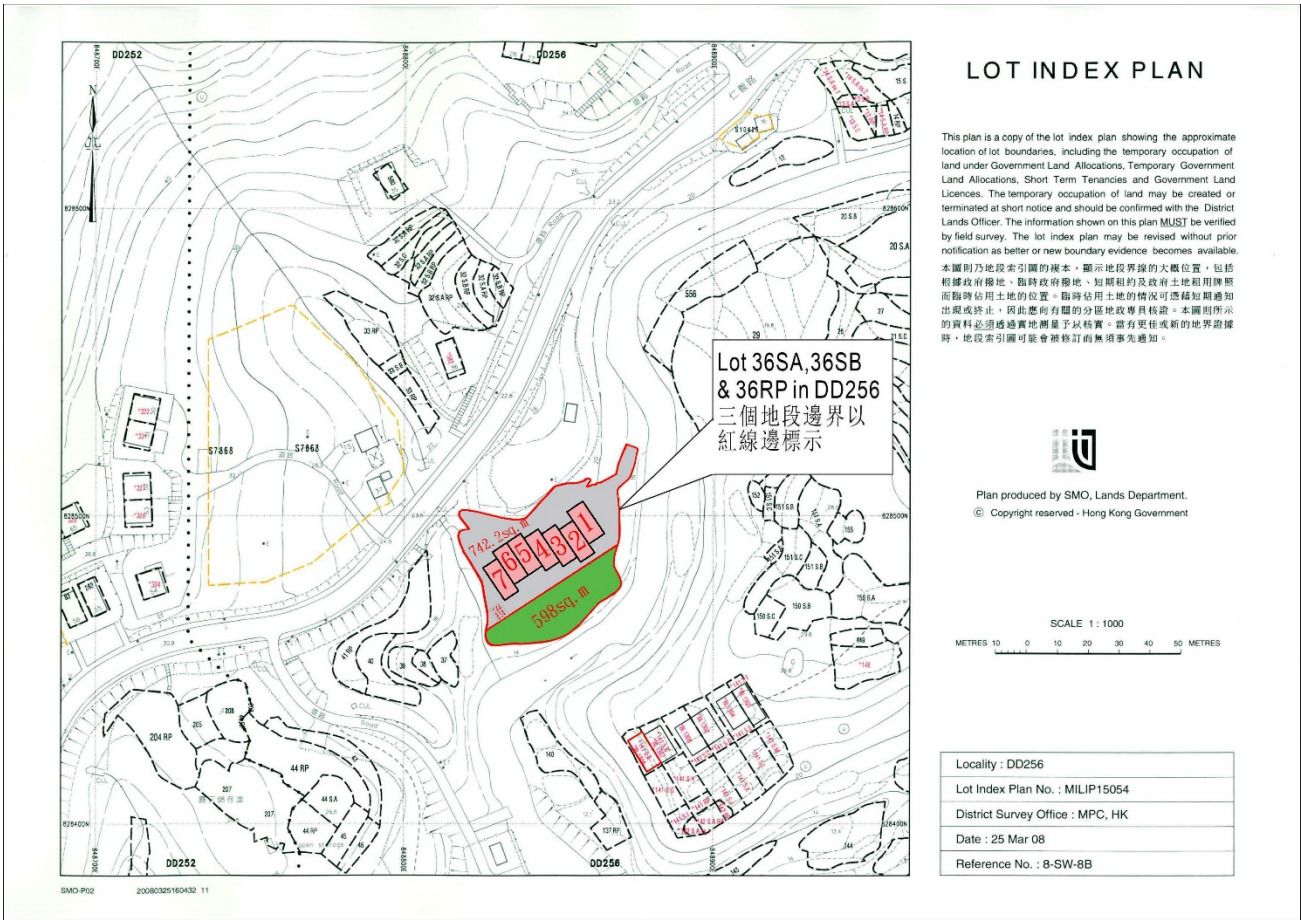
二號屋至七號屋面積及尺寸: 長 12.73m X 闊 5.5m=70sq. m(覆蓋面積)
二至七號屋兩層合計每座總樓面面積: 140sq. m(GFA)
2 至 7 號屋六座合共總樓面面積 GFA : 840sq. m

六座覆蓋面積為: 420sq. m + 一號屋覆蓋面積 79sq. m 七座合共=499sq. m
一至七號屋合共總樓面面積: 998sq. m (0.5)

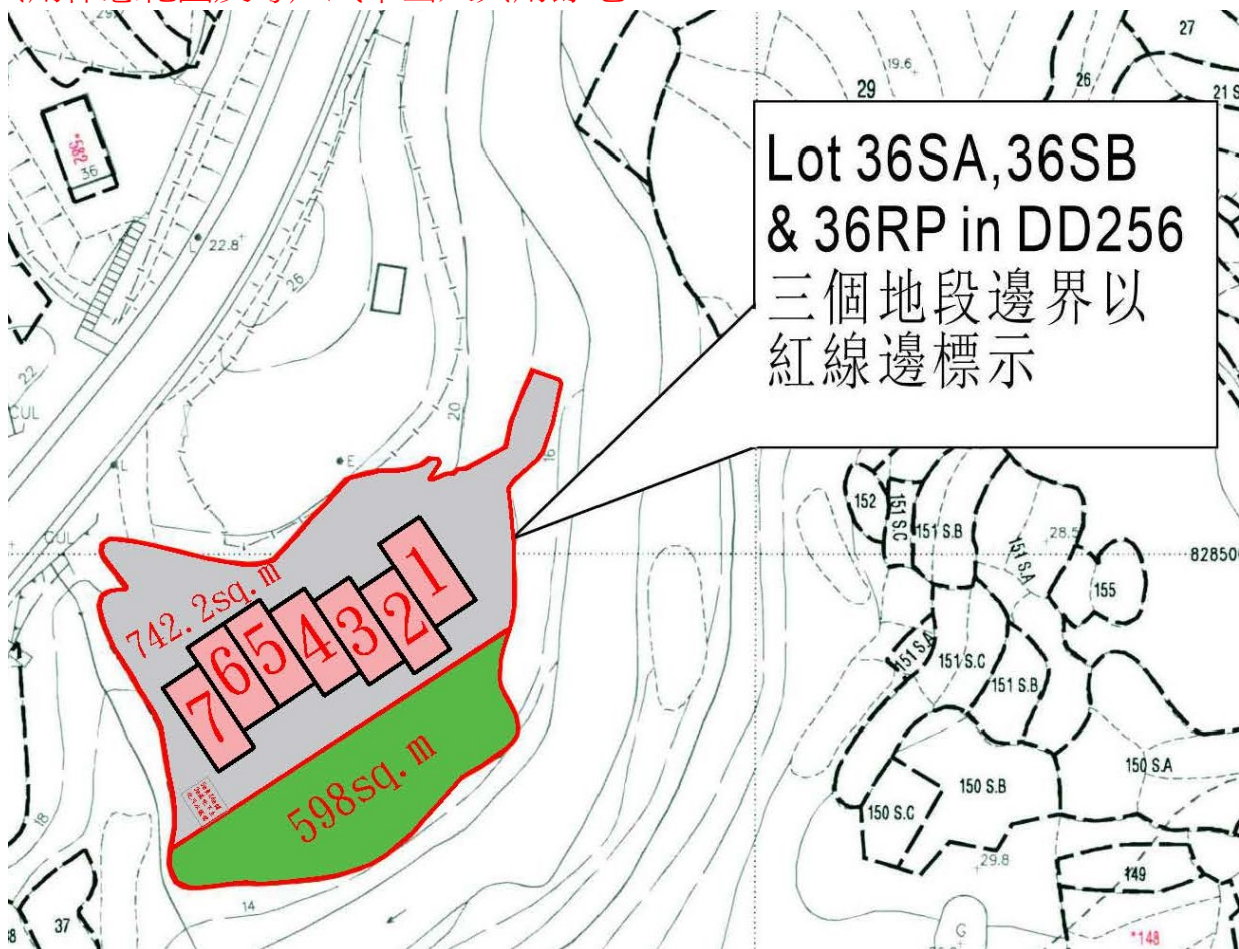
環保大露台

一號屋環保大露台 : 4m X 6.2m=24.8sq. m
二至七號屋環保大露台: 4m X5.5m=22sq. m (每座)
六座合共露台面積 : 22sq. m X 6 座=132sq. m
七座露台合共覆蓋面積: 156.8sq. m
七座覆蓋建築面積+七座露台面積= 499sq. m +156.8sq. m =655.8sq. m
以覆蓋率 40%上限計算: 1996sq. m X 40% =798.4sq. m 故與 655.8sq. m
相比還差 142.6sq. m
整體綠化餘地=1996sq. m - 跌級前花園 598sq. m - 七座物業覆蓋面積及
環保大露台合共面積 655.8sq. m 尚有 742.2sq. m 餘地, 覆蓋率計算也只是
33% 尚未超出上限 40%

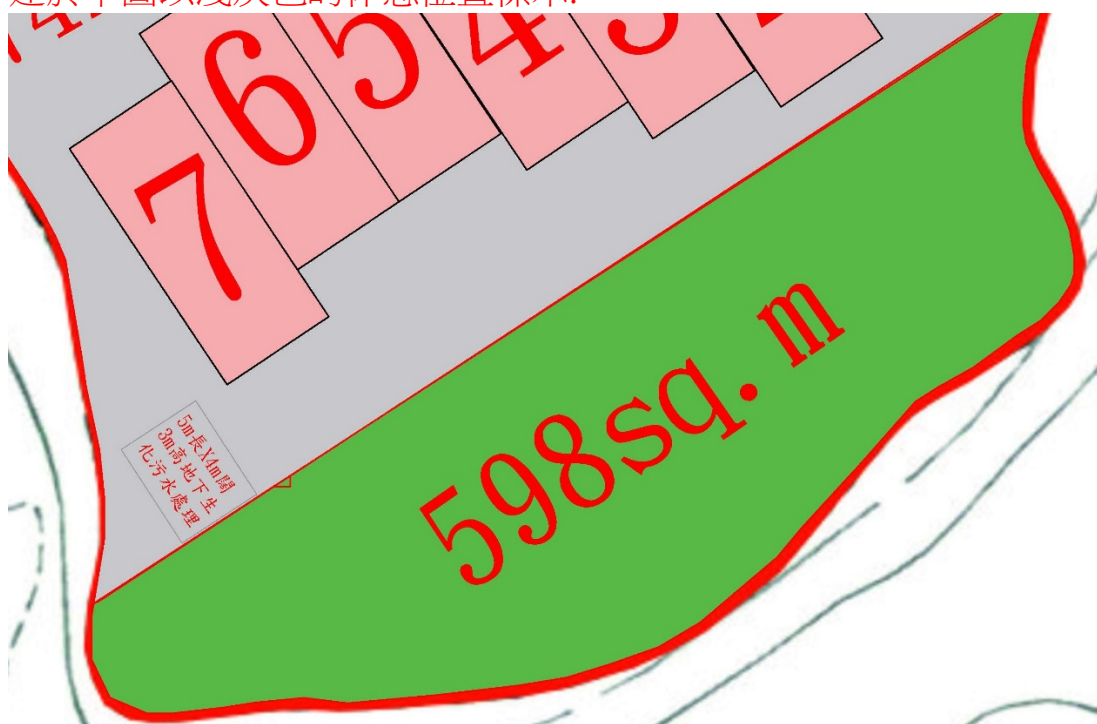
在設計方面，這個就是以仿照北斗七星的排列來模仿的整體發展規劃。

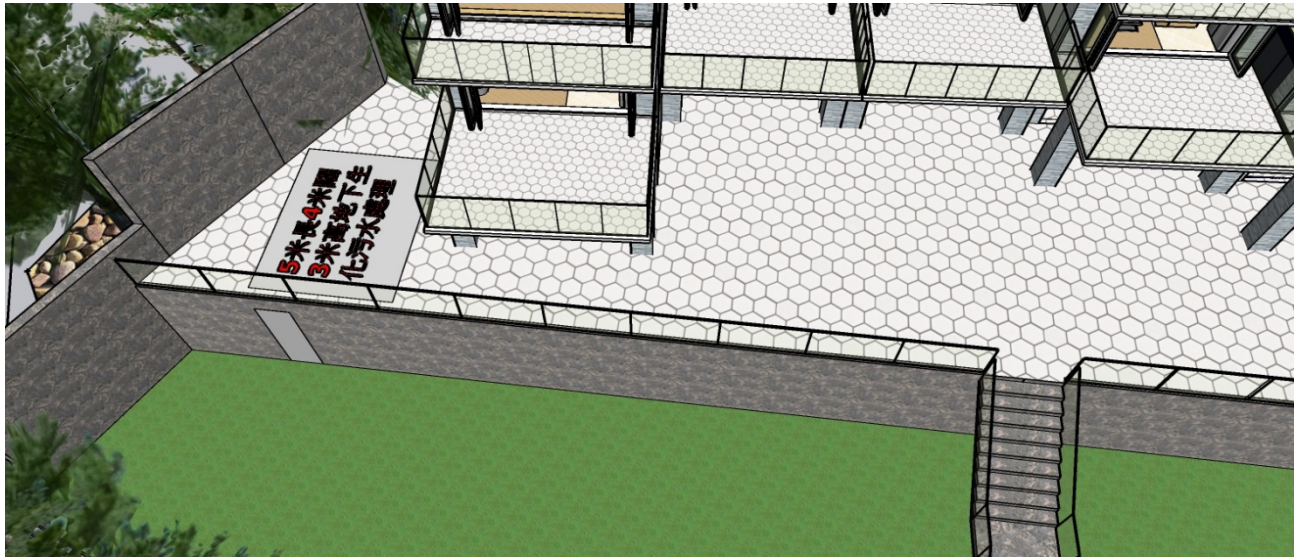


下圖以 R(C)1 的地積比率及一切相關來計算後的七座建築物的整体規劃圖以下, 經電腦 Auto-Cad 計算後, 以綠色標示為 598sq.m 前跌級花園, 總地面積 1996sq.m 減去七座建築物及七座物業的環保大露台覆蓋面積後, 餘下以淺灰色標示約為 742.2sq.m 是屋苑共用休憩花園及每戶汽車出入共用餘地。



最近政府已開始把一些污水處理廠等搬去一些地下溶洞來釋放更多土地資源給更多公共房屋土地, 有鑑於此, 申請人也效法香港政府, 把那個生化污水處理房也建於下圖以淺灰色的休憩位置標示:-

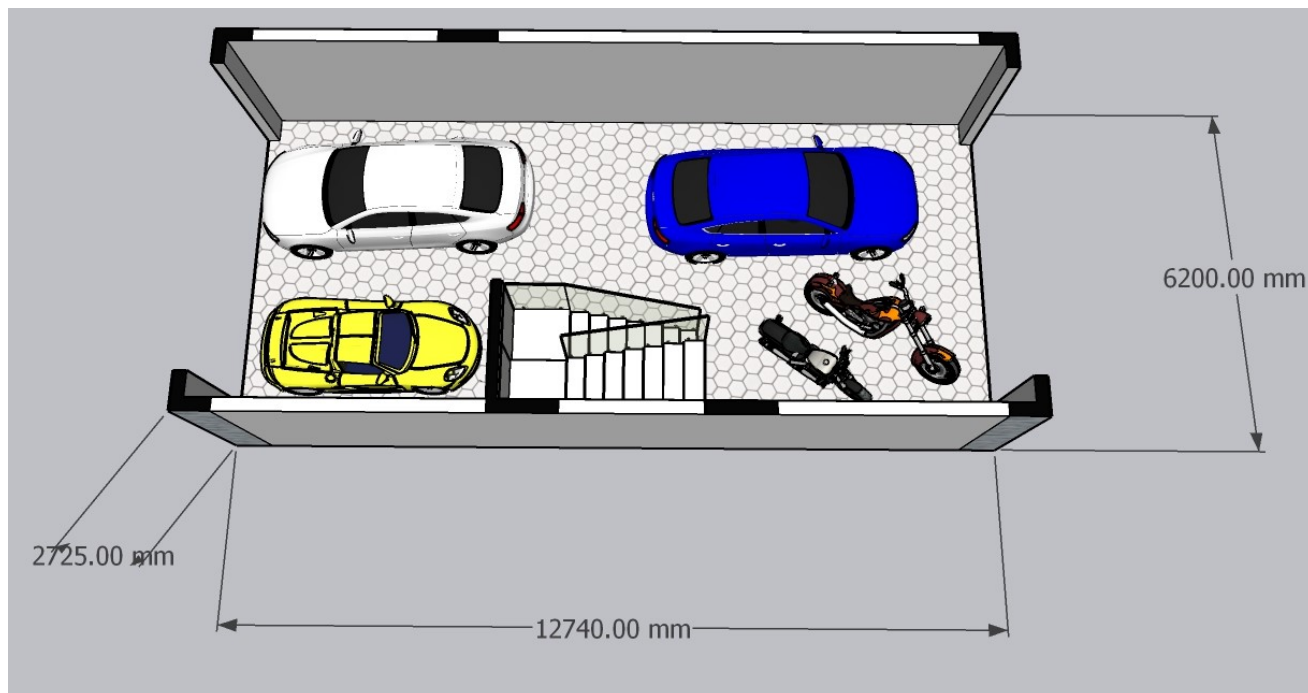




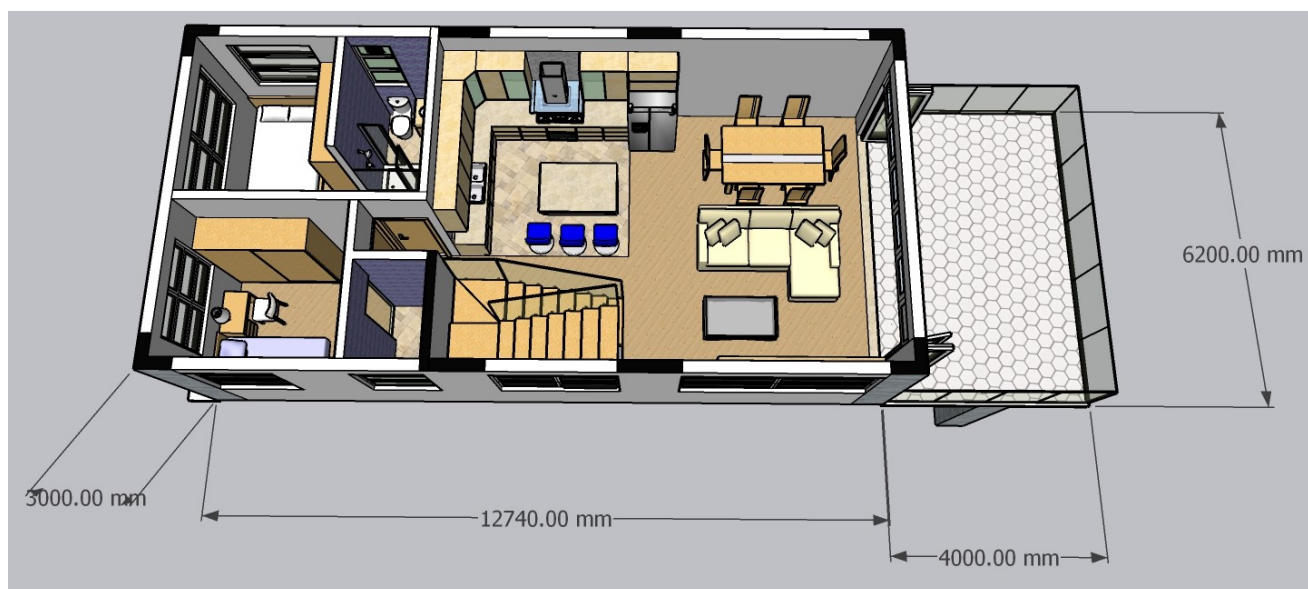
其實現時很多新界的小型鄉村屋宇都以環保署的規格指引來建造化糞池，而所有化糞池也都建造在村屋四週的地下，故申請人把更高規格的生化污水處理也建造在上圖顯示的上級物業的地下花園，也不是甚麼特別或新事物，而只是因現有的三個地段 Lot 36SA, 436SB & 36 RP in DD256 就剛好因高低差距而經申請人研究後，把整個地盤劃分為上下兩個約三米半差距的兩級來設計建造七座建築物及共用的前跌級花園，這更可以省卻一些佔地而不會因而增加任何地積比率，故申請人在第七號屋邊的花園地把一個 5m 長 X4m 闊及 3 米高的生化污水處理房建造於下，而正好可以利用前花園低位作為維修入口及有效地利用其底位來把七座建築物的排污收集到這個污水處理房後，再以生化細菌來過濾後，只要得環保署批准排放許可證後，再得循環再用水許可，就可以把自行過濾後的清水循環再用於園林花草樹木灌溉之用，而最重要是能有較地為這個小形屋苑解決一切的排污問題。

這種高科技的環保生化污水處理系統已行之有較更得政府在多個地方來使用，因此，我們絕對有信心可以在日後向環保署申請批准循環再用水來給予花草樹木來源源不絕灌溉，更是一個真正的水之源的再生及真正為環保出力的屋苑。

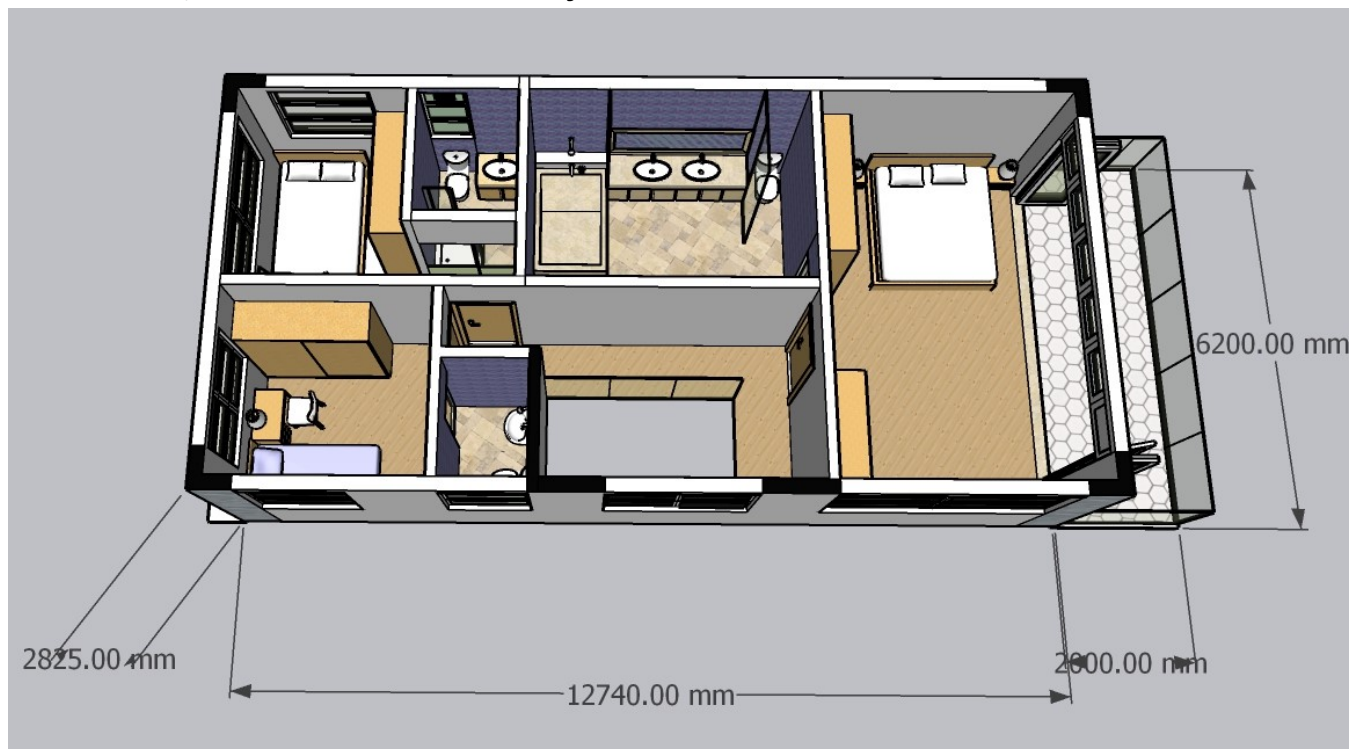
這是按照申請所需提供的平面圖，以下是 1 號屋開敞式車庫平面設計及尺寸圖 6.2m X 12.74m =79sq.m Car Pork Dimension Plan Floor Plan for House 1



1 號屋一樓平面尺寸圖 1/F Layout Plan Dimension Plan for House 1



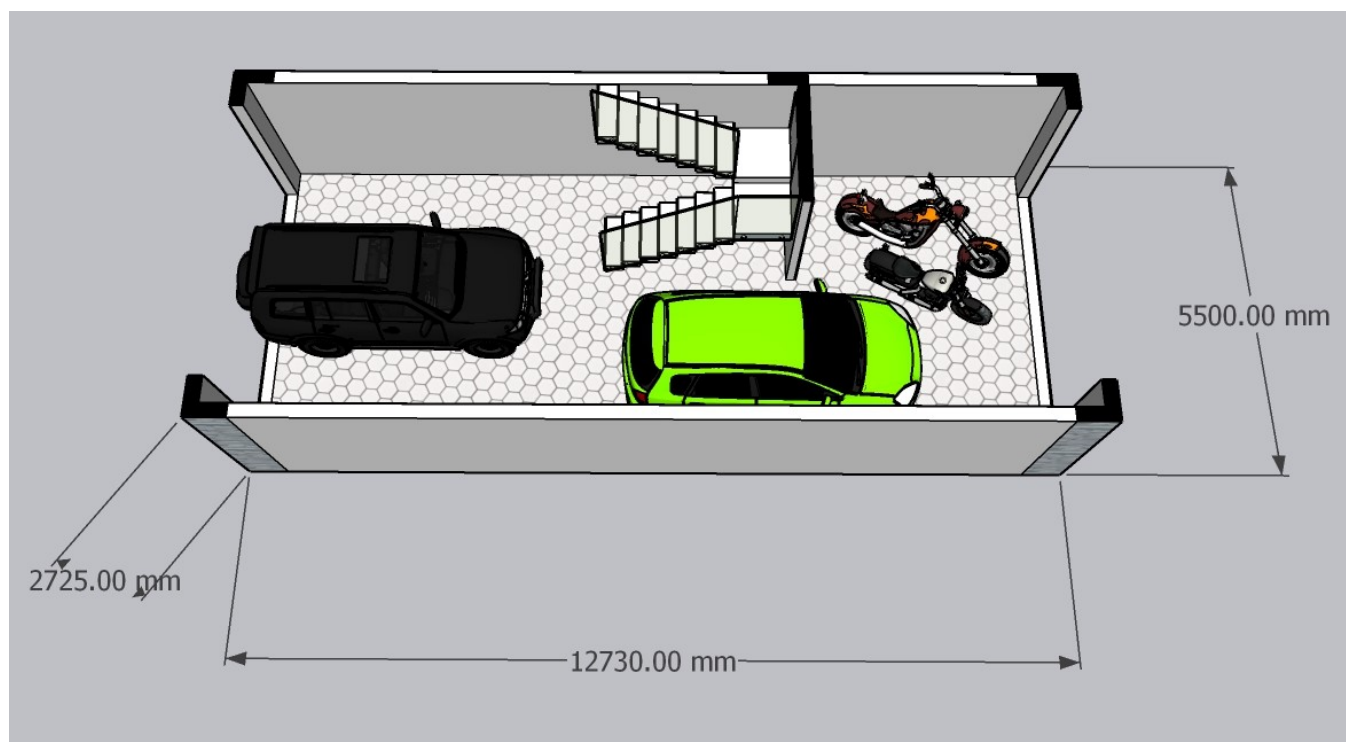
1 號屋二樓平面尺寸圖 2/F Layout Plan Dimension Plan for House 1



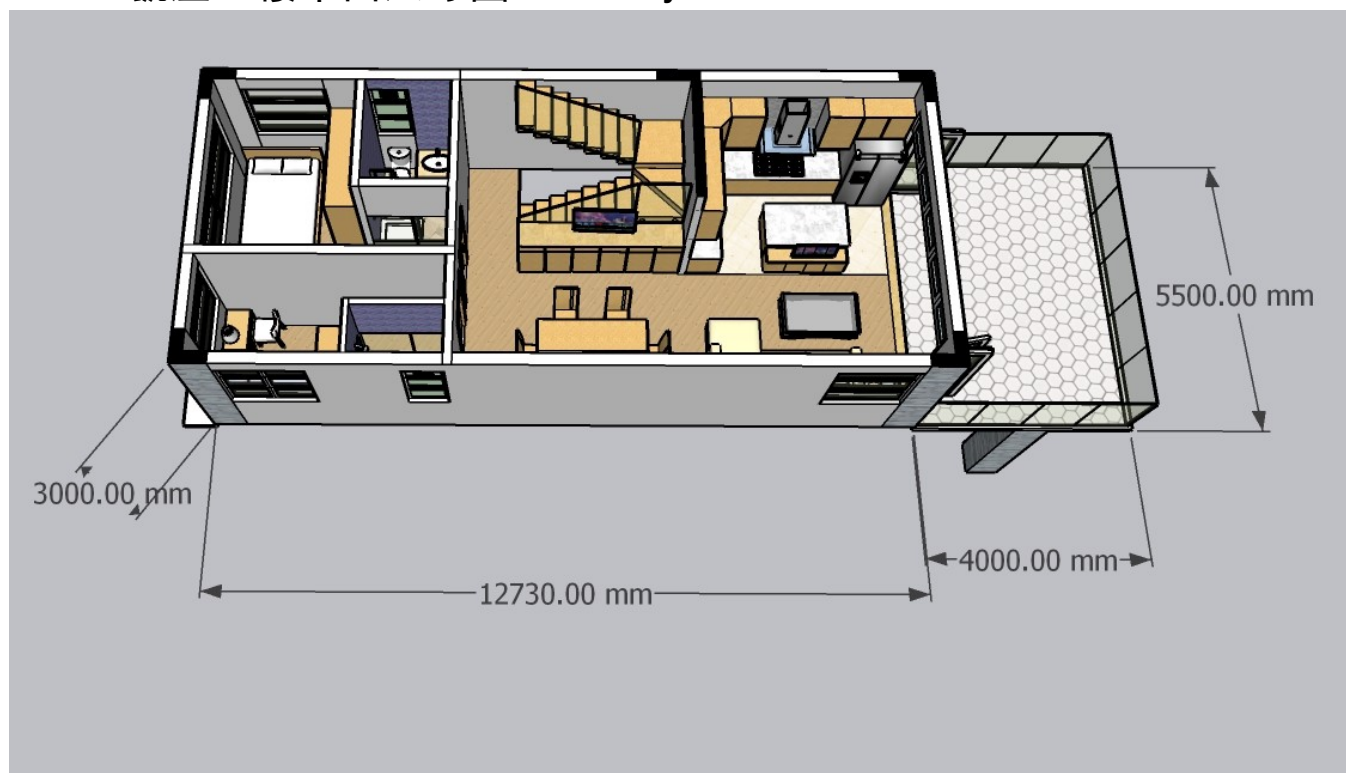
1 號屋橫切面尺寸圖，高度為 9 米 Cross Section Dimension Plan for House 1 and the max heigh is 9m



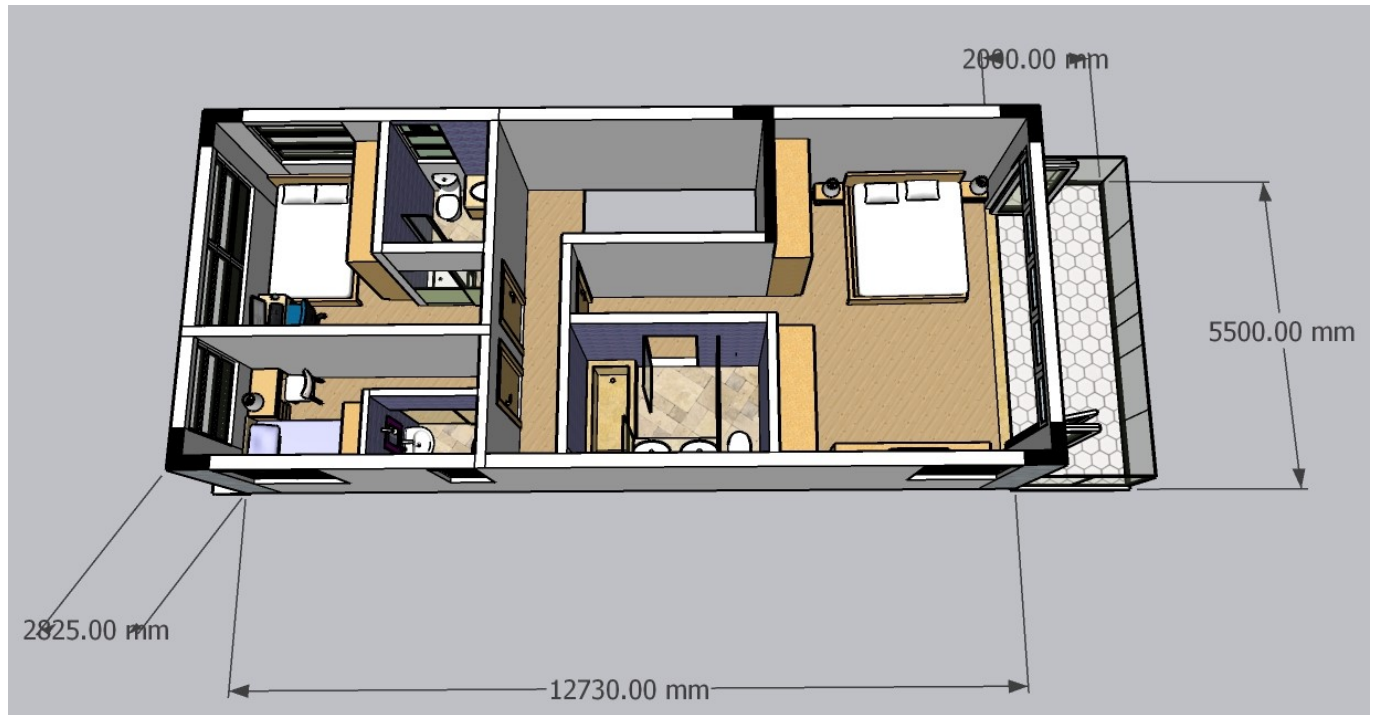
2 至 7 號屋開敞式車庫平面及尺寸圖 5.5m X 12.73m =70sq.m Car Park
Dimension Plan for House 2-7



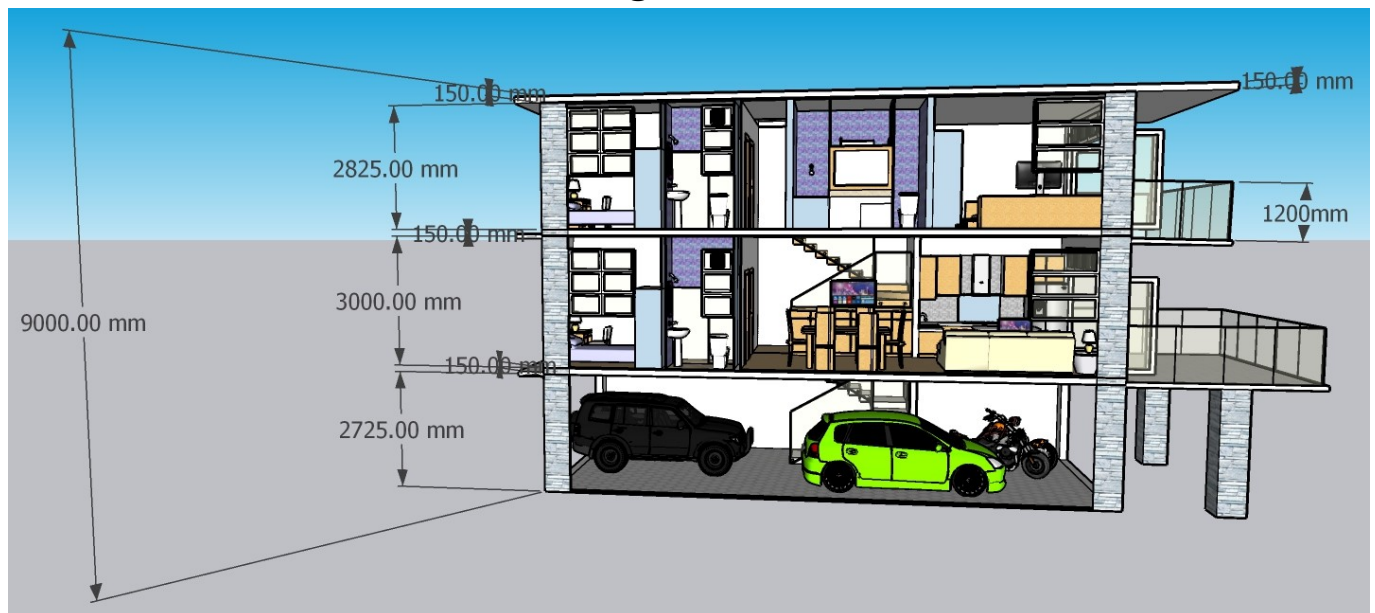
2 至 7 號屋一樓平面尺寸圖 1/F Layout Dimension Plan for House 2-7



2 至 7 號屋二樓平面尺寸圖 2/F Layout Dimension Plan for House 2-7



2 至 7 號屋橫切面尺寸圖, 高度為 9 米 Cross Section Dimension Plan for House 2-7 and the max heigh is 9m



(6) 環保物料及現有樹木及品種

翻查政府就 DD256 集体官批 Block Crown Lessees 該三幅土地均標示為 waste 無太大用途的二級農地, 故只能種菜及一些菓類,

SCHEDULE OF CROWN LESSEES.

DISTRICT No. 256

| Lot No. | Date of lease in years | Area | Description of Lot | Name of Lessee | | Address | Crown Rent | | |
|---------|------------------------|------|---------------------------|----------------|------------------|---------|------------|----|---------------------|
| | | | | Chinese | Transliteration | | Class | \$ | # |
| 1 | 75 | 0.25 | Subsidiary building waste | 張朝貴 | Chang Chiao Kwai | 大青仔 | 1st | 3 | 12 |
| 2 | " | 0.11 | Padi | 曾三連 | Sung Sam Lan | 大網仔 | " | " | 20 |
| 3 | " | 0.10 | " | 黃德榮 | Hong Tak Hong | " | " | " | 20 Vol. 381 Fol. 87 |
| 4 | " | 0.25 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 75 |
| 5 | " | 0.02 | " | 黃德榮 | Hong Tak Hong | 大網仔 | " | " | 20 Vol. 381 Fol. 88 |
| 6 | " | 0.10 | " | " | do | " | " | " | 20 Vol. 381 Fol. 89 |
| 8 | " | 0.03 | Household waste | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | 1 | 20 |
| 9 | " | 0.25 | Household waste | " | do | " | " | " | 20 |
| 10 | " | 0.02 | Padi & kly Cult. | " | do | " | " | " | 20 |
| 12 | " | 0.05 | Padi | 黃德榮 | Hong Tak Hong | 大網仔 | " | " | 10 Vol. 381 Fol. 90 |
| 13 | " | 0.01 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 14 | " | 0.05 | " | 黃德榮 | Hong Tak Hong | 大網仔 | " | " | 10 Vol. 381 Fol. 91 |
| 15 | " | 0.02 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 16 | " | 0.01 | " | 曾金房 | Sung Kam Lau | 大網仔 | " | " | 01 |
| 17 | " | 0.02 | " | " | do | " | " | " | 01 |
| 18 | " | 0.10 | " | 羅元文 | Lo Yuen Man | " | " | " | 20 Vol. 393 Fol. 35 |
| 19 | " | 0.03 | " | 曾金房 | Sung Kam Lau | " | " | " | 01 |
| 20 | " | 0.01 | " & waste | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | 1 | 18 |
| 21 | " | 0.10 | " | 羅元文 | Lo Yuen Man | 大網仔 | " | " | 20 Vol. 393 Fol. 36 |
| 22 | " | 0.05 | " | 曾金房 | Sung Kam Lau | " | " | " | 10 |
| 23 | " | 0.21 | " & waste | 羅元文 | Lo Yuen Man | " | " | " | 20 Vol. 393 Fol. 37 |
| 24 | " | 0.09 | " & waste | 曾金房 | Sung Kam Lau | " | " | " | 20 |
| 25 | " | 0.11 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 20 |
| 26 | " | 0.05 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 20 |
| 27 | " | 0.03 | " | 曾金房 | Sung Kam Lau | 大網仔 | " | " | 10 |
| 28 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 29 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 30 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 31 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 32 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 33 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 34 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 35 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 36 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 37 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 38 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 39 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 40 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 41 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 42 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 43 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 44 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 45 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 46 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 47 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 48 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 49 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 50 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 51 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 52 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 53 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 54 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 55 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 56 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 57 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 58 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 59 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 60 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 61 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 62 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 63 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 64 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 65 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 66 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 67 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 68 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 69 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 70 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 71 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 72 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 73 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 74 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 75 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 76 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 77 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 78 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 79 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 80 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 81 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 82 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 83 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 84 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 85 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 86 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 87 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 88 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 89 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 90 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 91 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 92 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 93 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 94 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 95 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 96 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 97 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 98 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 99 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |
| 100 | " | 0.03 | " | 張朝貴 | Chang Chiao Kwai | 大青仔 | " | " | 01 |

申請人更向該村的村民查詢, 該三幅地段在過去的几十年間均是用作農耕用途, 後來舊業主年紀大就一直荒廢沒有耕種, 家人也搬出市區更不想從事耕種, 就把該土地展轉出售予現登記業主, 但業主也因只用作土地儲備, 也就一直閒置及荒廢, 使土地長滿野草及蚊蟲。經申請人十多年的清理, 總算把該土地美化, 更種植了十棵洋紫荊樹及六棵桃樹, 另更有大量簕杜娟, 而更有高約六米的巴西葉及一

些四米高鉄樹外和種植蘭花及各類小型花甫外，就別無任何稀有品種樹木。因此，一個在一百年前只用作農耕的二級土地，更一直荒廢了几十年，就更不可能會長出任何稀有品種的樹木了！更別說有任何土沈香樹了。

此外，申請人也熱愛大自然，更對親手栽種的一切花草樹木都情有所鍾，故絕不會對現有的一切親自所栽種的樹木來砍伐。更因現在天氣每年都在變暖及浩熱，尤其是今年的天氣，更每天都有 35-40 度以上，現時不少人都在尋找較好的建築隔熱材料來舖設在天台，但都未能真正有效，倘在建築物的西面種植高約十二米以上的樹，才是最有效來隔熱及遮蔭的理想及天然的方法。故申請人不單不會有任何砍伐樹木思維，日後會把現有的樹木按照設計來搬遷在每座建築物的西面，因三幅地段的土壤均相若，故可以讓現有樹木可以有個固定及永久良好的土地生長，這才是真正環保及保護樹木。

至於環保建築物料：-

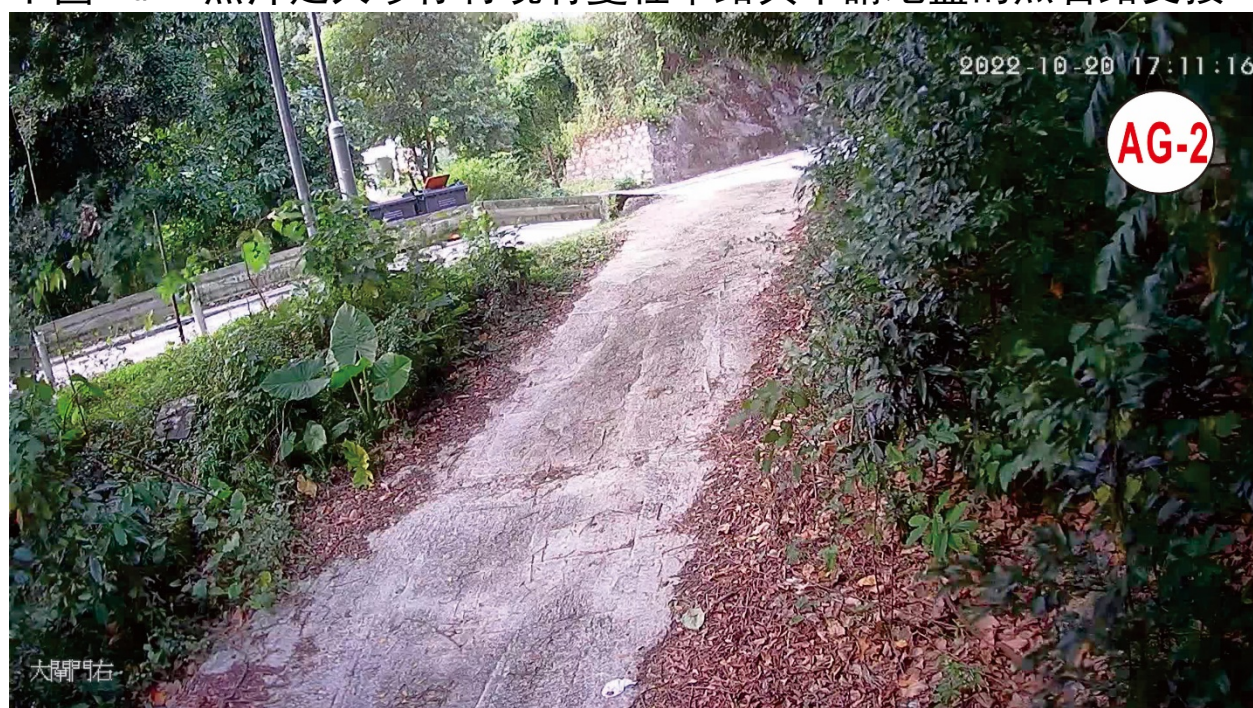
申請人未退休前，是從事室內外及園林設計建築，簡稱 Design and Build 更曾替不少外籍人士的村屋給予設計及翻新，更對環保及各項物料都給予很多客人建議，故倘獲政府批准申請，日後在建造上蓋物業時，更會在施工鋪灌石屎水泥灌漿前，先行放入光纖管道接通到外牆及天台，這樣就在白天通過由天台或外牆的光纖來把自然陽光傳導後轉射到各層的室內及地庫停車間，就有如施華洛展出水晶的飾物櫃所用的光纖燈原理以一盞燈射向一束光纖導線就能照向多個飾物櫃原理。此外，環保器才近年也大大改良及進步，故更會大量採用風力混合太陽能等再生能源來作園林照明，這些都是既可節省電力及有助減少碳排放，再加上現時的太陽能熱水器及太陽能照射燈系統，更可以省卻大量的電力，也可以為環保出一分力。

(7) 道路及公共交通工具

下圖 AG-1 顯示該申請地段以紫色的出入口現有六米闊鐵閘位置及紫色箭咀指示的虛線為一條無名路與現有大埗仔村雙線車路交接。



下圖 AG-2 照片是大埗仔村現有雙程車路與申請地盤的無名路交接。



目前該申請地段由西貢大網仔車路經由仁義路，再以約一分鐘左右車程就到一條有來回雙程標準車路的小村”大埗仔村” 交接位如上圖以紫紅色箭咀標示為一條約六米闊的車路，再出入口就可以駛進該申請地盤，而該通道更可以給五噸半大型貨車駛入，至於私家車輛就更不成問題，如日後發展，會更把現有車路修繕使更暢順。



上圖 AG-3 是 AG-1 所標示的六米闊出入口，汽車入內就有六米闊的車路，可供整個屋苑七個單位的車輛進出。

該申請設計有七座物業，1 號屋可停三個私家車位及兩部電單車位，而 2 至 7 號屋，每座可泊兩部私家車及兩部電單車，在設計上，每座地下開敞式車庫均設有可供電動車充電器，也可以推動及讓未來物業居住的人都採用電動車的一個好鼓吹。因此整個屋苑合共可停 29 個車位，其中 15 個私家車位及 14 個電單車位。但現時牌費及燃油費等都很高昂，故這些也只是可停車位的數字，與實際用作上班車輛是兩馬子的事，故推算在上班時也只有約六至七部車左右會進出大網仔路後，現時西貢區在多面都正進行四線車路擴闊工程，更有將四線的西沙路去香港東區或出九龍及新界各區，更可以經由大網仔路去西貢市中心再出將軍澳或新清水灣道出九龍或經觀塘去其他各區。

此外，仁義路及大埗仔村雖然目前除了的士外，就靠村民自行駕車，但由於該申請地段離大網仔路很近，就算不駕駛，也可以步行約五至八分鐘就可到達大網仔大路，當到了大網仔大路後，就有很多公眾交通車輛可以乘坐，比如有：-

- (A) 9 號小巴專線由西貢市中心經過大網仔仁義路至麥理活夫人渡假村，有更在大路左右兩邊的巴士站
- (B) 7 號小巴專線由西貢市中心途經大網仔仁義路至海下村。
- (C) 99R 巴士由大學地鐵站途經西貢大網仔迴旋處去西貢警署。
- (D) 99 由馬鞍山經大網仔迴旋處到西貢市中心總站
- (E) 299X 由沙田市中心經大網仔迴旋處到西貢市中心總站。
- (F) 289R 由沙田市中心經由大網仔到黃石碼頭。
- (G) 96R 由鑽石山經大網仔到黃石碼頭。
- (H) 94 由西貢市中心總站途經大網仔到黃石碼頭

此外，更有電召的士等等，故該申請地段根本不開俾家車，也可以四通八達坐公共交通車輛去西貢市中心及各處。因此，本申請也只有七座家族式建築物，故車輛也只不過是六至七部左右，對大網仔路及出西貢或各車路等並不會構成擠塞，加上政府現已在西貢及西少路進行四線擴闊，也許未必在短時間在大網仔會有進一步的擴闊計劃，但目前對大網仔區內居住的各村民並不做成任何巨大負荷。綜合以上各因素，該申請也不會因而對交通引至負荷及影响。

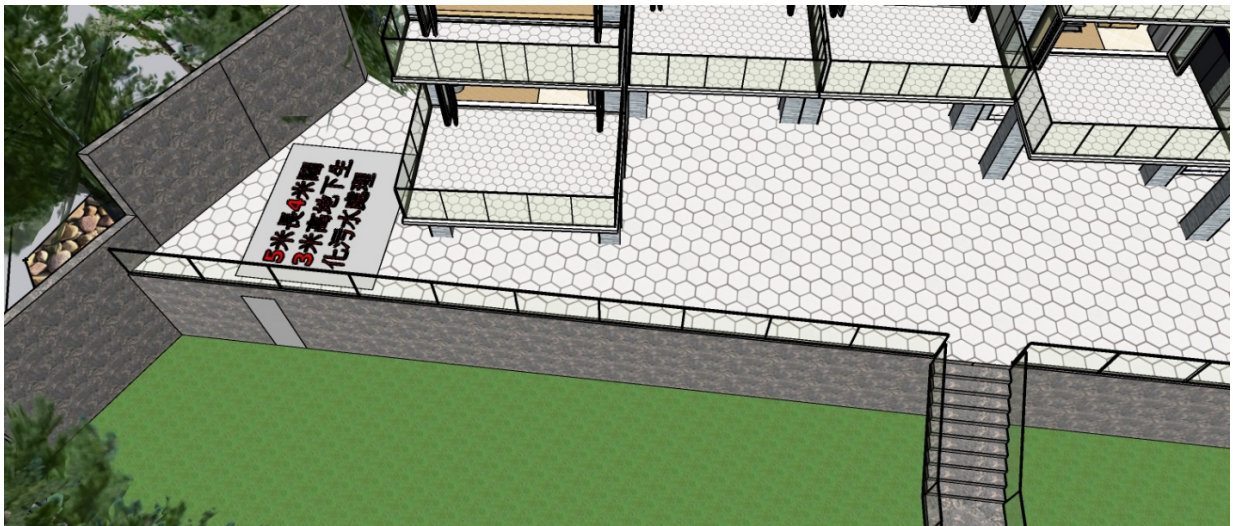
(8) 公共設備供應

該申請地目前有水，電及電話寬頻等，唯沒有煤氣，但西貢區八成以上的村民都在用液化石油氣，西貢就有約五六家專營送石油氣給各村居民，故對申請並無甚麼問題。至於電話或寬頻就更因現在科技一日千里，更已由路段鋪設的固網改為由各大網絡供應商以 5G 無線網絡咭及加送 5G 路由器來解決訊號，所以該申請不存在公共設施問題，更不會對任何公營設施有任何影响或可以說根本就無。

(9) 污水處理

查該區已有數個低密度住宅區，不少早已有接駁政府的排污渠，政府更早於十多年前已在大網仔有排污渠，環保署更在十多年前已開始要求不少靠近或沿大網仔路邊的小區停止使用化糞池及要求各接駁政府排污渠，故如政府日後也顧及該區村民並可以接受該申請地盤接駁排污渠時，申請人無任歡迎，更樂意第一個會同意申請接駁，

但看來，政府會以多種理由來不予建造可接駁該區的排污渠，也許他們覺得村屋無需要或鋪設工程費用太高昂而沒有任何計劃。雖若如此，申請人會採用一間極高質素的環保污水處理公司” 正昌公司” 的生化污水系統來解決排污問題。該公司是以一種新的高科技來培植一種細菌，這種細菌對於一切廁所排放的污水，廚餘及洗衣排放的污水等均是這種細菌的食糧，先經由這些細菌食用後，再經特別的污水過濾層過濾後，一切污水由黑色已變成清切晶瑩的清水，再以紫外光 UV 殺菌，以確保一切變形蟲及大腸桿菌等無法存活後才排放出河流，當然這時所處理好的水已達到水務局的 Group A 標準還更高時，我們就更可以向環保署申請排放水許可證， Discharge License 及後我們更會申請循環再用水的許可 Reuse License，這樣就可以更環保及有效運用水之源來作花草樹木灌溉及接駁廁所來循環再用作沖廁水，故此舉不但不會對週遭河流做成任何污染破壞，更是善用大自然資源的一項重要的循環及環保優點，也可以說有自己的小型污水處理廠，而這些設備是長 5m 闊 4m 高 3m, 約 20sq. m 左右埋藏在高位的花園地下，也正好可以不佔地方及可以有效利用前跌級共用花園來開入口門給日後維修及監察污水。更比起目前政府在西貢污水廠所處理好的污水更勝多籌。下圖是設計圖中模擬把一個生化污水房建造在七號屋傍邊的高位花園。既不妨礙美觀，也更有效地解決一切排污問題。下圖是申請設計圖，把一個約 20sq. m 的中央生化污水房來收集所有排污水的戶外共用前花園低作入口門來維修。



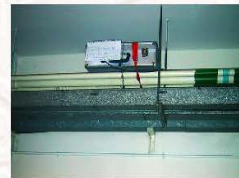
以下是正昌公司的污水處理系統

- Dunwell acquired the facility in August 1993
- Chemical waste treatment license issued in 1995 after a year of improvement
- Capacity : 1,000MT/month
- ISO 9001 accredited in 1997
- ISO 14001 accredited in 1999



Water Efficiency Management

- ◆ Water consumption auditing & analysis
- ◆ Water balance modeling
- ◆ Water usage optimization
- ◆ Water reuse and disposal strategies development
- ◆ Optimal water management strategies development



Wastewater Treatment & Recycling



6

正昌集團
DUNWELL GROUP

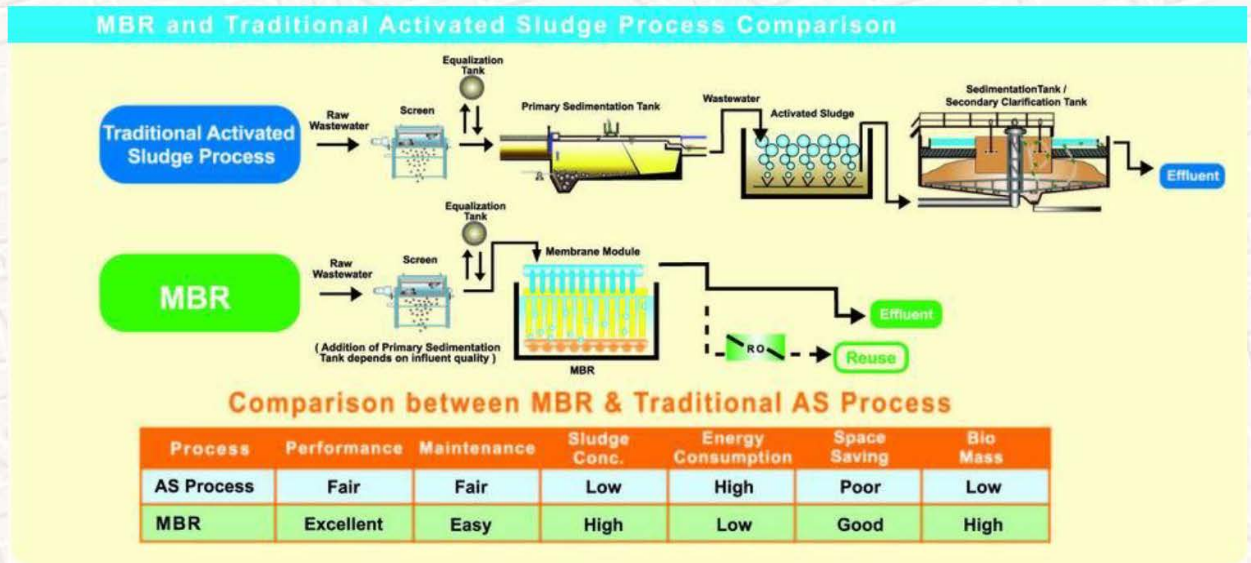
Membrane Bioreactor



9

正昌集團
DUNWELL GROUP

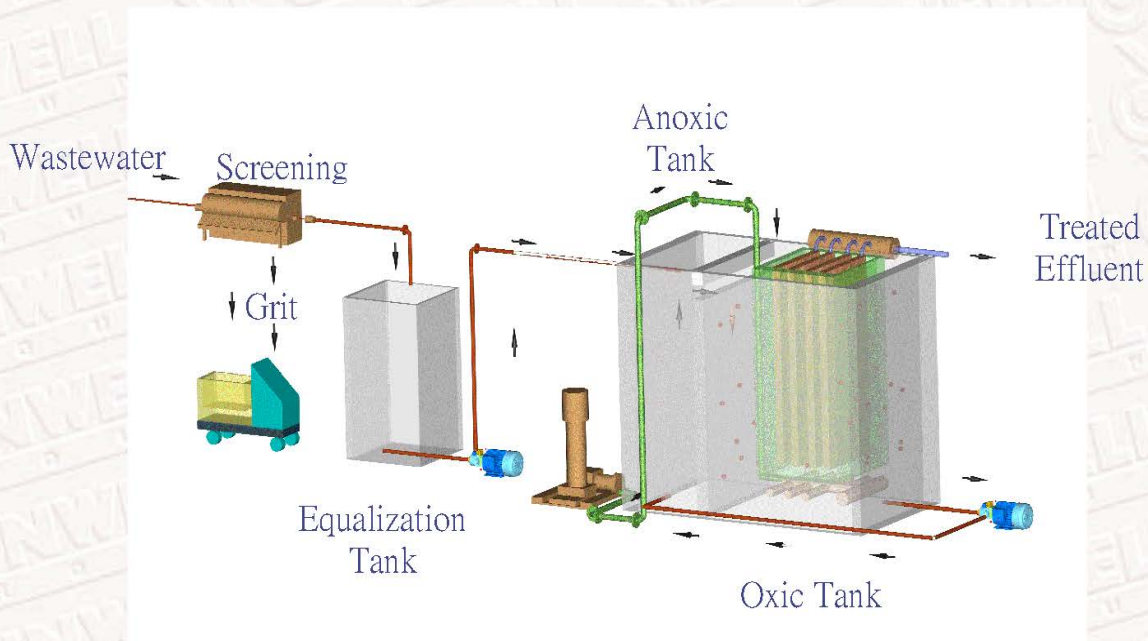
Comparison with traditional System



10

正昌集團
DUNWELL GROUP

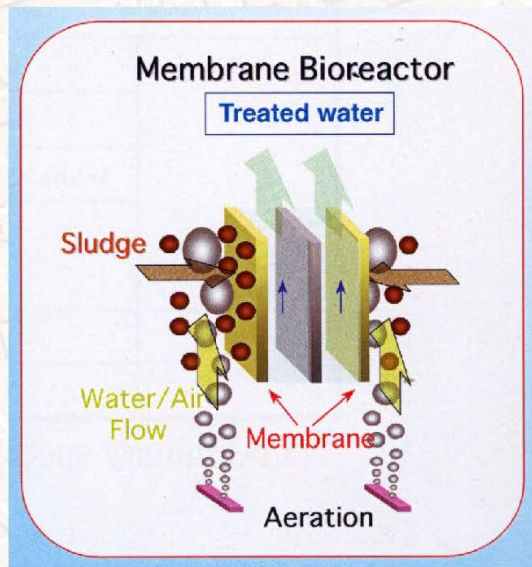
MBR (Membrane Bio-Reactor) Working Principle



11

正昌集團
DUNWELL GROUP

MBR (Membrane Bio-Reactor) Working Principle



12

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MBR (Membrane Bio-Reactor) Working Principle



Membrane Module



Anoxic Zone



Control Instrumentation



Ozone Disinfection

13

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Advantages of MBR



- ◆ Higher biomass concentration → More difficult to settle
- ◆ In conventional activated sludge process, MLSS < 4,000 mg/L
- ◆ In MBR, MLSS can be as high as 15,000 mg/L

正昌集團
DUNWELL GROUP

Membrane Bio-Reactor (MBR) Wastewater Recycling System

Performance

正昌集團
DUNWELL GROUP

Performance



16

正昌集團
DUNWELL GROUP

申請人採用正昌的生化污水處理系統後，就等同自己的小區擁有一個小型的排污濾水廠，而且比起政府的濾水廠更佳，而最後經這種系統過濾出來的水質，比起水務局的指標 Group A 還更高，如上圖的水處理後，已成為晶瑩剔透可飲用的水，所以該申請絕對不會因政府沒有提供排污渠而有排放污水帶來任何破壞，相反，由這個小區的各種環保基礎就只會使該地段提升更高水平。



排入去水渠及污水渠系統、
內陸及海岸水域的污水標準
Standards for Effluents Discharged
into Drainage and Sewerage Systems,
Inland and Coastal Waters

環境保護署
Environmental Protection Department

Table 3 Standards for effluents discharged into Group A inland waters
(All units in mg/L unless otherwise stated; all figures are upper limits unless otherwise indicated)

| Determinand | Flow rate (m³/day) | ≤10 and ≤100 | > 10 and ≤100 | >100 and ≤1000 | >1000 and ≤10000 | >10000 |
|--|-----------------------|--------------------|---------------------|----------------------|------------------------|---------|
| pH (pH units) | 6.5-8.5 | 6.5-8.5 | 6.5-8.5 | 6.5-8.5 | 6.5-8.5 | 6.5-8.5 |
| Temperature (°C) | 35 | 35 | 30 | 30 | 30 | 30 |
| Colour (lowboiled units) (15cm cell length) | 1 | 1 | 1 | 1 | 1 | 1 |
| Conductivity (µs/cm at 20°C) | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 |
| Suspended solids | 10 | 10 | 5 | 5 | 5 | 5 |
| Dissolved oxygen | ≥ 4 | ≥ 4 | ≥ 4 | ≥ 4 | ≥ 4 | ≥ 4 |
| BOD | 10 | 10 | 5 | 5 | 5 | 5 |
| COD | 50 | 50 | 20 | 20 | 20 | 20 |
| Oil & Grease | 1 | 1 | 1 | 1 | 1 | 1 |
| Boron | 2 | 2 | 1 | 0.5 | 0.5 | 0.5 |
| Barium | 2 | 2 | 1 | 0.5 | 0.5 | 0.5 |
| Iron | 2 | 2 | 1 | 0.5 | 0.5 | 0.5 |
| Arsenic | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 |
| Total chromium | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 |
| Mercury | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 |
| Cadmium | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 |
| Selenium | 0.01 | 0.01 | 0.01 | 0.01 | 0.01 | 0.01 |
| Copper | 0.2 | 0.2 | 0.2 | 0.2 | 0.1 | 0.1 |
| Lead | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 |
| Manganese | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 |
| Zinc | 1 | 1 | 1 | 1 | 1 | 1 |
| Other toxic metals individually | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 |
| Total toxic metals | 0.3 | 0.3 | 0.2 | 0.2 | 0.15 | 0.15 |
| Cyanide | 0.05 | 0.05 | 0.05 | 0.05 | 0.02 | 0.02 |
| Phenols | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 |
| Hydrogen sulphide | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 |
| Sulphide | 0.2 | 0.2 | 0.1 | 0.1 | 0.1 | 0.1 |
| Fluoride | 1 | 1 | 1 | 1 | 0.5 | 0.5 |
| Sulphate | 800 | 600 | 500 | 400 | 200 | 200 |
| Chloride | 800 | 500 | 500 | 200 | 200 | 200 |
| Total reactive phosphorus | 1 | 0.7 | 0.7 | 0.5 | 0.5 | 0.5 |
| Ammonia nitrogen | 1 | 1 | 1 | 1 | 0.5 | 0.5 |
| Nitrate + nitrite nitrogen | 15 | 15 | 15 | 15 | 10 | 10 |
| E. coli (count/100 ml) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |

17

此外，據水務局要求優質水，申請人就算沒有政府接駁排污渠，採用正昌的生化污水處理系統後，所排放的污水變成清水後，比起水務局的水質要求 Group A 會更高，況且，就算郊野天然河流也會有動物排放糞便或尿液，故相來說，我們採用的生化污水系統就對水質大大改良外，更是為環保出一個帶頭的好例子。而正昌這公司在經營排污的系統更已幫政府多個地方建造一些公廁，也證明可靠及有明顯效能。

(10) 文化遺產

上文提到，該土地一直是用作農耕，而荒廢了也只有好幾十年，申請人居於該地，可以說是對每一寸土地都曾番土種植，就連一片舊瓦片都找不到，故絕對無有任何文化遺產，況且申請人也極熱心考古研究，對史前文物及後世的古董都極有研究，更是在面書 Facebook 內有兩個協會群”華夏紅山文化研究協會”及華夏文物珍藏協會”等兩個群組的會長，有來自中港台及海外成員三千多人，更對考古及史前與後世朝代文物有一定認知水平，故對該地段也曾考察過及證實絕無任何可供考古文化遺產。

(11) 水質影響

基於申請人已做了充份的研究及心思來處理每一項的事，採用了中央生化污水處理系統就更不會對現有天然雨水及排放污水等對附近的河流或週遭環境有任何污染或破壞，相反，循環排污這系統，就更對附近水質會大大提高。

(12) 附近物業發展規劃

該申請地段的附近本早已有數個低密度住宅，如早禾居，嘉翠苑及逢秀路等一帶，最近更有仁義路和大網仔路口的一個低密度住宅 The Capri 約十二座低密度住宅，下圖可供參考。



的地段也只不過七座小型建築，與現在附近的每個低密度住宅相比，他們全都最少十多座甚至過佰座的別墅群，就更是蚊與牛比，基本就不會構成甚至影响大自然的一切。

(13) 自然景觀損害研究 Visual impact

該申請地段前後左右四週均是政府土地，一直沒有被人開發或私自耕種等，故四週都長滿 15 米或以上的樹木，這些樹木均是自然生長，按照測量地平線數據，該申請地段是凹下去為地平線 17.83 左右，比起大埗仔政府車路的地平線高度 23.59 相差了約 5 米七左右，申請人更以三維及以 17.83 的高度來繪制七座 9 米高的屋宇後，不論現時從左右前後都因太多十多米高的大樹遮擋，根本就無法看見，更別說對四週有任何景觀影响，申請人更以實地拍下好幾個以電燈柱為遠觀點來看，均除了樹木外，就只有樹木了！

下圖 P. S 以申請地由 Point-A 至 Point-E 來作景觀,



下圖 P1-P2 是 Point-A 由對面路拍下申請地盤入口的照片.



圖 P2 是 Point-A 由對面 36 號屋石級頂約三米左右拍下對面入口照片.



從對面36號屋約17級的石級上約三米高作為景觀點向申請地入口拍下照片
下圖 3DP1 是以模擬 3D 圖來展示如日後有申請人建成的七座建築物時，
因太多十几米高樹遮蔽，在建築物的地平線 17.83 建造後，也只不過能
看到第七座物業頂的少許屋角，故更不形成視覺景觀損害。



以3D模擬圖從Point-A 觀點看申請地盤, 也只看到第七座物業的些許

下圖 P3 是在東北面燈柱 EA0303 為觀點.



從申請地向東北方向以電燈柱 EA 0303為景點

下圖 P4 是 Point-B 由 EA0303 燈柱回看申請地盤照片



從電燈柱 EA 0303為景點回看申請地入口, 只能看見約15米高大樹

下圖是以 3D 模擬圖來以 EA0303 Point-B 點回看申請地盤在日後就算有建築物，也因申請地背後有太多十五米以上的高樹，故無法可以看到有任何未來建築物。



以3D模擬圖從Point-B 觀點看申請地盤,除了樹木外就甚麼建築物也看不到
下圖 P5 是 Point-C 以電話柱為觀點



從申請地的西北面以一條電話柱為觀點

下圖 P6 是 Point-C 從電話線柱回看申請地照片



從西北面電話柱為觀點回看申請地盤入口以紅色圈標示

下圖 3DP3 就如上圖 P6 照片中，以電話線回看，也無法可以看見模擬有建築物後任何，故沒有因申請而做成任何景觀損害。



以3D模擬圖從Point-C 電話柱作觀點申請地盤,除了樹木外就甚麼建築物也看不到

下圖 P7 是水務局的倉地，以電燈柱為觀點



下圖 P8 是水務局位於申請地的西面



下圖 P9 是 Point-D 是由水務局那電燈柱 EA-0299 為觀點回看申請地盤



從水務局倉外電壓柱為觀景回看申請地的入口及其凹下去的申請地盤

下圖 3DP4 是以 3D 模擬圖由 Point-D 回看申請地盤



以3D模擬圖從Point-D 水務局倉電燈柱EA-0288作觀點看申請地盤,除了樹木外就甚麼建築物也看不到

下圖 P10 是由申請地的地平線高度 17.83 為視點來回看對面山唯一建築物，按圖 P. S 該建築物的地平高度為 24.7 而一座三層村屋高度為 8.23m 故當看見對面建築物是 32.93m，該申請對南面更沒有任何視覺損害。



由申請地內地平線高度17.83 Point-E 向南拍照對面山頂唯一建築物也只看見二樓，故，由對面看申請地也不會做成視覺損害
 下圖中有六間批出的丁屋，其中 Lot 141SA & 141SB 是上圖的建築物，細看測量圖的等高線是 24.7m 故從 24.7 米回看申請地的 17.83 就差了約 6.87 米，更在已建的上蓋 8.23 米後，以 32.93 米的高度來和 17.83 就差了約 15.1 米，故不論站在 24.7 也好，申請地盤根本也對南面無任何視覺損害。



(14) 發展與自然保育區緩衝區

對於申請地的四週，現時在對面如上圖 P10 及測量圖是兩座鄉村小型屋宇: Lot 141SA 及 141SB 而東北方面如下圖 P11, 是政府土地的臨時牌照屋.



申請地盤從外觀看左手邊也是位於東面的一間16號屋的牌照屋
西面圖 P8 是水務署的倉庫地，下圖 P12 是北面 36 號一座丁屋，



從申請地盤背後也是北面的36號屋石級約三米為Point-A 觀點

從圖 P. S 及 P8, P10, P11 及 P12 可見申請地盤的東西南北都是牌照屋或丁屋或及水務署的倉庫。因此，申請人的地段根本就與自然保育區或郊野公園區等都不存在甚麼緩衝作用，況且申請地更凹下去，比東西南北的現有建築物為更低，更連左隣右里都無法看見將來會有机会建造的任何建築物，因此所謂緩衝區就更對不上，故也不構成任何緩衝區的功能或任何相關原素。

(15) 雀鳥物種及昆蟲影響

基於該申請所涉及的土地沒有任何稀有樹木，況且，申請人更極力保證，會保留所有樹木來作適當的遷移，加上以往几十年這三個地段都是以農耕為主，故三個地段的土壤都相若，倘能按照申請人把樹木等搬去永久及更安穩的地來繼續生長而非讓它但胡亂錯綜複雜生長，就更是真正的保育，此外，有秩序來搬遷樹木，更不會做成雀鳥的家園破壞，

此外，該申請更不會因這小蚊型規模的發展而對背後的政府土地上的樹木或及四週生態及四週的樹木有任何損害，而且基本上，背面的一切樹木都早已被政府漁護署測量及有牌號記錄，就更無人敢對其有任何損害，相反，保留四週的樹木，不單有助減少猛烈陽光的溫度，更有助使該申請地繼續享有更私隱，所以申請人根本找不到任何理裡會胡亂砍伐，也因而申請 S12A 就可以把該地盤更有秩序地給更多空間來給樹木及花朵生長，也因而更適合不少雀鳥及昆蟲居住。

(16) 總結：-

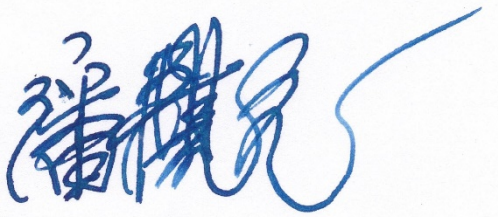
香港有很多人環保人士，他們都沒有以民為本的思維，對於他們自己有屋住就沒有去為很多人來思考，他們就只為了反對而反對，因而扼殺了很多有需要的人的申請，而使香港很多土地因而被荒廢，形成大量土地野草叢生，樹木更因而雜亂無章互相交織地損害，更無人看管及整理，這是對生態的一個自生自滅的真正破壞。相反申請人在這個私人的小型土地能有深思熟慮去作長遠及有秩序的設計及研究後才規劃，尤其是：-

- (1) 在斬竹灣分區計劃大綱核准圖編號 S/SK-TMT/4 中，申請人更在同一張圖中展示該區也有好幾個 R(C)1 的批准，故也不是新鮮或甚麼新的規劃。況且申請 R(C)1 也因覆蓋面積以 0.5 兩層計算後，實際建築物的覆蓋面積也因而限制在 25% 故尚有約 75% 的綠化比例，對環境及私人土地根本已足夠規限。
- (2) 申請也只是個私人極細少的發展，尤其是在政府暫未有任何在該區有任何計劃的中央排污渠前，申請人早就在這方面有著詳細及更多這方面的考慮，更計劃及應用生化污水處理系統來處理自己小區的污水，使排放的污水變成可循環再用的晶瑩剔透清水，因而不會對該區及四週有任何環境的破壞。
- (3) 申請人把現有的樹木有秩序及規劃來作遷移，不單能使每棵樹木因而可以有適當的永久生長，日後更有屋苑的管理員來灌溉及施肥，一切樹木更因而成為未來建築物的天然最佳遮蔭，更是人和樹木的雙贏成果及理想長久及良好之策。因此大自然的鳥類就更因而可以在樹木上築巢。此外，申請地的四週樹木都有約十五米或以上，對申請人也更有如天然的遮蔽圍牆，使該小區成為更私隱的地方，據了解，漁護署也曾對該地盤背後政府地的一些有生態價值的樹木予以登記及掛上樹木篇號牌，故更有效防止有人來破壞或砍伐，這也是申請人所應同及希望的事。

- (4)該申請地位處凹下去，比路面就有約五至六米差距，故從 Point-A 到 Point-D 都可以預見將來就算因有發展而不會構成有任何視覺損害，此外，該申請地的東西南北都已有水務局的露天貨倉或一些政府批准的牌照屋或一兩間的丁屋，故更對甚麼保育或郊野公園緩衝區在任何情況下，都不構成有任何所謂的緩衝功能，故不該以緩衝區來作理由來握殺本申請。
- (5)這申請也只不過是個用作家族式的小型發展，故可以說一家人的小區，況且只有七座小型屋宇，更不會對該區交通做成擠塞，加上步行出大網仔大路也只不過八分鐘左右就可以乘坐大量公共交通車輛，更有西貢公路，西沙公路，清水灣道及將軍澳等四通八達的車路讓居民轉乘地鐵或小巴等，

該申請已在環保，水質，排污，視覺景觀及交通等各方面都已有深遠的考慮及規劃評估，故我們不應因反對而反對來作出不合理的反對，相反，一個申請也需政府及私人來作互動商討，與時並進，使規劃能更有效及更完善改進，而政府各部門如對該申請要添加一些合理條款或要求時，申請人也會因而作出適當的修改來符合政府及各部門的要求，使大家能達到相贏，政府也因而在日後在補地價而使庫房有進帳得益，也可以用於香港民生及社會各方面。因此，綜合以上各種因素來研究，該申請 S12A 根本不會對上述區域或各方面做成破壞，相反，更因該小區的申請而使附近更提升各項質素。

此致 城市規劃委員會



Poon Key Yuen

Revised Date:21-10-2022

敬啟者,

現本就所有政府的提問作出下列回應

Application No. Y/SK-TMT/7

Comments from Government Departments (as at 25.11.2022)

Comments from District Lands Office/ Sai Kung, Lands Department (Contact Officer:
Mr. Raymond LAU; Tel: 2791 7014)

(i) the three lots in the application site are old schedule agricultural lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. It is not situated within any known village environ. No government land is involved. According to our record, the respective site areas of the affected private lots are set out as follows:

D.D. 256 Lot No. 36 Site Area

s.A 0.06 acre

s.B 0.06 acre

RP 0.31 acre

0.43 acre (1,740.14m²)

(ii) as stated in the planning statement, the application site is of about 1,996m². This Office cannot verify the site area at the moment. The applicant should make sure that the site data quoted in the submission is correct. The applicant should make sure that the site data quoted in the submission is correct;

(iii) our Office record reveals that some unauthorized structures have been erected in the application site and lease enforcement action is being taken by our Special Duties Task Force. Warning letters were issued on 27.11.2020 and registered in the Land Registry requesting the registered lot owner to purge the said breach;

(iv) in view of the (iii), LandsD has reservation on the planning application since there are unauthorized building works and/or uses on the lots which are already subject to lease enforcement actions according case priority. The lot owner should rectify/regularize the lease breaches as demanded by LandsD;

(v) as a related issue, the planning statement remarks that the registered owner of the application site is "Key Fortune Development Limited" whilst the applicant claimed in the submission that he is now taking adverse possession of the site. The applicant is hereby reminded that the land title of the application site should be secured before placing his application to this Office to effect the proposal; and

(vi) subject to (iv) and (v) above and if the subject application is approved by the Town Planning Board, the lot owner shall apply to this Office for a land exchange to effect the proposal. 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.

申請人回應:-

- (i) 我是以一份由"梁守聰註冊土地測量師 Leung Shou Chun Land Surveying Consultants Ltd 於 2008 年為我作實地測度及制圖的, 而給予我的是一份 Autocad 格式的 Digital Format 在圖中,更以紅線及 AA 点到 Z 点, 需知目前政府各有關測量及圖則等, 大家都一至使用相同的 Autocad 來呈交及制度, 而我也以相同的電腦呈式來運自, 也多次來運算後, 原來是 1998.62 平方米,但我也自我減小為 1776 平方米來計算, 而業界也接受 5% 的誤差, 當然我也只少了些許來以 1776 計算, 本是合理的,日後批准換地時,會要求土地測量師給予更精準的面積, 而地政處因以 acre 來算, 故是有很大的差距.
- (ii) 因面積在我看來是正確的, 我也為此把原來的 AutoCad Digital Format 提供給地政處或相關部門來參考.
- (iii) 有關該申請地有僭建物一事, 我已與地政處專責執行組協商, 已把 80% 的僭建物拆卸, 預計三十天左右就可以把一切全拆卸.
- (iv) 目前該土地的登記業主是 Key Fortune Development Limited 但因申請人已佔用該土地超過 12 年, 為此申請人也與業主協商好, 會給予一個他滿意的賠償額, 故在多方面的申請中, 業主也願意給予支持及以授權書等來給予證明, 日後在換地時, 我會正式向法庭申請逆權侵佔後把身份更清晰來確應.
- (v) 這個在上已有回應.

Comments from Transport Department (Contact Officer: Mr. Thomas WANG; Tel: 2399 2224)

- (i) it is noted that the current access to the application site is a substandard village track. The application is required to submit the design of the proposed access road

leading to the site and its junction to Yan Yee Road for our further review;

(ii) the proposed parking provision, in particular the motorcycle parking spaces, substantially exceeded the relevant requirements as stipulated in HKPSG. Please review;

(iii) loading/unloading facilities area not proposed in this application. Please review; and

(iv) the applicant is required to submit a layout plan to clearly indicate the location of the proposed parking spaces, loading/unloading facilities, and access arrangement to them accordingly;

申請人回應:-

- (i) 申請人提交的詳細報告書中, 已有連接車路通往大埗仔村的車路, 而該車路也有八米寬, 足夠大型五噸長貨車進出, 故對該小型發展所及涉及車輛申請, 實微不足道.
- (ii) 由於本人愛開電單車, 故我和一眾愛好的人, 也發覺他們一般也會有多超過一台或以上的電單車, 故在設計時, 也把這個考慮, 加上目前的電動車已在多個車輛領域出現, 加上目前不少公司都出產及推出不少精良的電動電單車, 預計日後如居住者如愛開電單車時, 會有一燃油及一台電動的電單車, 因此我在設計時也因而以兩台電單車來設計.
- (iii) 該申請屬於私人小到屋苑, 分為上下兩級, 上級為地平線 17.84m 和第二級諮計是 16.04 而上級的 17.84 是主要各車輛駛進每座物業的開放式實房, 而餘下還有約減去七座佔地後, 尚有約 618 平方米的公共空地, 足夠給予任何的土台及搬運上落車輛停泊.
- (iv) 在申請書內已有 3D 圖來供參考.

Comments from Water Supplies Department (Contact Officer: Mr. Simon WONG; Tel: 2152 5756)

The application site is located within lower indirect water gathering grounds where proposed residential use is not permitted. He objects to the application.

水務署也知道本申請並不是直接的集水區, 更是下水的一個點, 加上申請是以中央生化污水系統, 故並不會對集水區內有任何影響, 否則, 當初水務局就更把該申請土地也列為集水區, 因此, 在制定集水區圖則及界線上, 也沒有把該申請土地劃入集水區, 顯然該申請根本對水質及各方面不會構成任何影響.

Comments from Highways Department (Contact Officer: Mr. M. L. LEUNG; Tel: 2762 4941)

No comment on the application subject to the following conditions:

(i) the applicant shall be responsible for construction of a proper vehicular run-in/out arising from the captioned development. The design and details of the vehicular run-in/out shall seek agreement from Transport Department; and

(ii) the applicant shall be responsible for maintenance of the proposed vehicular run-in/out and driveway connected between the captioned development and Yan Yee Road.

申請回應:-

- (i) 倘申請批准, 會和地政處在換地時, 作出更寬大的車輛道路的要求後, 會以一份更優質的車輛設計圖呈交運輸署來給予指示.
- (ii) 當然該日後的車路自必然成為一條私家路, 一切的維修及管理都絕對由申請人負全責的.

Comments from Urban Design and Landscape Section, Planning Department

Landscape (Contact Officer: Mr. Leo LAM; Tel: 35653956)

(i) based on the aerial photo of 2022, the application site is situated in an area of settled valleys landscape character predominated by woodlands and segmented village houses at the "V" zones in the vicinity. Given the Site is surrounded by dense vegetation and woodland, the proposed rezoning is considered not entirely compatible with the landscape character of the adjacent environment;

(ii) with reference to the site photo record dated 11.11.2022 and the submitted information by the applicant, noting majority of the applicant site area is hard-paved and it is currently occupied by several temporary structures and existing vegetation. Ornamental trees are observed within the Site and most of the existing landscape resources observed within the Site are planted and maintained by the applicant;

(iii) the landscape information provided is considered insufficient to facilitate the subsequent rezoning exercise, the applicant is reminded to provide the following

information on landscape impact assessment and proposed landscape treatments:

- a. a broad assessment of landscape impact cause by the proposed development on the surrounding area, as well as a broad brush survey with photos, species and description on the general conditions and proposed treatments for existing trees / vegetation within the Site;
- b. proposed landscape treatments / mitigation measures including a planting proposal with the indicative locations, estimated number of trees to be preserved / planted; and
- c. a conceptual landscape plan to illustrate the overall landscape design with sufficient greening to be allowed for the proposed development.

申請人回應:-

- (i) 正如上述的關注,事實上,除了該申請土地內的 1776 平方米是私人土地,也即是在 1898 年的集體官批內的農地,因此在內的土地,早年是耕作用途,也因此除了業主種了些個人喜愛的樹木外,根本沒有任何受保護的重要保育樹木,,反正申請人也會因應設計來把分布在各不同位置的私人栽種樹木以天欄等大機來搬遷,已確保每棵樹都能有個永久的生長。至於談及四週的密林,當然是因為除了本申請土地外,四週全都是政府土地,這些土地也有百年以上的樹木,故也理所當然和申請土地有差距,而本人也因愛護大自然及環保外,更特別喜愛四週的密林,因其可以形成一個天然的屏障,更使該申請日後更享有視線也無法看到屋苑,故四週的密林樹木跟本和申請是兩回事,也更不會因而構成對四週有任何破壞。
- (ii) 該申請土地上的所有樹木均由申請人所種,故對本人來說,每棵樹都是我的所愛,日後自會加以更大的維護。
- (iii) 其實現場的樹木也並不多,在我的構思中,會把約一至兩棵樹按照計劃搬遷到每座屋的西面,這也更為屋苑構成最佳的隔熱,也為樹木提及更理想的永久生長。
- (iv) 因本人在迎合地政處的拆卸,也因本人年紀有 63 歲了,在一次在拆上蓋時,不小心踩錯腳而使胸受斷裂,也入住醫院一個多星期,更在最近拆一些鐵坑板時,被一些細菌感染,而這些細菌更是食肉干菌,現在已把我右腳的三只尾指吃了,因此在行動人就如殘障人士,也因此制定這圖方面要多花點時間後補上,反正在日後如獲批准時,也要給貴處詳細園林設計圖來給予指示

The following government departments have no comment on/no objection to the application:

- (i) Agriculture, Fisheries and Conservation Department
- (ii) Chief Engineer/Mainland South, Drainage Services Department
- (iii) Chief Engineer (Works), Home Affairs Department (HAD)
- (iv) District Officer (Sai Kung), HAD
- (v) Antiquities and Monuments Office
- (vi) Electrical and Mechanical Services Department

Application No. Y/SK-TMT/7

Comments from Government Departments (Part 2) (as at 30.11.2022)

Comments from Urban Design and Landscape Section, Planning Department

Urban Design (Contact Person: Mr. Benjamin TUNG; Tel: 3565 3961)

(i) please indicate the location of the sunken garden (“ 跌級前花園 ”) and the shared recreational and vehicular access space (“ 屋苑共用休憩花園及每戶汽車出入共用餘道 ”) and their respective formation level (in mPD) on a layout plan or sectional plan. Please also state or indicate the height of the proposed development in mPD;

(ii) insufficient information/material is provided in demonstrating the potential visual impact from the development proposal. The applicant should make reference to the Town Planning Board Guideline on Submission of Visual Impact Assessment for Planning Application to the Town Planning Board (TPB PG-No. 41) in preparing the supporting materials. Our specific comments are as follows:

(a) regarding figure P1, P2, P4, P6 and P9, instead of circling the broad location of the application site, the exact extent of the site boundary should be marked clearly on the photographs;

(b) in general, photomontage of the proposed development should be prepared based on the latest site photos taken at the concerned viewpoints. Drawing 3DP1, 3DP2, 3DP3, 3DP4 are computer-generated images which are not at the same location and at the human eye level as in figure P2, P4, P6 and P9 respectively, and the surrounding features cannot be verified;

(c) even the proposed development may be screened by existing trees/shrubs, its building/structure outline should be indicated in the site photomontage based on

figure P2, P4, P6 and P9 for our checking; and

(iii) without the abovementioned information and sufficient visualisation materials, we are unable to ascertain the potential visual impact from the development proposal at this juncture.

申請人回應:-

- (i) 在本人的報告書中, 已有 3D 圖來把上級屋苑座落的位置及下級的公共空地花園有詳細圖可供參考, 本人是以 Digital Format 圖的測量高度來作出兩個高度点, 第一個是 17.83 為上級屋苑的地平高度, 而下級的跌級花園為 16.04 這兩個高度点也會成為日後申請時刻意來形成及整理.
- (ii) 本人已盡最大努力以實地拍照片及 3D 圖來互對應, 更在不同位署以本人 1.75 米高來拍照, 故提交什么都該更明白, 請申請土地四週在任何東西南北任何角度實因有大量天然樹木, 大都在大埗仔村路的 22.78 起生長三十多米高的樹木, 故不管在任何角度均無法看到日後的建築物, 試想想, 上級以 17.83 為地台高度計, 建 9 米高建築物時, 也只有 26.83 米高, 與大埗村現有車路的差距也共有 4 米, 故 4 米早已被四週的三十多米樹木完全遮蓋, 故不管任何人到現場實地視察, 根本無法看見日後的屋苑.

Comments from Environmental Protection Department (Contact Person: Mr. Alan LI; Tel: 2835 1114)

We have the following comments on the subject application:

Air Quality

- (i) please address the air quality impact arising from the construction phase of the project. In particular, please confirm that relevant mitigation measures under the Air Pollution Control (Construction Dust) Regulation would be implemented to minimise dust emission during construction phase. Please identify and determine the separation distance between ASRs and the construction site and review whether enhanced emission control measures shall be considered. A location plan of ASRs should be provided;
- (ii) for operational phase, the site would be affected by vehicular emission from nearby road i.e Yan Yee Road. Provided that there is sufficient buffer distance between the said road and ASRs of future development (in accordance with the Table 3.1, Chapter 9 of HKPSG), adverse vehicular emission impact can be avoided. In this regard, please provide sufficient information e.g. TD's Annual Traffic Census, or other confirmation/advice/other documentation from TD, to confirm the road type of

concerned road(s); discuss buffer distance requirement for vehicular emissions stipulated under the HKPSG; and provide figure(s) to show the buffer distance between the said road under the proposed development to demonstrate the compliance with the relevant buffer distance requirement;

(iii) the applicant should conduct site survey(s) to assess and confirm if there are any chimneys from nearby sources located close to the proposed development, i.e. within a study area of 200m. Should any chimney(s), please discuss the buffer distance requirement for chimney emissions stipulated under HKPSG (re. Table 3.1, Chapter 9) and provide figure(s) to show the buffer distance between the identified chimney(s) and the proposed development to demonstrate the compliance with the relevant buffer distance requirement;

(iv) it is understood in the application that a sewage treatment plant will be provided on-site under the proposed development, please discuss the relevant odour control measures to be adopted to avoid odour emission affecting the ASRs of future development. E.g. good housekeeping of sewerage collection systems to prevent the development of anaerobic conditions; storage of screening waste in enclosed containers; and adopt enclosed sewage treatment unit, etc.;

Water Quality

(v) please provide further information on the collection, treatment and disposal method of the surface runoff/ wastewater generated from the proposed carpark facility;

Land contamination

(vi) as there is no coverage on waste or land contamination assessment in the supporting document, Please provide further information with documentary justifications to substantiate whether there is any potential land contamination issue arising from the past and present land use activities on the proposed development site (e.g. providing site's land use history, review of historical aerial photos, providing site visit photos and identification of any potential contamination sources, etc.);

Sewage

(vii) as there is no readily available public sewerage in the vicinity of the subject site, it is understood from the planning application that the treated effluent would be directly discharged to nearby stream and reused on-site for flushing and irrigation purpose. In this connection, please confirm whether such arrangement would

involve the re-use of treated sewage effluent or greywater effluent. Please note that activity for the re-use of treated sewage effluent from a treatment plan is considered as a Designated Project under item F.4, Part 1 of Schedule 2 of the EIAO. Under the EIAO, the applicant shall apply to the DEP for an Environmental Permit for the construction and operation of a Designated Project; and

In view of the above, the environmental acceptability of the proposed development in meeting HKPSG is yet to be confirmed.

申請人回應:-

- (i) 倘申請批准, 在現行屋宇署自會有給予建築師 AP 的書面指示來作出相關的減塵批放及相關要求, 而因建造這七座屋宇也只不過是 RC1 的標準, 不超過米高度時, 根本不用打庄, 只要按照新界小到鄉村屋宇挖到實土來建造地基就可以了, 故不會因而構成空氣或大量灰影响.
- (ii) 需知該申請只是小型細發展, 故不管在建造時, 也只是蚊型工程, 不會對仁義路或相關道路構成阻礙, 相比在更高處的鄉村丁屋群, 就更是蚊脾和牛脾的差距, 故這個不該有什么大影响
- (iii) 這個申請已和四週有很遠的差路, 四週 200 米的北面和東面也只有臨時牌照屋, 故沒有煙通, 而南面的丁屋更不會有.
- (iv) 該申請在設計上以兩級設計, 上級為 17.83 而下級是 16.04 兩數差距為 2 米, 故特利用西面的下級建造一個約 50 平方米的中央生化污水屋, 而排出的氣體, 更會經由一條有水來吸收過瀘的管道後, 再傳到靠河邊遠處, 這更比七座丁屋的化糞池的排氣更理想. 加上四週都沒有其他屋宇, 故更不會構成其他人影响.
- (v) 既然現在水之源都大受全球關注, 故我也更會一切由停實場或及天台等的雨水或相關排水都會收集後再轉到地下的中央污水處理. 也好把處理好的污水成為潔淨清水, 更對維護該屋宇的園林提供大量的循環水源.
- (vi) 中央生化污水所排放的水是可以達到水務局的 Group A 水平, 申請人更會通過該系允公司向環保處申請排放許可及再用許可.

Comments from Government Departments (Part 4) (as at 14.12.2022)

Comments from Buildings Department (Contact Person: Mr. YU Wai-tak; Tel: 2152 2558)

No in-principle objection under the Buildings Ordinance (BO) to the application subject to the following comments:

The applicant's attention is drawn to the followings:-

- (a) unless the proposed site abuts on a specified street complying with the requirements under Building (Planning) Regulations (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the site, where applicable, should be determined by the Building Authority under B(P)R 19(3);
- (b) emergency vehicular access, where applicable, should be provided to the proposed building in compliance with the B(P)R 41D;
- (c) every domestic building within the site shall be provided with an open space complying with the Second Schedule under B(P)R;
- (d) service lane should be provided in accordance with B(P)R 28;
- (e) all unauthorized building works/structures, if any, should be removed according to the provisions of the BO;
- (f) 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 (UBW). AP must be appointed to coordinate all new building works in accordance with the BO;
- (g) the applicant should provide documentary proof of ownership or realistic prospect of control of the land forming the site when submitting new general building plans of any proposed new building;
- (h) PNAP APP-2 and PNAP APP-111 will be referred to when determining exemption of GFA calculation for car parking spaces;
- (i) the applicant's attention is also drawn to the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the SBD requirements under PNAP APP-152. Please refer to JPN No. 1 regarding the criteria and conditions for exempting the balconies from GFA and SC calculations;
- (j) the applicant is advised to seek EPD's comments regarding the sewerage treatment facilities and sludge removal method; and
- (k) detailed comments will be given during general building plans submission stage.

申請人回應:-

- (a) 該申請絕對不會對現有道路或及四週造成任何阻礙或破壞。況且介乎該申請地與政府的大埗仔村車路就有八米寬，而屋苑內就更有六米的車路。
- (b) 六米的屋苑車路也乎合現有 EVA 的要求。
- (c) 該屋苑以七座小型屋宇，共有約 1340 平方米空地給予七座的公共空地花園。
- (d) 現行條-例是要用一名 AP 先行向屋宇署作出詳細建造批側，這個申請人完全明白的也會按一切相關法例申請批准才可建造。
- (e) 現場八成以上的僭建物已拆卸，預計 30 天左右就可以全拆除，\

- (f) 因這不是丁屋, 故申請人完全明白要請用 AP 向屋宇署提交申請及按法規來進行, 一切僭建也會全清除.
- (g) 申請人已和業主達成協議, 日後會把業權全交由本人合法處理.
- (h) 這些規格及要求, 在申請書內已詳細列明, 故在設計圖則上也和 AP 協商來建造.
- (i) 這個也會按照來計算 GFA.
- (j) 按照正昌公司提供的資料, 經生化系統過濾後, 再經由 UV 殺滅後, 將會形成一片乾的餘物, 而這個也是我要用來作整個屋宇的園林樹木的最佳有機肥料, 故更會循環不息使用的良策.
- (k) 日後 AP 會把更詳細圖則向屋宇署來作結構及設計審批, 以合乎政府法例要求.

Comments from Government Departments (Part 5) (as at 10.1.2023)

Comments from Fire Services Department (Contact Person: Mr. WAH Herbert; Tel: 2733 5844)

no specific comment on the rezoning application;

as for the proposed development, please be advised that I have no objection in principle to the proposal subject to water supplies for firefighting and fire service installations being provided to the satisfaction of the Director of Fire Services;

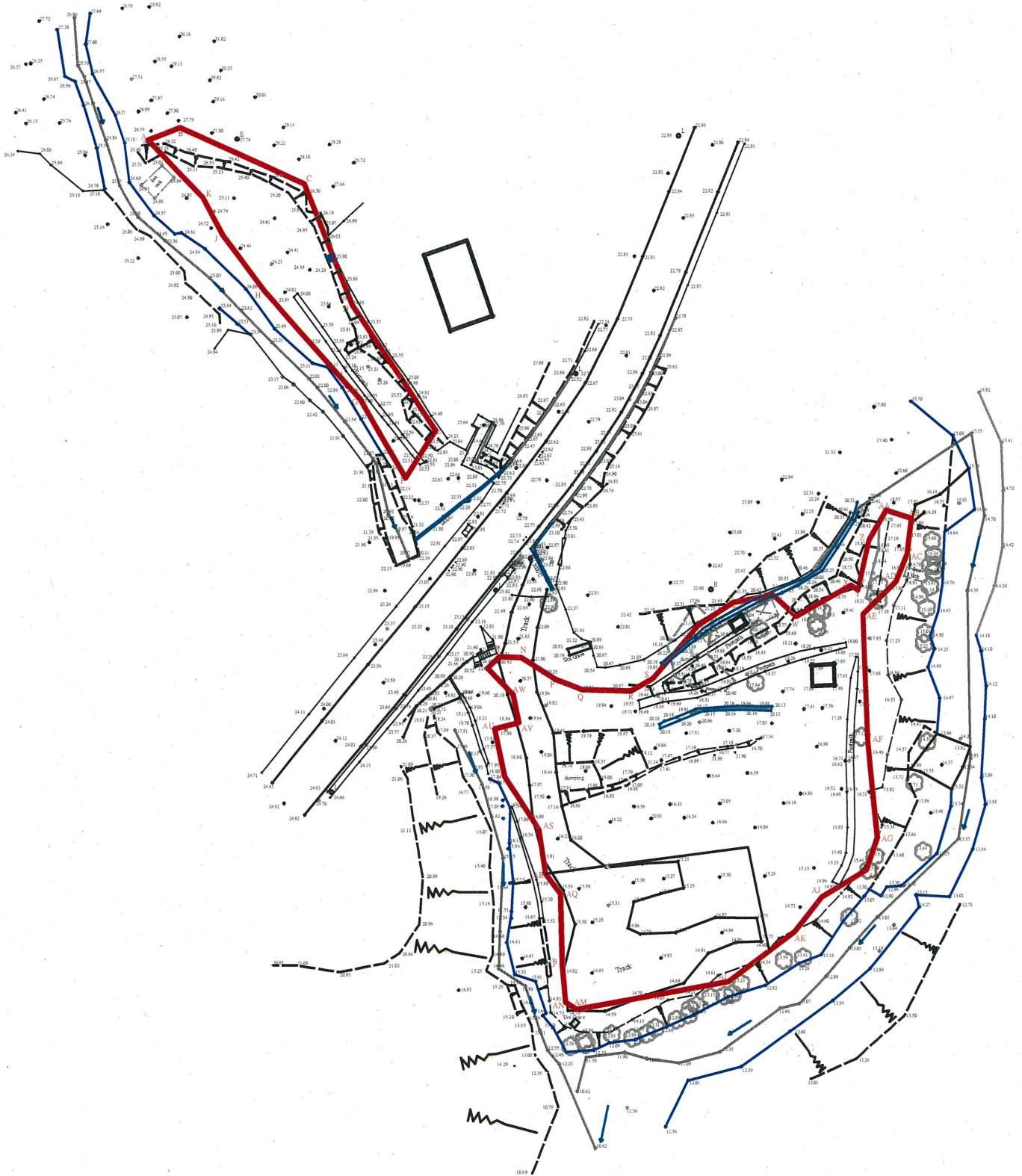
detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and

nevertheless, applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department.

有勞馬小姐把我的回應給予不同的政府部門, 謝謝.

申請人
潘麒元
30-5-2023

Plan Extracted from "仁義路_SurveyPlan
wih digital format from Land
Surveror.dwg" submitted by the applicant



Detailed Departmental Comments

1. Building Matters

Detailed Comments from the Chief Building Surveyor, Hong Kong East & Heritage, Buildings Department:

The applicant's attention is drawn to the following:-

- (a) unless the application site (the Site) abuts on a specified street complying with the requirements under Building (Planning) Regulations (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the site, where applicable, should be determined by the Building Authority (BA) under B(P)R 19(3);
- (b) emergency vehicular access, where applicable, should be provided to the proposed building in compliance with B(P)R 41D;
- (c) every domestic building within the Site shall be provided with an open space complying with the Second Schedule under B(P)R;
- (d) service lane should be provided in accordance with B(P)R 28;
- (e) all unauthorized building works/structures, if any, should be removed according to the provisions of the Buildings Ordinance (BO);
- (f) before any new building works are carried out on leased land, prior approval and consent from the 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;
- (g) the applicant should provide documentary proof of ownership or realistic prospect of control of the land forming the site when submitting new general building plans of any proposed new building;
- (h) PNAP APP-2 and PNAP APP-111 will be referred to when determining exemption of gross floor area (GFA) calculation for car parking spaces;
- (i) the applicant's attention is also drawn to the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the sustainable building design requirements under PNAP APP-152. Please refer to JPN No. 1 regarding the criteria and conditions for exempting the balconies from GFA and site coverage calculations;
- (j) the applicant is advised to seek Environmental Protection Department's comments regarding the sewerage treatment facilities and sludge removal method; and
- (k) detailed comments will be given during general building plans submission stage.

2. **Fire Safety**

Detailed Comments from the Director of Fire Services:

- (a) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (b) the applicant is advised to observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by Buildings Department.

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**HKBWS's comments on the application to rezone the application site from
"Green Belt" to "Residential (Group C) 1" at Tai Mong Tsai, Sai Kung
(Y/SK-TMT/7)**

01/12/2022 18:14

From: "WONG, Suet Mei" <wsuetmei@hkbws.org.hk>
To: tpbbpd <tpbbpd@pland.gov.hk>
Cc: Chuan Woo <wchuan@hkbws.org.hk>
File Ref:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the application to rezone the application site from "Green Belt" to "Residential (Group C) 1" at Tai Mong Tsai, Sai Kung (Y/SK-TMT/7) is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

The Hong Kong Bird Watching Society | 香港觀鳥會

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Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By email only

1 December 2022

Dear Sir/Madam,

**Comments on the application to rezone the application site from "Green Belt" to
"Residential (Group C) 1" at Tai Mong Tsai, Sai Kung (Y/SK-TMT/7)**

The Hong Kong Bird Watching Society (HKBWS) objects to the rezoning application based on the following reasons.

1 Not in line with the planning intention of the "Green Belt" (GB) zoning and the adverse ecological impacts

The application site is located on GB zone, where is intended *"to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone."* However, the proposed residential development is not in line with the planning intention and we consider such development should be confined to development zonings. Moreover, there is a natural stream running very closely to the site. We are concerned the earth works and construction works for the residential development, and also the future operation of the domestic land uses, would potentially deteriorates the water quality of the river and adversely affects the aquatic organisms and wildlife which utilizes the river. Therefore, we urge the Town Planning Board (Board) to reject this rezoning application.

香港觀鳥會 Hong Kong Bird Watching Society

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網頁 Website www.hkbws.org.hk



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2 The Town Planning Board should not encourage “destroy first, build later”

From Google Earth aerial photographs, landscape changes were seen at the application site between 2014 and 2022 (Figure. 1). We suspected that this is “destroy first, build later”. We are concerned the approval of the rezoning from “GB” to “Residential (Group C) 1” would further legitimize the current misuse of the GB zone by changing the destroyed land within a conservation zoning to a development zoning, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that “the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.” We urge the Board to reject this rezoning application.

3 Set an undesirable precedent to the future development

As there are woodland within GB nearby, the approval of this application will set an undesirable precedent to the future similar applications within the GB zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect GB zone and the natural features from any development threats.

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, “restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features”. We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological and planning aspects in particular. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feels



otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch



Figure 1. The Google Earth aerial photograph in 2014 reveals that the application site (approximate location is marked with red line) is well-vegetated with trees and woodlands are around the application site within the GB zone. However, vegetation clearance, site formation and storage uses were observed between 2014 and 2022. We suspect that this is “destroy first, build later”. We are concerned the approval of the rezoning from “GB” to “Residential (Group C) 1” would further legitimize the current misuse of the GB zone by changing the destroyed land within a conservation zoning to a development zoning



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Y/SK-TMT/7 DD 256 Tai Mong Tsai GB

01/12/2022 02:45

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

Y/SK-TMT/7

Lots 36 S.A, 36 S.B and 36 RP in D.D. 256, Tai Mong Tsai, Sai Kung

Site area: About 1,996sq.m

Zoning: "Green Belt"

Proposed Amendment: Rezone to "Res (Group C) 1" / 7 Villas /15 Vehicle Parking

Dear TPB Members,

Strong objections, not only are the lots adjacent to the tree lined road and zoned GB, there is also the issue of legal ownership of the land to consider:

However, ever since the owner fails to look after the lots and just leave it vacant and has been occupying by the Applicant for over 12years and according to the Law of Adverse Possession

Why was no action taken with regard to the unapproved brownfield operations at the site?

The site should be restored and replanted so that the vista along the road is in harmony with the planning intention.

Sai Kung is one of the districts with the largest number of vacant units. Despite this there are numerous new developments under way. There is no lack of private homes in the district, the only crisis in housing is in the public sector.

Mary Mulvihill

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Y/SK-TMT/7

02/12/2022 12:06

From: "Cynthia Tung (Conservation)" <cynthiatung@wwf.org.hk>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "Tobi Lau (Local Biodiversity)" <tlau@wwf.org.hk>
File Ref:

1 attachment



s12A Y_SK-TMT_7 20221202_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned application.
See attached file:

s12A Y_SK-TMT_7 20221202_WWF.pdf

Thank you for your attention.

Yours faithfully,
Cynthia Tung

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)



40 YEARS
OF ACTION FOR NATURE

世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

2 December 2022

Chairman and members

Town Planning Board

15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

**Re: Proposal to rezone application site from “Green Belt” to
“Residential (Group C)” in Tai Mong Tsai in Sai Kung (Y/SK-TMT/7)**

WWF would like to lodge an objection to the captioned proposal.

Current “Green Belt” (“GB”) zoning is appropriate

The application site falls within an area zoned “Green Belt” (“GB”) under the Approved Tai Mong Tsai and Tsim Chuk Wan Outline Zoning Plan No. S/SK-TMT/4, the planning intentions of which is “*primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as provide passive recreation outlets. There is a general presumption against development within this zone.*” According to the latest available satellite images, the application site is surrounded by dense vegetation and mature trees. The current “GB” zoning for the application site is appropriate.

According to the Master Schedule of Notes to Statutory Plans endorsed by the Town Planning Board, “Residential (Group C)” (“R(C)”) zoning is “*intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.*” Uses that are always permitted under Column 1 include flat and house. Uses that may be permitted on application to the Town Planning Board include eating place and shop and services. Re-zoning the application site to “R(C)” would be completely inappropriate considering the

together possible™

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生、大紫荊勳賢、SBS, PDSM
主席：白丹尼先生
行政總裁：黃碧茵女士

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM
The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

relatively untouched surroundings. It would also put the area at risk of increased development and urbanisation, given the greater range of permitted uses, including commercial uses, in "R(C)" zoning, and jeopardise the planning intention of the "GB" zoning in the surrounding area.

Suspected unauthorised development

By comparing the location plan and site plan in the gist of the captioned application with images retrieved from Google Earth, it seems likely that the affected areas detailed below match with the boundary of the application site.

According to the earliest available satellite image (March 2008), the application site was covered in dense vegetation and mature trees (Fig 1). However, by December 2010, the application site has been partially devegetated and several structures have appeared (Fig 2). By October 2014, massive habitat destruction has occurred due to the devegetation of the majority of the application site (Fig 3). By August 2016, larger structures and site formation appear at the application site (Fig 4). The latest available satellite image shows a similar situation as of April 2022 (Fig 5).

We note from the Planning Statement that the Applicant claims to have adversely possessed the application site for over twelve years and reached an agreement with the land owner, with the Applicant "willing to compensate an agreed amount to the owner". If the Applicant has in fact purchased the land with knowledge that the structures are unauthorised and potential sympathetic consideration from the Town Planning Board for redeveloping degraded land, the Town Planning Board should not be seen to "legitimise" such unauthorised development as a tactic by approving the application.

In any case, we suspect a "destroy first, build later" approach has been adopted by acquiring land with degraded vegetation and unauthorised structures in order to obtain rezoning and planning permission. As we do not have knowledge of the current environmental situation at the application site, we would ask the Town Planning Board to request the relevant government authorities to check whether the captioned proposal is linked with unauthorised development since at least 2010. If so, we would ask the Town Planning Board to proactively deter such "destroy first, build later" planning applications so as to be consistent with the Government press release on 4 July 2011 which states that *"the [Town Planning] Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in*

*the hope that the Board would give sympathetic consideration to subsequent development on the site concerned"*¹.

Undesirable precedent

Approval of this proposal would set an undesirable precedent for other similar rezoning applications, the cumulative effect of which would adversely impact the surrounding areas.

We would be grateful if our comments could be considered by the Town Planning Board and the captioned proposal rejected.

Yours faithfully,

Cynthia Tung

Policy Analyst, WWF-Hong Kong

¹ <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

Fig 1 Aerial view of application site and vicinity as of March 2008

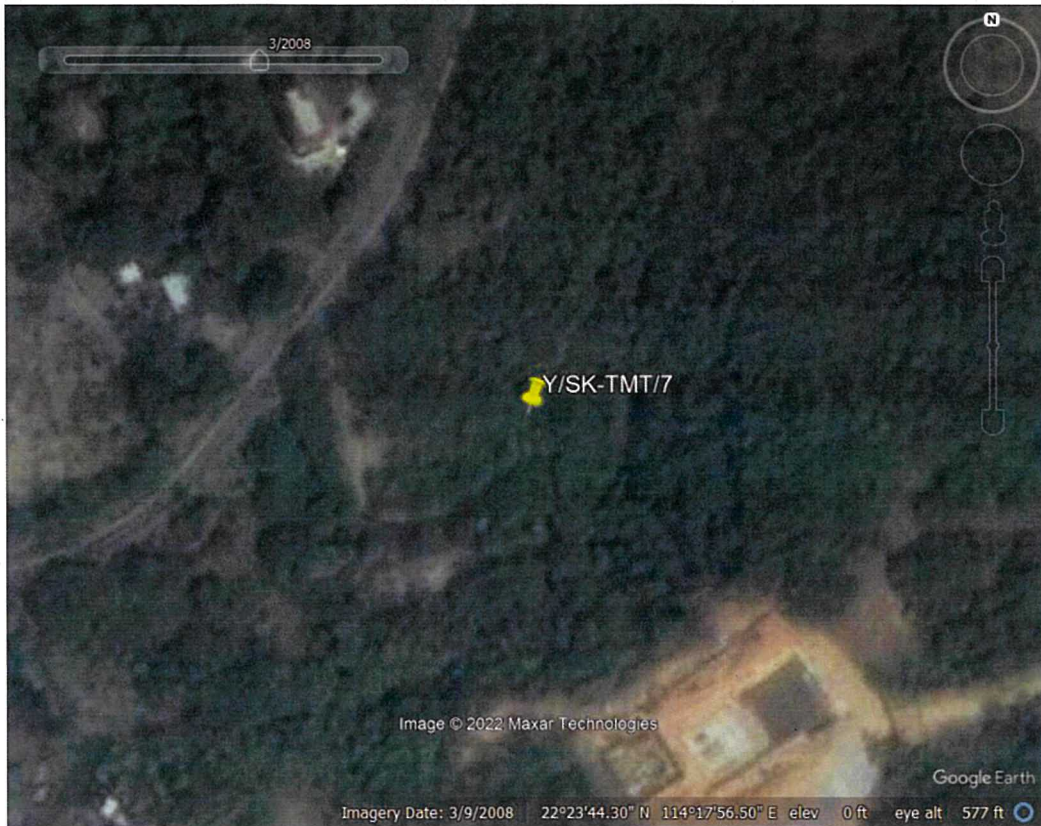


Image source: Google Earth (Accessed on 1 December 2022)

Fig 2 Aerial view of application site and vicinity as of 6 December 2010

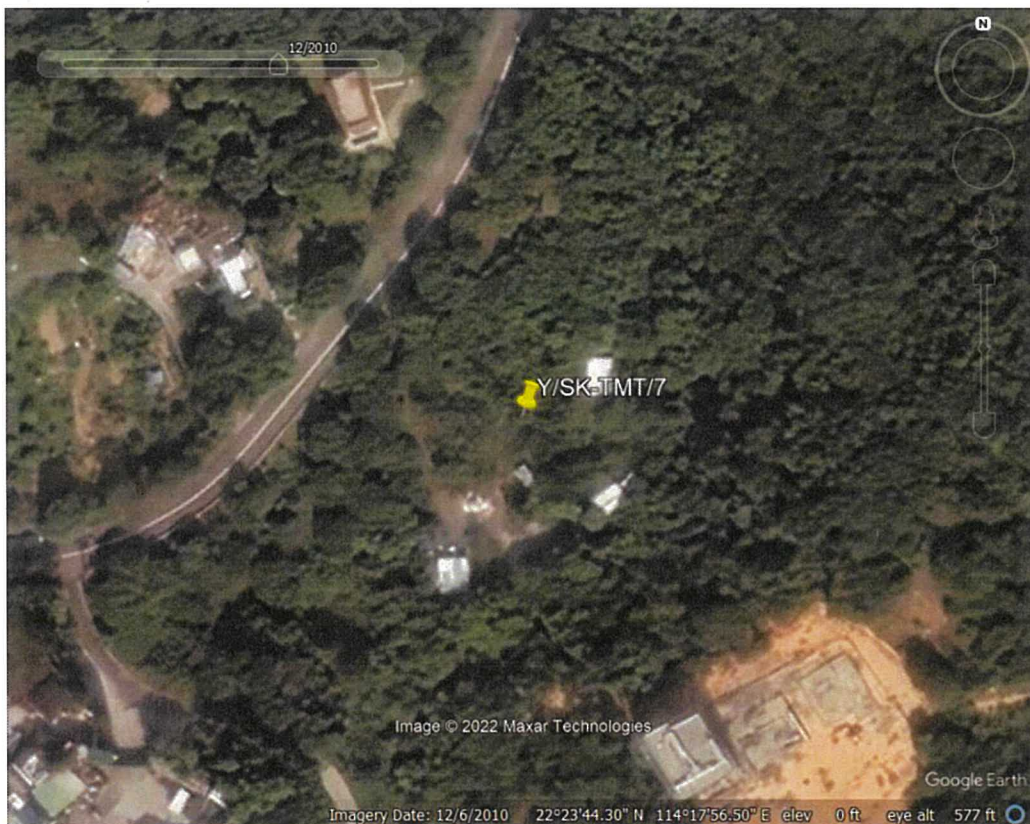


Image source: Google Earth (Accessed on 1 December 2022)

Fig 3 Aerial view of application site and vicinity as of 9 October 2014

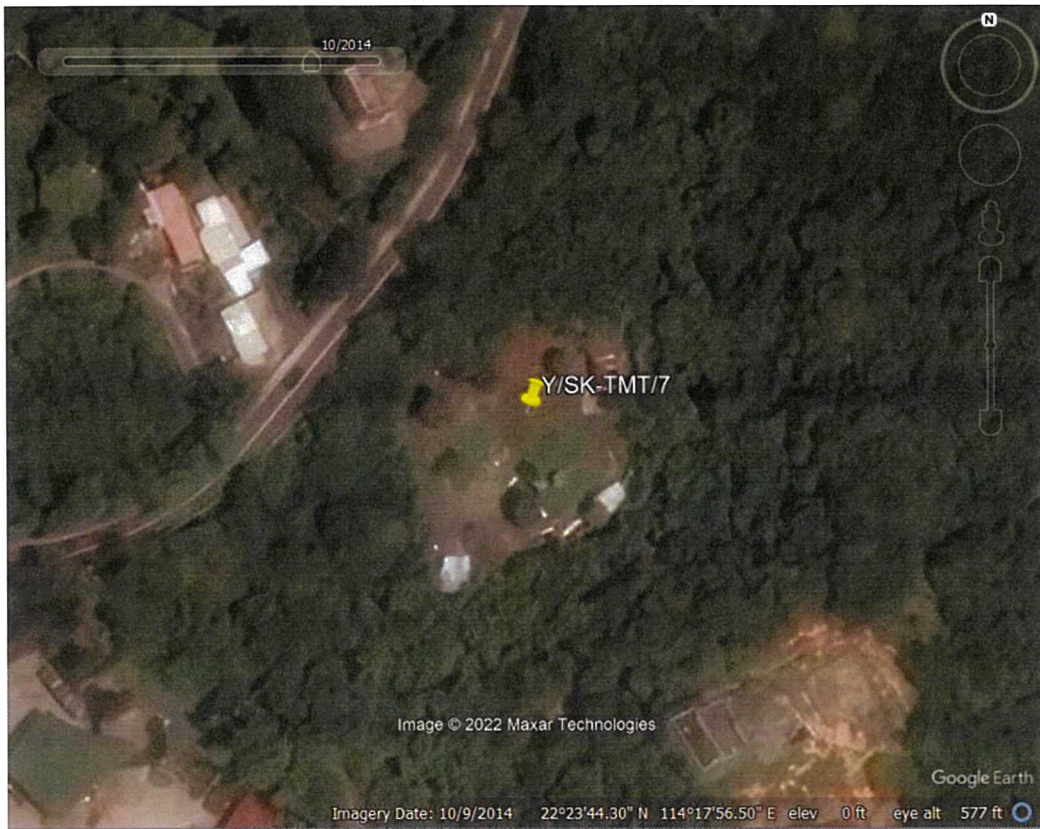


Image source: Google Earth (Accessed on 1 December 2022)

Fig 4 Aerial view of application site and vicinity as of 7 August 2016

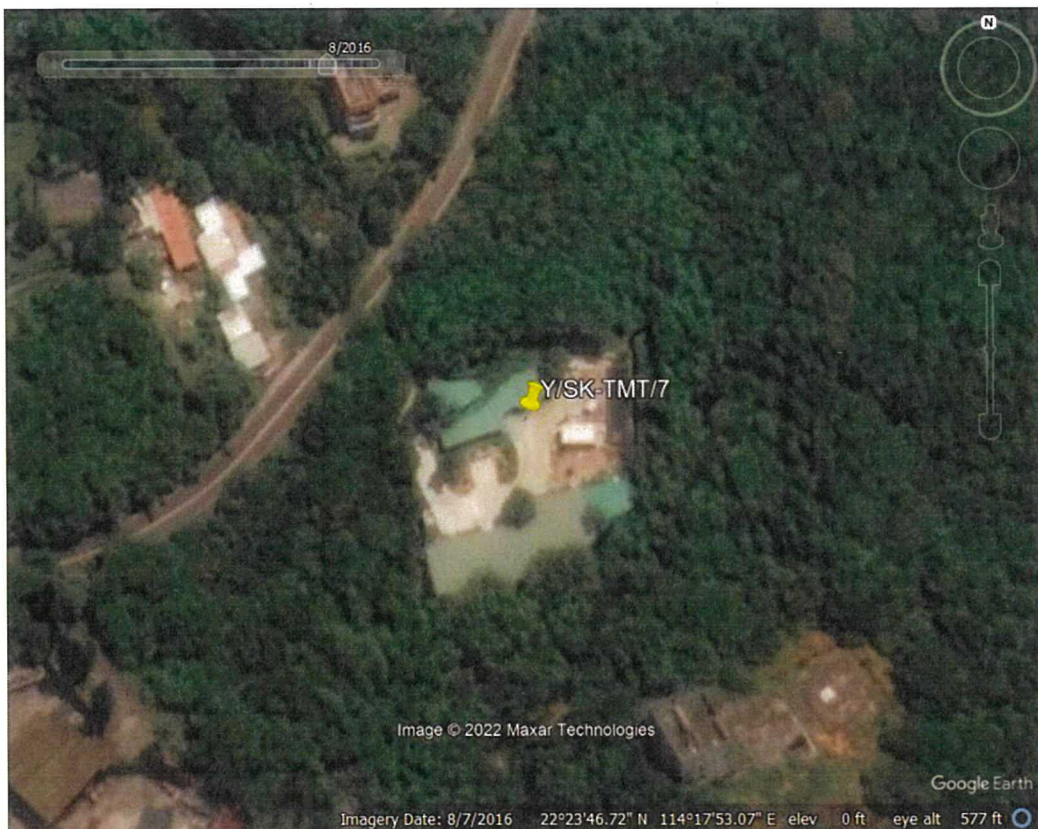


Image source: Google Earth (Accessed on 1 December 2022)

Fig 5 Aerial view of application site and vicinity as of April 2022



Image source: Google Earth (Accessed on 1 December 2022)

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KFBG's comments on three planning applications

02/12/2022 12:13

From: EAP KFBG <eap@kfbg.org>
 To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
 File Ref:

3 attachments



221202 s17 LFS 443.pdf 221202 s16 LFS 448.pdf 221202 s12a TMT 7.pdf

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
 Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

2nd December 2022.

By email only

Dear Sir/ Madam,

To rezone the application site from "Green Belt" to "Residential (Group C) 1"
(Y/SK-TMT/7)

1. We refer to the captioned.
2. The planning intention of the Green Belt (GB) zone of concern is as follows:

*'The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.'*¹

3. The application site is well within the GB zone and next to a largely natural watercourse which drains into a lower section which is zoned Coastal Protection Area (CPA) and adjoining the Country Park (CP) zone.
4. The general planning intention of the Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan (S/SK-TMT/4)² is as follows:

'The Area forms an integral part of the natural system of the Sai Kung West and East Country Parks and Inner Port Shelter. The planning intention is to conserve the natural

¹ https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_SK-TMT_4_e.pdf#nameddest=GB

² https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_SK-TMT_4_e.pdf

environment and the rural character by protecting the natural landscape, topographical features and ecologically sensitive areas from encroachment by development. Natural features in the Area include wooded hillslopes, uplands, knolls, streamcourses and natural coastline. Some of these are important ecological habitats sustaining a diversity of flora and fauna. It is of paramount importance that the ecological and high quality landscape areas should be protected from encroachment by development.

Sheltered by surrounding hillslopes and commanding a long stretch of scenic coastline, the Area has played an important role to serve the territorial recreational needs. It is also the planning intention to preserve the Area as an important outlet for countryside recreation and watersports in the territory.

Apart from the environmental and ecological considerations, development in the Area is constrained by limited transport and infrastructural provisions. It is also intended to consolidate village and other residential developments so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area.

In the designation of various zones in the Area, consideration has been given to the natural environment, physical landform, existing settlement, land status, availability of infrastructure and local development requirements.'

5. In addition, we would also like to remind the Board that the application site is within Water Gathering Ground.
6. Based on all the above, we would like to Board to clarify:
 - Has a proper Landscape and Visual Impact Assessment been done to support this rezoning application, or is it required?
 - Has a proper Ecological Impact Assessment been done to support this rezoning application, or is it required?
 - Has a proper Water Quality Impact Assessment been done to support this rezoning application, or is it required?
 - It seems that the site is mainly served by Yan Yee Road at present. Has a proper Traffic Impact Assessment been done to support this rezoning application, or is it required?

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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Comments on the Section 12A Application No. Y/SK-TMT/7

02/12/2022 16:36

From: "Roy Ng" <roy@cahk.org.hk>
To: <tpbpd@pland.gov.hk>
File Ref:

1 attachment



TPB20221202(TMT7).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

T: 2728 6781

D: 2272 0303

F: 2728 5538

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

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Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road,
Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

2nd December 2022

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

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on the Section 12A Application No. Y/SK-TMT/7

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Green Belt (GB) zone

According to the draft Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan (No. S/SK-TMT/4), the planning intention of GB *“is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone”¹*.

We note that the proposed GB site for rezoning and the surrounding areas is still performing good buffer function of GB. The site is not fragmented habitat and has close linkages with adjacent habitats. Approving the proposed application would set an undesirable precedent for similar cases in future and affect the integrity of habitats in different districts.

2. Adverse environmental impacts during both construction and operation phase

Despite provision of Planning Statement, the project proponent fails to identify all potential environmental impacts during construction and operation phase. It is also

¹ Planning intention of GB in OZP
https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_SK-TMT_4_e.pdf



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Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

unknown how all the potential environmental impacts no detailed technical assessments are available to justify that the proposed rezoning application causes no environmental impacts. Initially we are concerned about the following issues:

- i. No detailed Ecological Impact Assessment: Habitat map is missing and cannot reflect existing ecological conditions of the application site. In this case, it would greatly affect identification and evaluation of ecological impacts brought by the proposed application. It would also be difficult to evaluate how potential ecological impacts can be further minimized and mitigated.
- ii. Potential stream pollution: A natural stream is identified in the south of the application site. Associated works such as land formation and excavation would be resulted during construction phase but the project proponent fails to assess potential stream pollution.
- iii. Adverse sewage impact: Despite provision of on-site sewage treatment plant (STP), preliminary details such as maintenance program, contingency plan for STP during operation were not included in this stage. We worry that effluent discharge would not be properly managed.
- iv. Tree felling: From the layout plan comprising residential blocks and landscape garden, it seems contradictory with the Planning Statement which mentioned no massive tree felling. Besides, no details are available to elaborate how trees would be properly transplanted at the west of the application site.

3. Undesirable precedent for similar applications

This site has been subject to land formation and vegetation clearance (Figure 1-7) since February 2009. It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*”. Therefore, this application should not be given any



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Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,

Ng Hei Man

Campaign Manager

The Conservancy Association



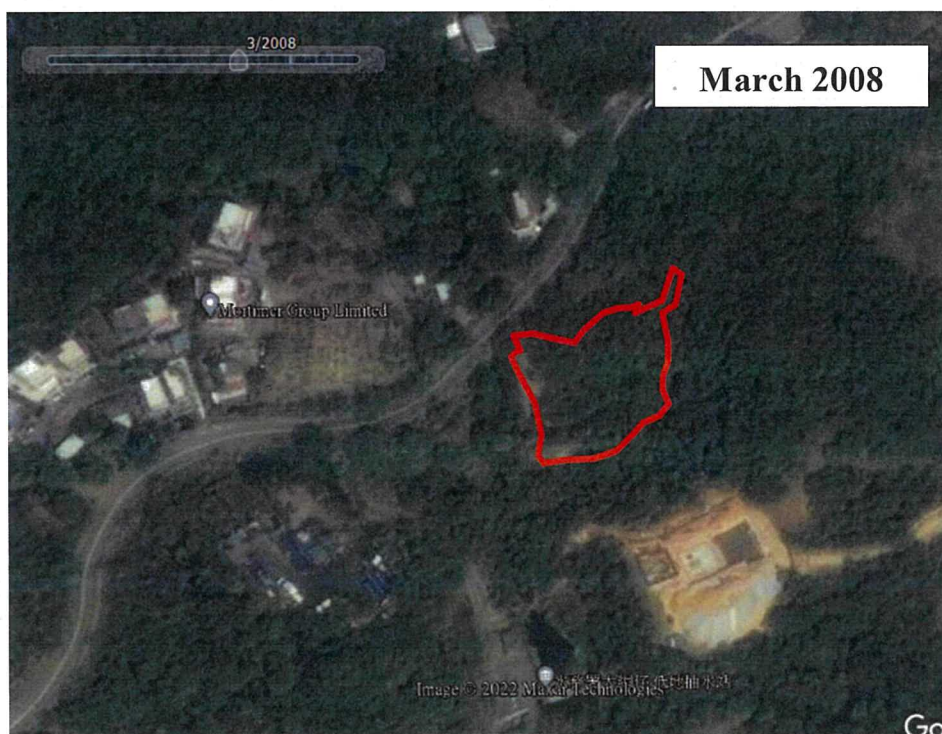
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Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

Figure 1-7 This site has been subject to land formation and vegetation clearance since February 2009. It is suspected that this is a case of “destroy first, build later”





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Kwai Chung, New Territories, H.K.
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October 2014



August 2016

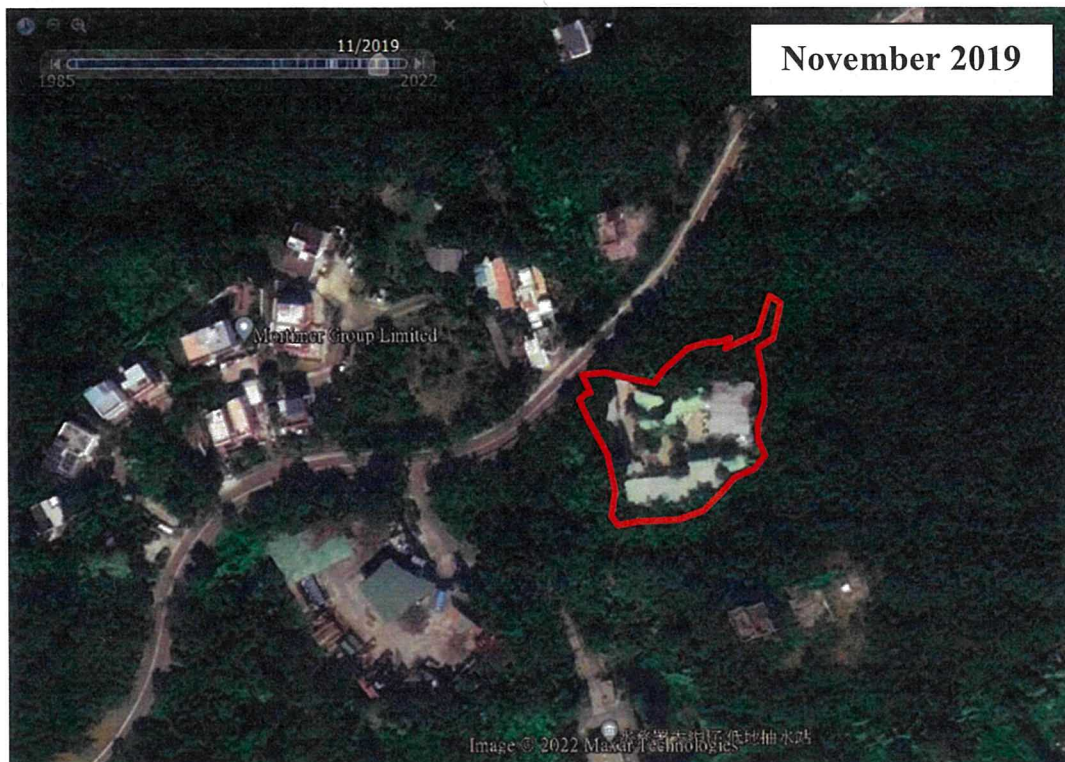


長春社

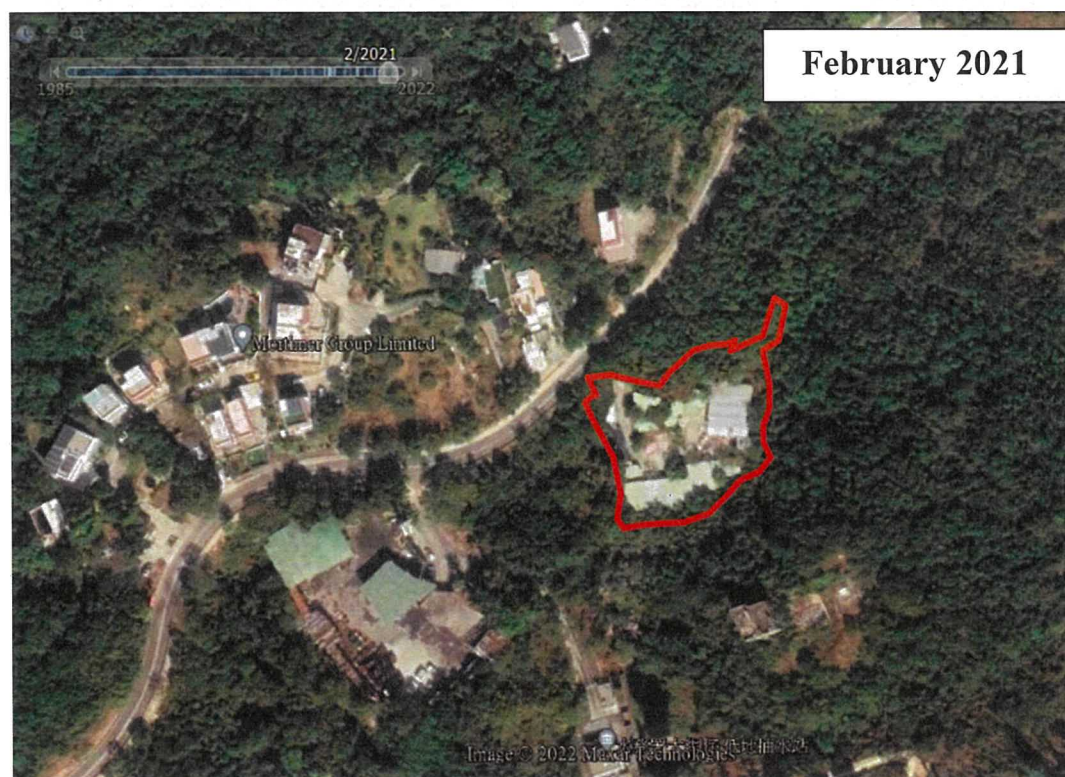
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網址 Website: www.cahk.org.hk



November 2019



February 2021



長春社

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The Conservancy Association

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 Kwai Chung, New Territories, H.K.
 網址 Website: www.cahk.org.hk



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

221202-170853-41569

Reference Number:**提交限期**

02/12/2022

Deadline for submission:**提交日期及時間**

02/12/2022 17:08:53

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

Y/SK-TMT/7

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

女士 Ms. Lo Tsui Sim

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

西貢出入交通不敷應用。

交通情況未改善。

根本不應該考慮，亦不能夠負荷有關項目。

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

221202-174915-04716

Reference Number:**提交限期**

02/12/2022

Deadline for submission:**提交日期及時間**

02/12/2022 17:49:15

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

Y/SK-TMT/7

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

小姐 Miss Lam Jen

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

批到比佢起就肯家定之後可以售賣，之後又申請起高啲，最後便會大肆破壞環境。我作為西貢居民反對批准

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

221202-193455-94675

Reference Number:**提交限期**

02/12/2022

Deadline for submission:**提交日期及時間**

02/12/2022 19:34:55

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

Y/SK-TMT/7

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

小姐 Miss Fung C. Ling

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

本人反對是項申請，將綠化帶申請更改為私人住宅，而只為特定一家人的私利，不足以支持更改土地用途的申請，犧牲天然資源，破壞環境及野生動物的生境，卻對公眾毫無利益可言。計劃背景亦提到，佔用人與原業主有協議促成此申請，相信他日肯定會從中牟取重大利益。

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

221202-234741-50271

Reference Number:**提交限期**

02/12/2022

Deadline for submission:**提交日期及時間**

02/12/2022 23:47:41

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

Y/SK-TMT/7

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

小姐 Miss 陳

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

該地點為綠化地，極近更然河溪
附近曾有違規發展，車路連接可能會令死灰復燃