

Team 1
S/N: 2202198
By Hand: 26/8

**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

此文件在 2022年09月15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 15 SEP 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 / ST / 50
	Date Received 收到日期	15 SEP 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)

Royal Billion Investment Limited

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

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

Llewelyn- Davies Hong Kong Ltd.

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)	<div style="text-align: center;">✓</div> <p>Lot 380RP(Part) in D.D.186, Tung Lo Wan Hill Road, Sha Tin</p>
(c) Site Area 申請地點面積	<p style="text-align: center;">6,150</p> <p>.....sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)sq.m 平方米 <input type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p style="text-align: center;">Vacant and abandoned</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 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

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	Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Green Belt" and "Government, Institution or Community"

7. Proposed Amendments 擬議修訂

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

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Development Area []
綜合發展區 [] | <input type="checkbox"/> Commercial [] 商業 [] |
| <input checked="" type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input checked="" type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [3]
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)

.....

.....

.....

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.....

.....

☐ Proposed Notes of Schedule of Uses of the zone attached

夾附對《註釋》的擬議修訂

8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)

☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.

現請申請人提供申請理由及支持其申請的資料。如有需要請另頁說明。

Please refer to the attached Supplementary Planning Statement.

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This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, and the page is completely blank except for the lines themselves.

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


Hui Chak Hung Dickson

☐ 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 RTPI

Llewelyn-Davies

on behalf of
代表

Llewelyn-Davies Hong Kong Ltd.

Hong Kong Limited
Authorized Signature

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

Date 日期

26/08/2022

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃	
<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	Not more than 15,375* sq.m. 平方米 <input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	Not more than 2.5 <input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	Not more than 33 % <input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	2 <input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	Not more than 16 storeys 層 <input type="checkbox"/> include 包括..... storeys of basements 層地庫 <input checked="" type="checkbox"/> exclude 不包括..... storeys of basements 層地庫 and 1 level of Clubhouse/ Tower Lobby
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度 m 米 <input type="checkbox"/> About 約 Not more than 140 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	Not more than 15,375* sq.m. 平方米 <input type="checkbox"/> About 約
number of units 單位數目	About 160
average unit size 單位平均面積	96 sq.m. 平方米 <input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	About 432#
<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	..About 432..... sq.m.平方米 <input 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

☒ Transport-related facilities 與運輸有關的設施☒ 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

151 (include 10 visitor parking spaces)

Motorcycle Parking Spaces 電單車車位

2

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)

16 Bicycle Parking Spaces

☒ 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

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

2

☐ 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]

[Floor(s)]

[Proposed use(s)]

[座數]

[層數]

[擬議用途]

1 and 2

B1/F-B2/F

Basement Carpark

G/F

Clubhouse/ Tower Lobby

1/F-16/F

1/F- 16/F: Residential Units

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

Private Open Space, Landscaped Areas and Swimming Pool.

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是



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))

Tung Lo Wan Hill Road (to the south of the Application Site)



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

**For Development involving columbarium use, please complete the table in the Annex to this Appendix.****如發展涉及靈灰安置用途, 請填妥於此附件後附錄的表格。**

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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

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.
在該靈灰安置所內，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 380 RP(Part) in D.D. 186, Tung Lo Wan Hill Road, Sha Tin 沙田銅鑼灣山路丈量約份第186約地段第380號餘段(部份)		
Site area 地盤面積	6,150	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35 沙田分區計劃大綱草圖編號S/ST/35		
Zoning 地帶	"Green Belt" and "Government, Institution or Community" 「綠化地帶」及「政府、機構或社區」		
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 "GB" & "G/IC" to "R(B)3" 把申請地點由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」		

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	15,375*	<input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用		<input type="checkbox"/> Not more than 不多於
	Composite 綜合用途		
(ii) No. of block 幢數	Domestic 住用	2	
	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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		140	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		16 (exclude 1 level of club house and tower lobby)	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 (2 levels) <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台
	Non-domestic 非住用	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	
	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	Not more than 33 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	160		
(vi) Open space 休憩用地	Private 私人	432	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	153
	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) Bicycle Parking Spaces 單車泊位	151 (include 10 visitors parking spaces) 2 16
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	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)	2

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Supply Impact Assessment 供水影響評估, Ecological Impact Assessment 生態影響評估		

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。



- Legend:
- T1 Tower No.
 - 16 No. of Residential Floors
 - [Hatched Box] Application Site Boundary
 - [Brown Box] EVA
 - [Grey Box] Road

5 January 2023

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

By Email and Hand

Dear Sir

Section 12A Application for Proposed Amendments to the Sha Tin Outline Zoning Plan in Support of a Private Residential Development at Lot 380 RP (Part) in DD 186, Tung Lo Wan Hill Road, Sha Tin (Application No. Y/ST/58)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 26 August 2022, and Further Information submitted to the Board on 29 December 2022. The Applicant now wishes to submit clarifications in response to the verbal comments received from Planning Department (PlanD) on 4 January 2023 as below:

1. Possible location to compensate the affected trees due to the road widening works outside site

Possible tree compensatory locations for affected trees due to road works outside site will be subject to agreement with LCSD and relevant departments during the subsequent detailed design and implementation stage. Preliminarily, possible locations include:

- Tung Lo Wan Hill Road Garden
- Mei Tin Road Sitting-out Area
- Kwei Tei Street Garden
- Roadside planter along Mei Tin Road

The actual location and arrangement for compensation will be submitted to LCSD and relevant departments for agreement.

2. Operation and management/maintenance of the access road after widening

The Applicant will take up the maintenance and management responsibilities of the access road and such responsibility will not be transferred to individual owners. Details on the implementation mechanism will be subject to liaison and agreement with LandsD and relevant departments at the land exchange stage.

3. Breakdown of site area as per existing site conditions

The Application Site generally consists of a paved area, some man-made slopes and buttresses, partly vegetated area, as well as secondary woodland. The approximate breakdown of these areas (and respective percentages) are about 2,416m² (39.3%), 639m² (10.4%), 874m² (14.2%) and 2,223 m² (36.1%) respectively. These numbers are approximation and for reference only.

.../2

4. Road Gazette

The proposed widening of access road could be considered as “minor works” due to the following basis:

- (i) No road will be closed;
- (ii) All traffic could be maintained during road widening works by temporary traffic management (TTM) scheme; and
- (iii) The existing traffic volume at Tung Lo Wan Hill Road is low, which is about 50 pcu/hr (two-way) and the normal flow of traffic will not be interfered unreasonably during construction

As such, the proposed widening of access road may not need to be gazetted under CAP 370. Details will be reviewed and agreed with relevant departments during the subsequent detailed design and implementation stage.

5. Temporary geotechnical works

A. Temporary tie-back anchors for proposed development

There will be temporary tie-back nails/anchors outside site to the north boundary. The temporary tie-back nails/anchors will be placed underground (to be at least 1.5m below existing ground profile). Existing vegetation on the slopes will not be affected. Detailed design will be submitted to relevant departments for review and agreement during the subsequent detailed design and implementation stage.

B. Proposed cantilever retaining wall near the southeast corner of the Application Site

Since the retaining wall platform are within site boundary, and the toe of the wall can be structurally designed to be deeper, such that the platform within site and the road widening works outside site could be structurally independent. Detailed design will be submitted to relevant departments for review and agreement during the subsequent detailed design and implementation stage.

Town Planning Board
Page 3 of 3
5 January 2023

6. Maintenance of slopes affected by proposed road widening works

The road widening works will only affect some adjoining slopes during the construction stage. The Applicant will take up the management and maintenance of those affected slope areas upon completion of the road widening works, subject to liaison with DLO and relevant departments at land grant stage. The Applicant will define and ascertain the extent and liability of the affected slope areas with DLO and relevant departments at land grant stage when preparing the detailed proposal of road widening works and associated slope works.

Since the submission is solely for minor clarifications in response to comments from PlanD, with no changes to the proposed scheme, the Board's consideration of the captioned application at its meeting scheduled on 13 January 2023 would be much appreciated. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or Ms Amanda Yu at 2957 9661.

Yours faithfully
For Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/ay

S:\13493 To Fung Shan Rezoning Request\Aug 2022 Fresh Application\FI\FI(5) - clarification letter\20230105_letter to TPB_FI5 Submission_clarification Letter_final.doc

cc (by email)
DPO/STN

Attn: Ms Margaret Chan / Miss Hannah Yick /
Ms Elizabeth Ng / Mr Edward Li

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



RE: Application No. Y/ST/58 - Clarification Letter

06/01/2023 12:15

From: Amanda Yu <amandayu@llewelynd.com>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: Dickson Hui <huich@llewelynd.com>, Winnie Wu <wuwy@llewelynd.com>, "hhnyick@pland.gov.hk" <hhnyick@pland.gov.hk>, "eng@pland.gov.hk" <eng@pland.gov.hk>, Kuo Chi Hong <kuoch@llewelynd.com>

Dear Sir/Madam,

As per the tele-conversation between Ms. Elizabeth Ng (STNDPO, PlanD) and our side (Ms. Amanda Yu) this morning. With reference to the clarification letter submitted on 5 Jan 2022, on behalf of the applicant, we would like to confirm that the Applicant agreed to open up the proposed access road for public use 24 hours a day or such details agreed subject to liaison and agreement with LandsD and relevant departments at the land exchange stage.

As regards to Pt.6 of our clarification letter dated 5 Jan 2023, please note that the response is provided to address the concern from relevant government departments (including ArchSD and WSD) on the aspect of 'Maintenance of slope affected by proposed road widening works'.

Thanks.
Regards,
Amanda Yu
Town Planner
Tel: (852) 2869 8661
Direct: (852) 2957 9661
Fax: (852) 2526 3281

**llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS

Llewelyn-Davies Hong Kong Ltd

10/F Cheung Wah Industrial Building, 10-12 Shipyard Lane, Quarry Bay, Hong Kong
www.llewelynd.com

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From: Amanda Yu
Sent: Thursday, January 5, 2023 6:55 PM
To: 'tpbpd@pland.gov.hk'
Cc: Dickson Hui; Winnie Wu; 'hhnyick@pland.gov.hk'; 'eng@pland.gov.hk'; Kuo Chi Hong
Subject: Application No. Y/ST/58 - Clarification Letter

Dear Sir/ Madam,

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 26 August 2022, and Further Information submitted to the Board on 29 December 2022. The Applicant now wishes to submit clarifications in response to the verbal comments received from Planning Department (PlanD) on 4 January 2023. Please see attached clarification letter for details.

Since the submission is solely for minor clarifications in response to comments from PlanD, with no changes to the proposed scheme, the Board's consideration of the captioned application at its meeting scheduled on 13 January 2023 would be much appreciated. Should there be any queries, please do not hesitate to contact our Ms Winnie Wu at 2957 9602 or the undersigned at 2957 9661.

Thanks.

Regards,

Amanda Yu

Town Planner

Tel: (852) 2869 8661

Direct: (852) 2957 9661

Fax: (852) 2526 3281

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RESIDENTIAL (GROUP B)

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

Planning Intention

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

Remarks

- (a) On land designated “Residential (Group B)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.
- (b) On land designated “Residential (Group B)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.6 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan.
- (c) On land designated “Residential (Group B)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.5 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks (Cont'd)

- (d) In determining the maximum plot ratio for the purposes of paragraphs (a) to (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners and occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or plot ratio restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Appendix III of
RNTPC Paper No. Y/ST/58A

Key Development Parameters of Previous s.16 Applications

Application No.	Proposed Development	Site Area (m²)	Plot Ratio	GFA (m²)	No. of Storeys	Site Coverage	Building Height	No. of Units	Unit Size (m²)	Parking Spaces	the Committee / the Board's Decision
A/ST/264	twenty-two 2-storey houses	15,410	0.4	6,164	2 (excluding carports)	20%	4m	22 houses	280	44	Rejected by the Committee on 16.4.1993
A/ST/365	two 8-storey residential blocks	15,410	0.4	6,164	12 (including carports)	5.7%	118.9mPD	64 flats	94	96	Rejected by the Committee and the Board on 17.3.1995 and 14.7.1995
A/ST/579	six 10 to 13-storey residential blocks	15,411	1.467	23,735	10-13 (excluding carports)	15.9%	152.5mPD	235 flats	89 & 66	366	Rejected by the Committee on 16.5.2003
A/ST/627	two 8-storey residential blocks	15,410	0.4	6,160	8 (excluding carports)	12.5%	--	64 flats	--	96	Withdrawn on 1.11.2005
A/ST/631	nine 2 to 3-storey houses and four 5-storey residential blocks	15,410	0.4	6,160	2-5 (excluding carports)	20%	146.8mPD	9 houses 20 flats	from 172 to 466	51	Rejected by the Committee and the Board on 17.2.2006 and 23.6.2006
A/ST/673	single house development	15,410	0.034	518.17	3 over one storey of carport	1.82%	16m	1 house	--	2	Approved with conditions on 7.11.2008 and extended until 6.11.2016 [@]
A/ST/864	six 4-storey houses and a 2-storey clubhouse	15,592	0.4	6,236.80	3 over one storey of carport	22.8%	15m	6 houses	--	4	Withdrawn on 25.6.2015

A/ST/888	single house development	18,500 (including about 3,139.9m ² of adjoining Government land)	0.12	1,836	3 over one storey of carport	4.49%	15m	1 house	--	2	Rejected by the Committee and the Board on 19.2.2016 and 5.8.2016
A/ST/912	single house development	15,410	0.034	518.03	2 over one storey of carport	2.14%	11.65m	1 house	--	2	Rejected by the Committee on 26.5.2017

@ The approval of planning application No. A/ST/673 was subject to the following conditions:

- (a) the submission and implementation of a landscape proposal with tree preservation proposal to the satisfaction of the Director of Planning or of the the Board;
- (b) the provision of water supply to the development to Water Supplies Department standard of any private water supply system to the satisfaction of the Director of Water Supplies or of the the Board;
- (c) the provision of water supply for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the the Board; and
- (d) the provision of on-site sewage treatment facility to the satisfaction of the Director of Environmental Protection or of the the Board.

Government Bureaux/Department's Detailed Comments on the Application

Director of Leisure and Cultural Services' detailed comments:

- (a) he has no adverse comment on the application subject to the applicant fulfilling his requirements as stipulated below:
- (b) the widening of existing Tung Lo Wan Hill Road would most likely affect trees & facilities at Tung Lo Wan Hill Road Garden and the entrance of Sha Tin North Fresh Water Service Reservoir Archery Ground. The applicant should provide detailed layout, information and compensation proposal for further comment and seek support from the Sha Tin District Council on the proposal;
- (c) Sha Tin North Fresh Water Service Reservoir Archery Ground is opened for the archery group booking and the booking sessions are available from 9:00 am to 5:00 pm daily; For Tung Lo Wan Hill Road Garden, its opening hours is from 6:30 am to 11:00 pm daily. The applicant shall ensure pedestrian and vehicles can access above venues by Tung Lo Wan Hill Road throughout the road widening works;
- (d) as the proposed road widening works at Tung Lo Wan Hill Road will involve the SIMAR slopes (No. 7SW-B/FR25(2) and 7SW-D/FR549) maintained by ArchSD which falls within the Tung Lo Wan Hill Road Garden. The applicant shall seek comment from ArchSD and provide supplementary documents to prove the structure of the slopes will not be affected;
- (e) for the proposed road widening works at Tung Lo Wan Hill Road, there is a genuine operational need for him and reserve a right of way for the future users of the archery ground for the upgraded road;
- (f) in view of the proposed residential development is located near Sha Tin North Fresh Water Service Reservoir Archery Ground, the works proponent shall also consult comment from relevant National Sports Association/ District Sports Association/ Archery Club to see if any safety margin or protective fence is required. If yes, the applicant may consider to provide concerned structure as appropriate and seek comment from relevant government department is required; and
- (g) from tree preservation point of view, no trees are under his maintenance, but a number of trees within Tung Lo Wan Hill Road Garden will likely be affected by the proposed works including a number of trees are located on the slope which is maintained by ArchSD. The local residents and public may express their concerns on this matter. The applicant may explore other alternatives if practicable so as to minimize the number of trees to be affected. Subject to the genuine need with full justifications for carrying out the works, the applicant should refer to the DEVB TCW No.4/2020 for proper submission of tree removal/ reallocation application if necessary. Upon receiving the details of the affected trees including tree photos and the tree survey report, further comments will be provided from him and/or ArchSD.

Chief Town Planner/Urban Design & Landscape, Planning Department's detailed comments:

Visual Impact Assessment

(c) Section 6 and Table 5 (VP-G) - As the short distance of 50m from the proposed development has not been taken into account in the "low" visual sensitivity of VP-G, and with reference to the photomontages at this VP (Drawing No. 2017205-VP-Ga), the proposed development appears prominent and would obstruct some existing open view, it is noted that the overall rating of VP-G has been reviewed and indicated as "slightly to moderately adverse" in FI submitted by the applicant on 16.12.2022. There is no particular comment to the VIA;

Landscape

- (a) for the proposed large retaining structure along the site boundary, possible modified slopes / excavation / temporary works during construction maybe required, which may affect the nearby trees / vegetation outside the application boundary. It is advised to make reference to GEO Publication No. 1/2011 – Technical Guidelines on Landscape Treatment for Slopes;
- (b) for any proposed works outside the application boundary (e.g. Para. 4.2.6 of the PS and attachment of “Tree Preservation and Removal Proposal – Road Works” in Appendix A etc.), the relevant paragraphs / supporting information is advised to be clearly indicated “for reference only”, and comments from relevant authorities should be sought accordingly;
- (c) the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
- (d) the applicant is reminded to take into consideration of the long term commitment to provide proper maintenance for proprietary vertical greening system for healthy and sustainable plant growth.

Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department's detailed comments:

- (a) for any unauthorized building works (UBW) erected on leased land, enforcement action may be taken by her to effect the removal of the UBW in accordance with policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the Buildings Ordinance (BO);
- (b) unless the Site abuts on a specified street of not less than 4.5m wide, its development intensity shall be determined by the Building Authority under Building (Planning) Regulation (B(P)R) 19(3);
- (c) EVA shall be provided to the site complying with B(P)R 41D;

- (d) PNAP APP-2, HKPSG and the advice of C for T will be referred to when determining exemption of GFA calculation for carparking spaces;
- (e) According to B(P)R 27, no building shall be built to abut against a cutting, including a toe wall supporting a cutting and sufficient intervening space should be provided between the building and the butting; and
- (f) formal submission under the BO is required for any proposed new works. Detailed comments would be given at plan submission stage.

Director of Food and Environmental Hygiene's detailed comments:

- (a) No Food and Environmental Hygiene Department's (FEHD) facilities will be affected and such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding;
- (b) if there is any food business / public entertainment activity proposed to be patronized by members the public, a suitable licence / permit should be obtained from her before the operation of such catering services / activities;
- (c) if domestic waste collection is required by her, she has the following comments:
 - i. for any waste generated from building and residential development, the applicant should arrange its disposal properly at her own expenses;
 - ii. if her domestic waste collection service is required, her prior comments from on the waste collection plan should be sought.
 - iii. the refuses collection point (RCP) of domestic waste and the commercial waste should be clearly separated. The share use of RCP for both domestic and commercial waste is not recommended;
 - iv. the RCP should be designed to such a condition that within which a refuse collection vehicle (RCV) of 3.0m in width and 10m in length can make a 3 point turn and park without restriction;
 - v. a designated operational space with dimension 5m (W) X 12m (L) should be provided in the RCP and the headroom of RCP should not be less than 4.5m;
 - vi. the RCP should be provided with a water point and foul water drainage system for clean -up of the RCV and discharge of foul water before leaving of RCV;
 - vii. all driveway/EVA to and from the RCPs should be 4m (single direction) in width for road safety reason and the prevention of traffic safety hazards. Besides, the entrance/exit should not be less than 4.5m in width;
 - viii. as the RCP may located at the basement, it should be provided with adequate ventilation and an effective RCV exhaust extractor with related coupling/ detaching device;

- ix. the ground surface of the driveway should be designed to withstand the weight of a vehicle up to 25T GVW;
 - x. no part of the access road including the part connecting the entrance/ exit and the roadway of RCV should exceed the gradient of 1 in 10 and in no case the change of slope at any point should exceed 8 degrees;
 - xi. the headroom along the RCV driveway/EVA from the ingress/egress to RCP should be at least 4m;
 - xii. if collection of household junk by her is required, skip(s) for bulky household junk should be provided in the RCP and all waste and junk collection should be operated inside the RCP in order to avoid causing nuisance to public;
- (d) if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses;
- (e) For the "Road" if any, the applicant should note that:
- i. she will not undertake the removal of construction wastes on public roads; and
 - ii. if provision of cleansing service for new public roads, streets, cycle tracks, footbridge, subway, etc., is required, she should be separately consulted. Prior consent from she must be obtained and sufficient amount of recurrent cost must be provided for additional cleansing services to be provided by her.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

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

Y/ST/58

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- 嘉御山法團反對上述規劃申請
- 1) 該地區空氣污染指數屬於高，屬空氣污染惡化，本區其實極需要增加綠化地帶的面積，以改善空氣污染，保障居民健康。
 - 2) 此規劃會對本區人口大增，並會增加交通流量，對本區交通構成重大負荷，並會增加交通噪音，將會對本區包括嘉御山和銅鑼灣山路附近村屋承受更多交通噪音的滋擾。
 - 3) 銅鑼灣山路道路狹窄問題，早前本處已向運輸署反映行人路及車路狹窄問題，但該署回覆銅鑼灣山路沒有擴闊的空間，此規劃會造成有大量車輛使用銅鑼灣山路，致令該路更狹窄，工程及運輸車輛更會對該道路增添交通負荷，同時對本區造成空氣污染。

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

簽署 Signature



日期 Date 7 OCT 2022

沙田鄉事委員會

電話: 2691 1465 傳真: 2699 2717

新界沙田排頭街 13 號



SHATIN RURAL COMMITTEE

Tel.No.2691 1465 Fax No.2699 2717

No.13 Pai Tau Street, Shatin, N.T.

本會檔案: STRC2022-038

敬啟者:

沙田銅鑼灣山路丈量約份第 186 約地段第 380 號餘段

把「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶

申請編號: Y/ST/58

就上述地帶改劃諮詢, 經與銅鑼灣村村代表反映及商議, 達成共識一致強烈反對該項申請, 理由如下:

1、區內人口增加, 交通配套未能配合

銅鑼灣山路附件有不少屋苑坐落, 包括一至三期雲頂、嘉御山及曉翠山莊, 銅鑼灣山路一帶交通十分繁忙。如是次項目申請成功, 人口激增使到該路段交通負荷更加沉重, 附近有幼稚園學校和多個旅遊景點, 過於繁忙的交通威脅到學童和行人的人身安全。

2、接近銅鑼灣村破壞風水

申請建屋位置為銅鑼灣村後山, 村民認為在後山進行大型工程, 會破壞該村的風水, 村民的生命、健康及財產造成負面影響; 同時建屋帶來的噪音、空氣污染及交通負擔, 亦影響附近的居民。

3、減少綠化地帶、政府、機構或社區用地

申請建屋位置為綠化地帶、政府、機構或社區用地可以用作為郊野公園或自然保育區的緩衝地帶、興建社區設施如學校、警局, 消防局、醫院, 圖書館及社會服務機構, 以配合鄰近居民的需要。

4、接拆沙田北配水庫, 增加被污染風險

申請建屋位置接近沙田北配水庫, 配水庫有機會被污染, 申請人沒有提交環境影響評估。

就以上原因, 希望 貴署能了解事件及聆聽反對者的意見, 否決上述的土地改劃申請。

此致

城市規劃委員會

日期: 2022 年 10 月 5 日

沙田鄉事委員會
主席: 莫錦貴

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

221012-225810-49896

提交限期**Deadline for submission:**

21/10/2022

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

12/10/2022 22:58:10

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

Y/ST/58

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

先生 Mr. Ho Tsz Yin

意見詳情**Details of the Comment :**

Dear Chairperson and Members of Town Planning Board,

Regarding the latest application no. Y/ST/58 on Lot 380 RP (Part) in D.D. 186, Tung Lo Wan Hill Road, Sha Tin, New Territories, I object the application due to the below comments:

Traffic safety concerns from the widened road

It is noted that the applicant would like to widen the portion of Tung Lo Wan Hill Road north of the roundabout connecting to Mei Tin Road. The subject part of the road is the way up to the reservoir and is very steep in gradient and is long in distance. Considering that the applicant would like to build 160 units with a future population of 432 in the lots, the said portion of the Tung Lo Wan Hill Road will be busy in traffic. The long steep road poses a great safety hazard to the pedestrians and road users as the prolonged distance makes a vehicle difficult to stop at slopes with great steepness. There have also been news throughout that vehicles would not stop due to mechanical failures that have caused numerous traffic accidents leaving serious injuries or casualties.

The subject portion of the road and the roundabout have been major parts of areas where residents in the area walk by for commuting, leisure and sporting purposes. Living nearby, I would always see people walking dogs along Mei Tin Road and Tung Lo Wan Hill Road; and the roundabout is a major artery for vehicle access in the area. The road was originally planned to serve the above green belt and reservoir areas, therefore only limited traffic is anticipated. I am concerned that the sudden raised amount of traffic accommodating 432 residents, and the proposed extension of Green Mini Bus in the subject area through the steep long road would pose a major safety hazard to the residents and road users with vehicles not stopping timely and safely along the Hill Road and before the roundabout - creating a great added safety risk to residents and affects the quiet enjoyment of the area.

2) Severe visual impact to the area and To Fung Shan Christian Centre

The applicant has showed some rendered photos of the potential visual impact brought by the development. While I am not able to certify the accuracy of the plans, I have the following concerns.

In Figure 4.8 of the application titled 'Indicative Long Section Plan', it can be seen that the proposed development exceeds the mountain ridge greatly - it exceeds two portions of the nearby mountain ridge. From the plan, the two nearby developments, Peak One and Pristine Villa, are designed to closely meet the mountain ridge lines, and they have barely distorted the visual mountain contours. However, the proposed development is much higher than the two indicated mountains, with at least two to four floors and a roof structure protruding the mountain line. This is evident in the application's simulated images such as VP-C, that the proposed development distorts the greenery sight of the mountains greatly.

Moreover, the proposed development is of the same height as Lutheran Theological Seminary, which when viewed from away within the area, will greatly affect the heritage of the seminary and To Fung Shan in their unique feature of a place of quietness and culture within the mountains - which is a very rare feature and development in Hong Kong.

Finally, the applicant has also not provided enough renders showing that the proposed development will not pose major visual impacts to the area. I am concerned about the various other viewpoints from the Seminary (only 1 render provided), from nearby developments (none provided) and from the Institute of Sino-Christian Studies (also none provided). It is worried that the protruding towers will affect the uniqueness of the To Fung Shan.

3) Noise and air pollution from the proposed widened road affecting Pristine Villa

It is noted that the portion of the proposed widened road (near slope feature no. 7SW-D/FR 118 as indicated in the applicant's plan) is very close to the Government's slope and to Block 14 of Pristine Villa. Within the area, the applicant intends to widen the road eastward to the edge of the slope. Not only this causes a major safety hazard to the residents of Pristine Villa, the future traffic flow will also cause a major environmental impact to the existing residents of Block 14. If approved, the road carrying traffic will be of close proximity to Pristine Villa, particularly Units D of Block 14, Pristine Villa. The proximity will mean that substantial noise and air pollutants from vehicles will be passed to the residents of the said block.

Moreover, Pristine Villa was built in 27 years ago, and it was not anticipated that the said road would carry that much traffic. As such, there were even balconies built to the west-most side of Block 14 (that are the master-bedrooms of Units D). The residents will have to suffer from the noise and air pollution from the sudden increase of traffic from this road.

4) Severe environmental impacts to the surrounding area

The said area was zoned as Green Belt to provide a buffer to the natural environment from the built-up areas. As the nearby mountain is rich in bio-diversity, the mountain is home to many birds, monkeys and trees. It is an efficient and valuable portion of land supporting the natural character of the area. It is worried that the development will affect the natural environment with the sudden appearance of high structures would disrupt the flying routes of birds and end up reducing their habitat areas. The sudden creation of built-up areas would also affect the living spaces of the nearby monkeys. The proposed widened road will also cut away many previous trees along the existing trees, not to mention those within the lot, affecting the natural environment of Tung Lo Wan Hill.

5) Too much sacrifice on local environment with questionable benefits for housing supplies

The applicant claims that the rezoning will benefit the city by providing more housing supplies. However, given the proposed number of merely 160 units each with about 96 sqm (around 1,033 sqft), the expected price of these units will be unaffordable to the majority of the residents anyway.

s. Referecng the latest development 'St. Michel', the unit rate of a similar sized unit is about \$20,000/sf, making the subject units will have a market value of around \$20.7 Million. This will still be an unaffordable amount to a lot of Hong Kong residents longing to buy a flat. Thus, it is challenged if the proposed development form will be the most efficient solution to address the current housing issue as mentioned.

Moreover, there are plenty of housing supplies in Sha Tin Area that are currently under sale, including "St. Michel", "The Pavilion Farm" and "The Arles". Together with the newly sold land S TTL 643, it is in doubt that the subject would be a major benefit in providing housing supplies.

In conclusion, considering the many mentioned impacts from road safety, visual impacts, environmental pollution to the nearby residents, it is highly questionable if the aforesaid remarks would be a fair trade off in an attempt to supply 160 more units that are very likely unaffordable to many to solve the problem of housing shortage. Therefore, I object the application.

Thank you for your consideration, have a good day.

Yours sincerely,
Ho Tsz Yin

12 October 2022

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

參考編號

Reference Number:

221013-162827-56403

提交限期

Deadline for submission:

21/10/2022

提交日期及時間

Date and time of submission:

13/10/2022 16:28:27

有關的規劃申請編號

The application no. to which the comment relates:

Y/ST/58

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Tai Lai yan

意見詳情

Details of the Comment :

本人就申請編號：Y/ST/58 提出反對

反對於沙田銅鑼灣山路丈量約份第 186 約地段第 380 號餘段（部分）把「綠化地帶」、「政府、機構或社區」地帶改劃為改劃為「住宅（乙類）了」地帶，地帶註明興建2幢不多於 16 層，160 個單位

此計劃不但需要砍伐樹木 破壞珍貴的生態環境

更可惜的是破壞被列為百年建築的道風山基督教會面貌

同時亦增加了唯一的銅鑼灣山路路面負擔 繁忙時間影響交通

若發展計劃落實 將無可避免要增加公共交通工具需求

可惜公共交通卻不曾被評估。

所以計劃興建兩幢住宅樓宇必須反對。



大圍百樂徑 18 號曉翠山莊 電話：2681 3606 傳真：2603 4375

To: Secretary, Town Planning Board,
By e-mail: tpbpd@pland.gov.hk

Re: Objection to Section 12A Rezoning Planning Application under Town Planning Ordinance (Cap. 131) to Rezone from “Green Belt” to “G/IC” to “Residential (Group B) 3” at Lot 380 RP (Part) in D.D. 186, Tung Lo Wan Hill Road, Sha Tin (Planning Application No. Y/ST/58)

Dear Sirs,

We are the owners of Pristine Villa, and we strongly object to the above application for the following reasons:

(1) Change of land use

We object to the applicant's change of land use from green belt to residential. The proposed development contravenes the Outline Zoning Plan.

(2) Adverse traffic impact


The only existing vehicular access to the site is a narrow service road which is not suitable for dual traffic and certainly not for emergency vehicles. In case of emergency, there will be traffic confusion at the roundabout of Tung Lo Wan Shan Road, adversely affecting vehicular traffic at Mei Tien Road and Tung Lo Wan Shan Road.

(3) Obstruction of view

The proposed development will cause obstruction to the existing greenery view of Blocks 13 and 14 of Pristine Villa

(4) Drainage impact

The proposed development will generate sewage disposal problems. There are no existing sewage systems at the site. The nearest connection is down the hill at the Tung Lo Wan Shan Road which is far away from the site.



Stephen Ng

The Chairman of IO of Pristine Villa

12 October 2022

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



Re: Y/ST/54 DD 186 Tung Lo Wan Hill Road GB

19/10/2022 03:24

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Y/ST/58

Lot 380 RP (Part) in D.D. 186, Tung Lo Wan Hill Road, Sha Tin

Site area: About 6,150sq.m

Zoning:: "Green Belt" and "GIC"

Proposed Amendment(s): Rezone to "Residential (Group B) 3" / 2 Towers / 160 Units / PR 2.5 / 140mPD / 432sq.m OS / 151 Vehicle Parking

Dear TPB Members,

Application 54 withdrawn. But never say die so back with another go.

Meet housing demand, blah, blah, blah. This is not borne out by current market conditions and trends.

The HK residential market is heading in the same direction as that on the mainland, over supply now that interest rates are wiping out access to easy money and residential units are no longer a lucrative investment vehicle.

Previous objections applicable and upheld, the negative visual impact is very visible.

Mary Mulvihill

From

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 18 February 2022 2:58 AM CST

Subject: Y/ST/54 DD 186 Tung Lo Wan Hill Road GB

Y/ST/54

Lots 379 and 380 RP in D.D. 186, Tung Lo Wan Hill Road, Sha Tin

Site area : About 15,410sq.m

Zoning : "Green Belt" and "GIC" 「

Proposed Amendment : Rezone " to "Res (Group B) 4" / 3 Towers / 243 Units / 146mPD / PR 1.8 / OS 705sq.m / 292 Vehicle Parking

Dear TPB Members,

There was a long discussion with on 15 June 2018 with regard to the previous application:

*The Chief Town Planner/Urban Design & Landscape (CTP/UD&L), PlanD also considered that in view of the site topography, **the proposed development at a higher site level was not responsive to the local context. Approval of the proposed rezoning would attract proliferation of similar development in the "GB" zone and might result in further degradation of the natural environment.** In addition, CTP/UD&L, PlanD had reservation from the landscape planning perspective in that there was **no detailed tree survey** on the proposed road widening works and no landscape impact assessment on other landscape resources.*

PlanD: The site served as a buffer between the urban areas of Sha Tin New Town and the Shing Mun Country Park and there was a general presumption against development within the "GB" zone. The site and its surrounding area was rezoned from "R(B)" to "GB" in 1983 as it was considered not suitable for large scale residential developments on accessibility and landscaping grounds. The "GB" zoning of the site remained unchanged and there was no major change in planning circumstances since then. The proposed development was undesirable from visual impact point of view and would not be compatible with the adjacent developments

*Approval of the application would set an undesirable precedent for other similar rezoning applications in the area and would result in further degradation of natural environment, and **compromise the integrity of the "GB" buffer between the Shing Mun Country Park and Sha Tin New Town.***

There was also discussion with regard to the access road.

While there has been some reduction in the BH and PR, it is clear from the images that the development would have a considerable visual impact, not to mention the disturbance to the flora and fauna of the GB. We cannot continue to encroach on our natural resources, have no lessons been learnt from Covid?

The cynical manipulation of urgent need of land for housing is despicable. Our population is rapidly decreasing due to demographics, political and now Covid related issues. Interest rates will rise soon making investment in bricks and mortar less attractive.

Members should again reject the application in order to preserve what is left of the Sha Tin panorama.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 3 May 2018 1:47 AM CST
Subject: Re: Y/ST/38 DD 186 Tung Lo Wan Hill Road GB

Dear TPB Members,
 Amendment to maximum plot ratio restriction from 2.3 to 2.1 and maximum building height restriction from 172mPD to 165mPD

These are irrelevant.

Its the zoning not the details.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, January 24, 2018 2:25:18 AM
Subject: Y/ST/38 DD 186 Tung Lo Wan Hill Road GB

Y/ST/38
 Lots 379 and 380 RP in D.D. 186, Tung Lo Wan Hill Road, Sha Tin
 Site area : About 15,410m²
 Zoning : "Green Belt" and "GIC"
 Proposed Amendments : Rezone to "Res (Group B) 4" 4 Towers / 6 Houses / 153 Parking

Dear TPB Members,

On 1 February 2008 TPB rejected an application for a much smaller development in this area

The application site together with the surrounding "GB" zone was covered with dense vegetation and mature trees, which served as a green backdrop to the area. The "GB" zoning was hence considered appropriate for the area, and there was a general presumption against development in the "GB" zone. PlanD shared TD's concerns that approval of the application would set an undesirable precedent for similar applications, the cumulative traffic impact of which would aggravate the traffic situation of the local road network.

Members raised the following views and concerns :

- (a) rezoning a large piece of land currently zoned "GB" to "CDA" would be misleading and would not be acceptable by the public;
- (b) a Member considered that the **application site and its surrounding area was the last piece of woodland left in Sha Tin and preservation of this woodland was necessary;**

These considerations are even more valid in view of subsequent developments in Sha Tin district.

The general public does not accept that the green backdrop currently enjoyed by many thousands of residents be sacrificed when property developers are holding millions of square feet of brownfield sites in the New Territories that could be redeveloped as residential.

TPB must reject this application. The 'housing shortage' mantra can no longer be tolerated as an excuse to turn every inch of green belt in the territory into a cement wall.

Mary Mulvihill

18 October 2022

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

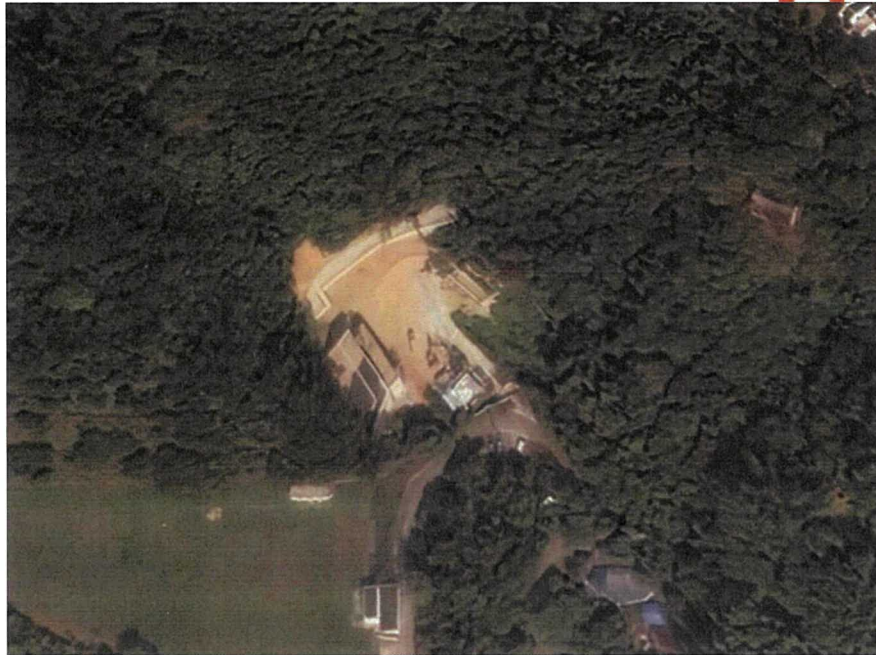
Email: tpbpd@pland.gov.hk

To rezone the application site from "Green Belt" and "Government, Institution or Community" to "Residential (Group B) 3" (Application No. Y/ST/58)

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- Majority of the area is zoned as "**Green Belt (GB)**". 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..
- It is noted that a similar application at the same site was **rejected** by the Board on 15 June 2018 with the following reason:
 - (a) the site together with the surrounding "Green Belt" ("GB") zone was covered with dense vegetation and mature trees, which serves as a green backdrop to the area. The current zoning is considered appropriate and there is no strong justification to rezone the site from "GB" to "Residential (Group B) 4" from land use planning point of view;
 - (b) the applicant fails to demonstrate that the proposed rezoning would not have adverse visual, landscape and nature conservation impacts on the surrounding areas;
 - (c) the applicant fails to demonstrate the feasibility of the proposed road widening works and that it would not cause adverse landscape impact; and
 - (d) the approval of the subject application will set an undesirable precedent for other similar development proposals in the "GB" zone. The cumulative impact would result in further degradation of the natural environment, and compromise the integrity of the "GB" buffer between the Shing Mun Country Park and Sha Tin New Town.
- From the Google Earth's aerial image, the proposed site has been destroyed without any previous planning approval. We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" practice and **unauthorized development** here through the approval of captioned application.



October 2012

- Tung Lo Wan Road which is the only road connection to the proposed site is a **substandard road**. The increase of traffic flow may bring negative impact on the traffic and bring dangerous to other vehicles and pedestrian. From the existing street view photo, it is also sceptical the whether the road improvement work can take place and solve the traffic problem in the area.
- There are **limited public transport access** to the proposed site. The public transport system may not support the increase of passengers and bring inconvenience to other passengers and residents in the area.
- The existing surrounding of the site are densely vegetated. The area is also a popular hiking spots for residents in Sha Tin. The construction may bring negative impact to the area and brings danger and nuisance to the hikers and the existing relatively quiet and natural environment.
- The approval of the application would set an undesirable precedent for other applications within the "Green Belt (GB)" zone, and lead to a general degradation of the natural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

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

Y/ST/58

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我們為沙田銅鑼灣村村代表，現附上信件對上述規劃申請提出反對。

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

簽署 Signature 王漢波 日期 Date 18-10-2022

沙田銅鑼灣村公所
SHA TIN TUNG LO WAN VILLAGE OFFICE. N.T.

TEL NO.: [REDACTED]

逕啟者:

新界沙田銅鑼灣山路丈量約份第 186 約地段第 380 號餘段(部份)
把申請地點由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶
(申請編號：Y/ST/58)

我們為沙田銅鑼灣村村代表，就上述改劃申請提出反對，理由如下：

- (一) 上述擬議發展申請〈15,375 平方米總樓面面積，160 住宅單位，153 車位〉的規模會超出本區交通負荷。目前在繁忙時段，居民在銅鑼灣山路/松嶺路路口要橫過馬路時已經常要等候頗長時間及甚欠安全感，上述擬議發展肯定會增加不少流量而令居民更難橫過該段馬路。
- (二) 上述申請提及將銅鑼灣山路/美田路迴旋處至申請地點的路段擴闊，但卻要縮小銅鑼灣山路花園才可行(我們認為垃圾站也很可能受到影響)，對於如此侵蝕本區居民利益的事，我們極不同意。
- (三) 上述申請地點毗鄰沙田北配水庫，其申請相關的地下建築物的截面圖卻不顯示與配水庫毗連的部份(令人無從評估其危險程度)，在其開挖相關部份的時候，很可能危及該配水庫的結構而輕則引致滲漏污染、重則會引發崩潰而危害本區居民。
- (四) 這區除了的士及專線小巴 481B，沒有任何公共交通到達。上述申請沒有提及設置屋苑穿梭巴士，卻估算其對上述專線小巴的需求，且打算(不知會用何方法)改動小巴路線，將小巴站設在其出入口附近。這差不多等於將專線小巴 481B 私有化變為其屋苑穿梭巴士，其立心之不良，路人皆見。這等侵佔本區居民利益的事情，我們完全不能接受。
- (五) 我們質疑銅鑼灣山路及美田路地底下現有的基礎設施是否具備足夠的容量去滿足上述申請衍生的供水(鹹/淡水)、排污(包括其游泳池換水時的水量)、煤氣等需求；又或這些設施現有的餘量會被消耗殆盡，導致水壓不足、爆鹹水管、污水渠塞或溢出等惡果。
- (六) 目前銅鑼灣山路/美田路迴旋處一帶在晚上違泊情況嚴重〈雖然附近屋苑已配有不少車位〉，上述申請所增加車輛肯定會令情況雪上加霜而引發意外及阻礙緊急救援車輛。

沙田銅鑼灣村公所
SHA TIN TUNG LO WAN VILLAGE OFFICE. N.T.

13

TEL NO.: [REDACTED]

(七) 本村後山是綠化地帶，大量砍伐樹木破壞環境，嚴重侵蝕綠化地帶及損害附近居民的權益，我們實不能接受。

(八) 上述住宅發展的位置處於本村後山，任何具規模的工程皆會影響本村的風水，對本村村民的生命、健康及財產等造成負面的後果。

上述地點多年來不斷改劃、擬建屋等申請皆未獲批准，而這次牽涉的規模不少，可以預計改劃後的發展會對這區及本村的環境、交通負荷等造成很大的負面影響。我們懇請城市規劃委員會、規劃署及其它有關政府部門，考慮我們上述意見，否決該申請，為本區及本村居民造福，我們實感激不已。

此致

城市規劃委員會

沙田銅鑼灣村村代表謹啟

丘漢波
邱貴榮
邱瑞棠



二零二二年十月十八日

聯絡人：銅鑼灣村村代表丘漢波先生
通訊地址：香港新界沙田銅鑼灣村村公所

副本送：沙田民政事務專員柯家樂女士,JP
沙田鄉事委員會主席莫錦貴先生,BBS

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

20th October, 2022.

By email only

Dear Sir/ Madam,

To rezone the application site from "Green Belt" and "Government, Institution or Community" to "Residential (Group B) 3"
(Y/ST/58)

1. We refer to the captioned.
2. According to the information from the Statutory Planning Portal 2 website, there is a rejected application ('To rezone the application site from "Green Belt", "Government, Institution or Community" to "Residential (Group B) 4"; Y/ST/38) covering the current application site; the reasons for the rejection of this application is as follows:
 - (a) *the site together with the surrounding "Green Belt" ("GB") zone was covered with dense vegetation and mature trees, which serves as a green backdrop to the area. The current zoning is considered appropriate and there is no strong justification to rezone the site from "GB" to "Residential (Group B) 4" from land use planning point of view;*
 - (b) *the applicant fails to demonstrate that the proposed rezoning would not have adverse visual, landscape and nature conservation impacts on the surrounding areas;*
 - (c) *the applicant fails to demonstrate the feasibility of the proposed road widening works and that it would not cause adverse landscape impact; and*
 - (d) *the approval of the subject application will set an undesirable precedent for other similar development proposals in the "GB" zone. The cumulative impact would result in further*

degradation of the natural environment, and compromise the integrity of the “GB” buffer between the Shing Mun Country Park and Sha Tin New Town.

3. We then urge the Board to look at **Figure 1** to see some of the existing conditions of the Tung Lo Wan Hill Road connecting to the site. We urge the Board to liaise with relevant authorities as to whether slope works would need to be carried out along the Tung Lo Wan Hill Road if this application is approved.

4. We urge the Board to reject this application as the proposed use would not be in line with the planning intention of Green Belt (GB) zone and we also urge the Board to consider the potential cumulative impacts of approving this application as the approval would set a precedent for similar cases in this GB zone.

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Tung Lo Wan Hill Road; photo taken in October 2022.

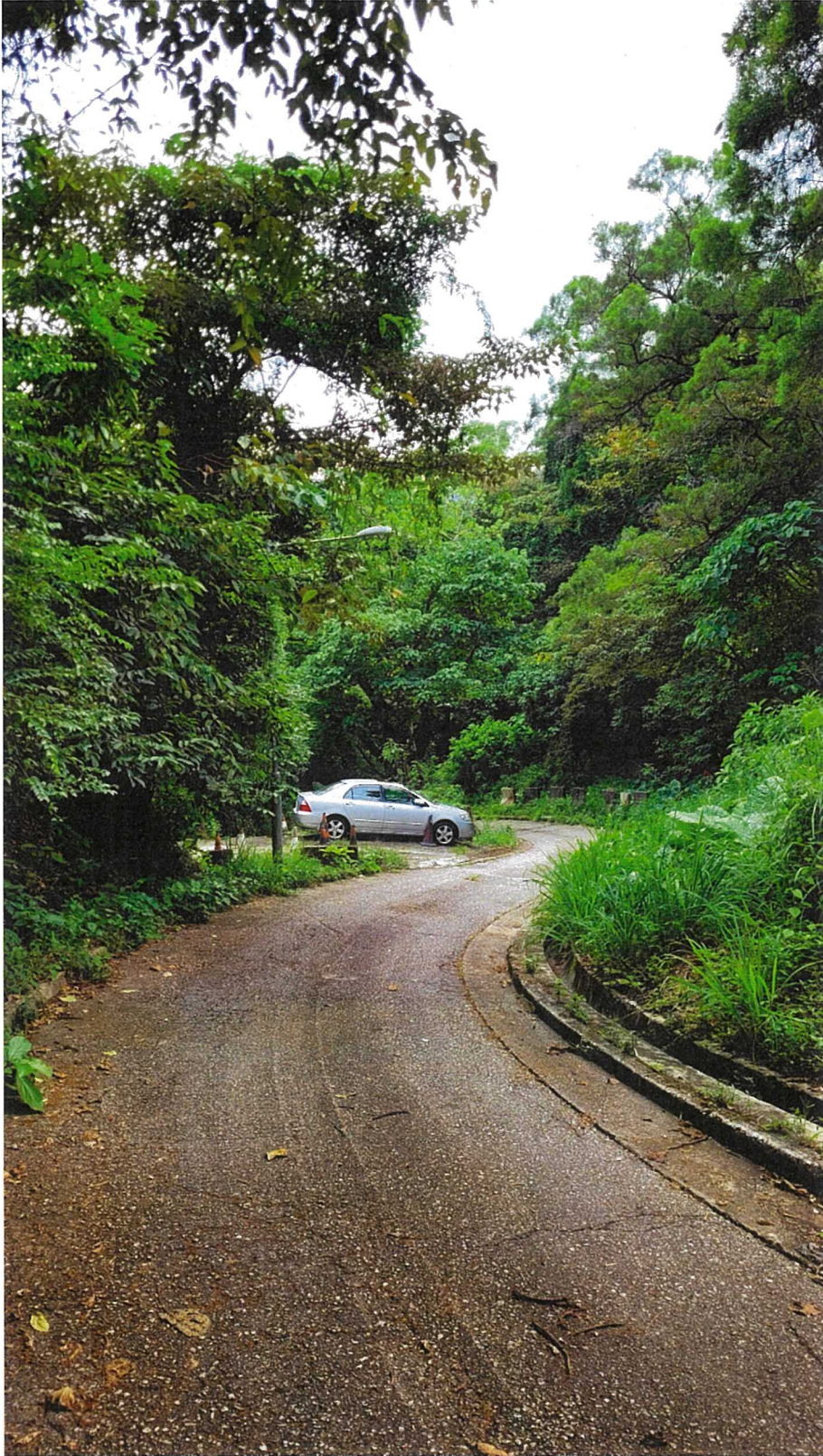


Figure 1. Cont'd.



香港新界大埔林錦公路
 Lam Kam Road, Tai Po, New Territories, Hong Kong
 Email: eap@kfbg.org



40 YEARS
OF ACTION FOR NATURE

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

21 October 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 the application site from "Green Belt" and "Government, Institution or Community" to "Residential (Group B) 3" in Tung Lo Wan Hill Road in Sha Tin (Y/ST/58)

WWF would like to lodge objection to the captioned proposal.

Suspected "destroy first, build later" at the application site

Until at least 2009, the application site, together with the surrounding "Green Belt" ("GB") zone, was covered with dense vegetation and mature trees, which served as a green backdrop to the area (Fig 1). Sometime in 2012, massive habitat destruction occurred due to complete vegetation removal (Fig 2). By 2021, the woodland that had previously been destroyed was regenerated with new trees (Fig 3).

However, in May 2022, habitat destruction occurred again due to partial degradation of the woodland. By comparing the location plan and site plan of the application with images retrieved from Google Earth (Fig 4), it seems likely that the affected area matches with the application site boundary. It is also noted from these images (Fig 4) that the southern end of the application site was paved.

Given the history of [and previous rejected applications relating to] the application site, we suspect a "destroy first, build later" approach has been adopted by degrading the woodland in order to obtaining planning permission. We would ask the Town Planning

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

The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

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)

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.

We would be grateful if our concern could be addressed by the Town Planning Board particularly.

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

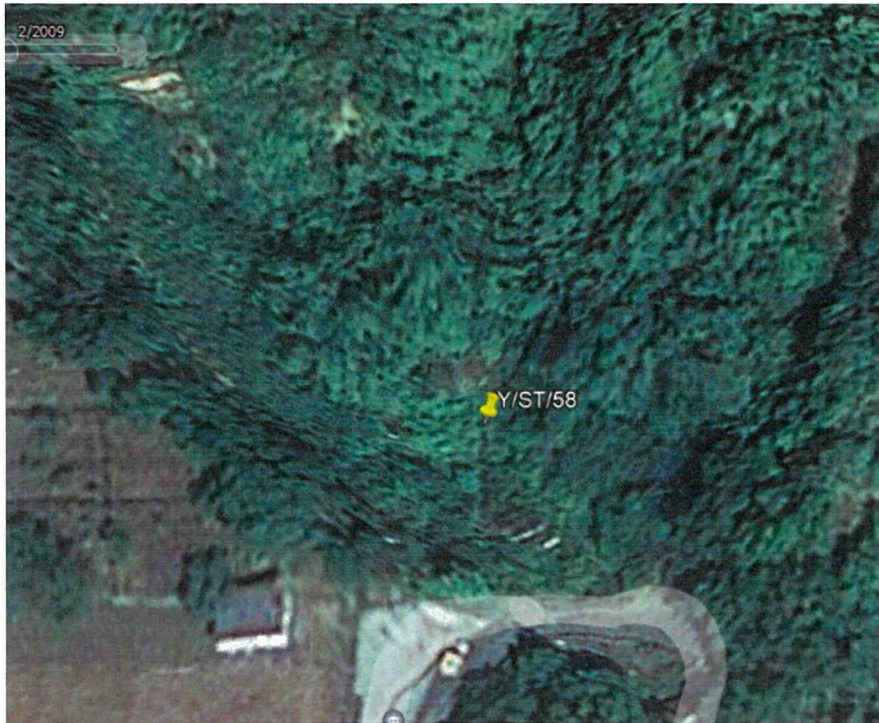


Image source: Google Earth (Accessed [17 October 2022])

Fig 2

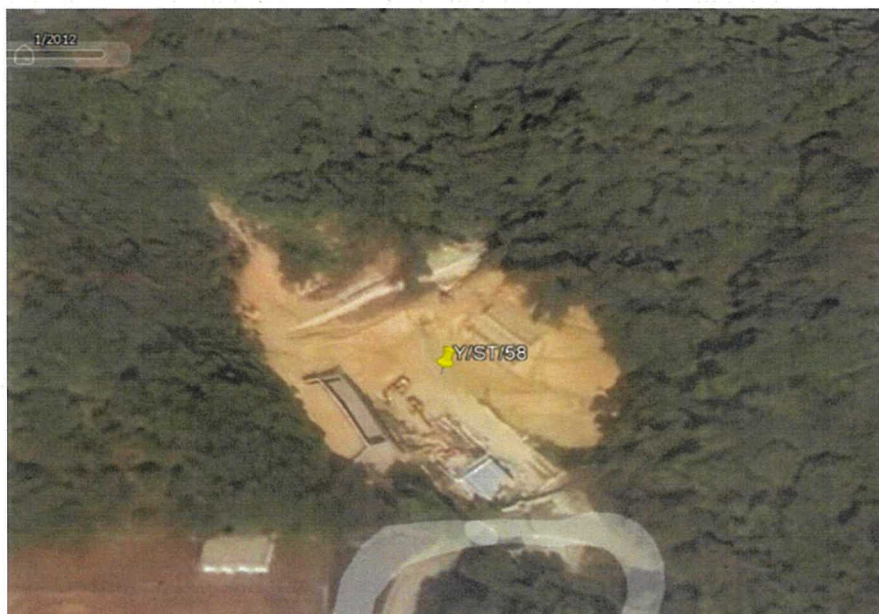


Image source: Google Earth (Accessed [17 October 2022])

Fig 3



Image source: Google Earth (Accessed [17 October 2022])

Fig 4

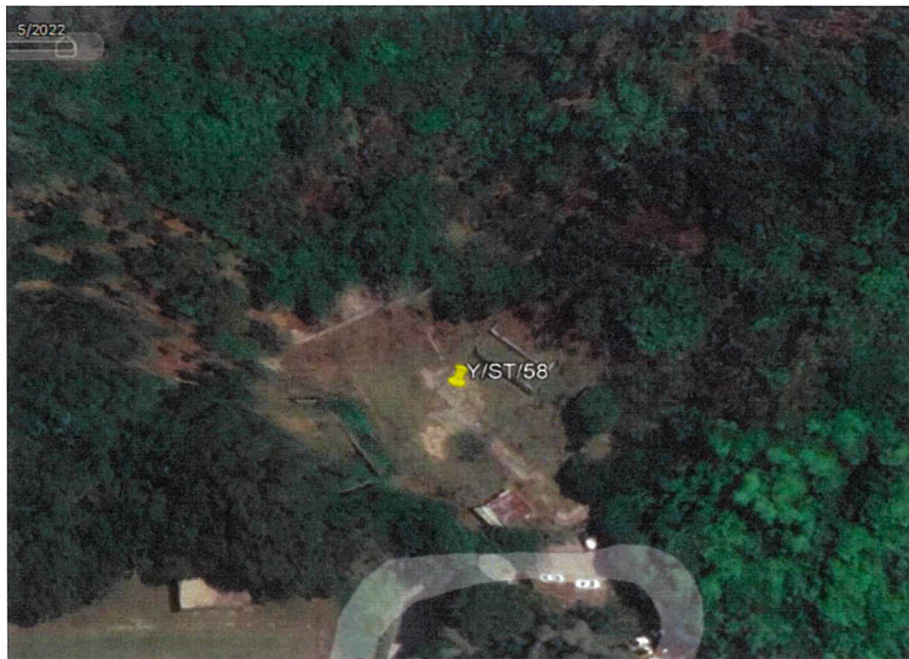


Image source: Google Earth (Accessed [17 October 2022])



royal elite

帝 譽 服 務

檔案編號：RE/PO/2022/10-016/L/JL/sn

香港新界沙田上禾輦路一號

沙田政府合署十三樓 1301-1314 室

沙田，大埔，及北區規劃處

敬啟者：

有關：新界沙田銅鑼灣山路丈量約份第 186 約地段第 380 號餘段(部分)
把申請地點由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶
(申請編號: Y/ST/58)

傾接 貴處於 2022 年 9 月 30 日之來信，有關上述事宜經已備悉。本司為新界沙田美田路 63 號壹號雲頂的大廈經理人，就有團體申請將新界沙田銅鑼灣山路丈量約份第 186 約地段第 380 號餘段(部分)由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶事宜，經向壹號雲頂業主委員會及各業主進行諮詢後，現代表壹號雲頂業主委員會及所有業主就有關申請提出反對，理由如下：

「綠化地帶」的用途被剝奪

根據政府的綠化政策，是透過廣植草木、妥善護理和保存樹木及植物，以改善市民的生活質素。現時新界沙田銅鑼灣山路丈量約份第 186 約地段第 380 號餘段(部分)規劃為「綠化地帶」，查政府向公眾諮詢後，於 2018 年已核准沙田分區計劃大綱草圖，當中約 979.67 公頃的用地劃為「綠化地帶」，利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地，故現時申請為「住宅」地帶，會有違原本規劃的目的，故不應該貿然改變。加上，城市規劃是讓發展急速的香港社會當中取得平衡。尤其現時申請路段正正提供沙田新城市與城門郊野公園之間的植物屏障。從申請人的圖片當中 (VP-B、VP-E 及 VP-G)，也可核實地段植物發展茂盛，實為維護綠化社區的重要地方。

破壞環境生態

現時銅鑼山及道風山上居住了多種野生動物及有不同樹木及植物生長，具有生態及保育價值，這是應該得到保留的，一旦更改土地用途及興建住宅，會對環境及自然生態造成無可挽救的破壞。而於興建工程進行期間，會為鄰近地區及屋苑帶來噪音及空氣污染。同時，申請位置乃屬於區內受歡迎的遠足路徑，故於該處大興土木會破壞市民康樂及休憩活動場所。

16/F, World Tech Centre, 95 How Ming Street, Kwun Tong, Kowloon 九龍官塘巧明街九十五號世達中心十六樓

Tel : (852) 2828 0888 Fax : (852) 2827 6300



Royal elite

帝 譽 服 務

擴闊路段影響

現時由雲頂峰外的迴旋處至沙田北食水配水庫的銅鑼灣山路一段馬路為單程路段，坡道較高，如需要於沙田北食水配水庫旁加建住宅，便需要擴闊有關道路。惟現時銅鑼灣山路旁為銅鑼灣山路花園，而附近也覆蓋著大量植物，擴闊路段會對遶近環境造成破壞及對野生動物造成生態上的不良影響。此外，由於該段馬路坡道高，而於工程進行期間會有大量重型汽車行駛，而於路段下方為雲頂峰屋苑的出入口，故會對行經有關位置的行人及車輛構成危險。於於有關住宅入伙後，將會增加的 160 個單位(即約 600 個業戶)及 153 個車位，現時位於銅鑼灣山已有多個屋苑入住，包括壹號雲頂、雲頂峰、頂峰別墅、曉翠山莊、嘉御山及村屋，總共多達 10,000 個業戶，故如於有關位置加建住宅，會對美田路及銅鑼灣山路的交通流量帶來沉重的負荷。

嚴重視覺影響

從申請人所提供樓宇位置圖顯示，由道風山基督叢林(VP-E)向外望，現時可見一片叢林景色，而就申請人報告所示，即使申請樓宇高 16 層，不多約 140mPD，也會遮擋從道風山基督叢林向外望的景觀。反之，從外圍望向道風山，也會因新起樓宇阻擋著於沙田區具有歷史價值的建築。而現時美田路的住宅為壹號雲頂、雲頂峰、曉翠山莊及嘉御山分別高道為 44-108mPD，對比於申請建築物高度 140mPD，差距有百分之 30，而申請建築物的水平位置也較其他樓宇高，實際樓宇高度差距也會增加，而嚴重影響美田路一帶的景觀。

總結

查城規會於 2008 年及 2018 年已清楚表達不支持並反對有關申請及“先破壞、後建設”的做法。現時如開了先例，改變沙田新城市及城門水塘郊野公園之間「綠化地帶」的植物屏障為住宅用途，恐怕也會對他方發出錯誤信息。

如有任何查詢，請致電 3921 0000 與客戶服務處吳小姐聯絡。

壹號雲頂客戶服務處
高級分區經理

梁仲輝謹啟

2022 年 10 月 21 日

16/F, World Tech Centre, 95 How Ming Street, Kwun Tong, Kowloon 九龍官塘巧明街九十五號世達中心十六樓

Tel : (852) 2828 0888 Fax : (852) 2827 6300

From: tspd/PLAND/HKSARG
To: enquire@pland.gov.hk
Date: 21/10/2022 16:42
Subject: Fw: 反對銅鑼灣山路申請更改土地用途 編號 Y/ST/58

----- Forwarded by tspd/PLAND/HKSARG on 21/10/2022 16:42 -----

From: 
To: tspd@pland.gov.hk
Date: 21/10/2022 12:48
Subject: 反對銅鑼灣山路申請更改土地用途 編號 Y/ST/58

敬啟者:

反對申請更改土地用途 編號 Y/ST/58

本人在此表達我對銅鑼灣山路更改土地用途的意見，極力反對在沙田北配水庫附近建設樓宇和擴建行車路，原因如下:

- 1) 影響山上自然生態環境和馬騮的棲息所。如果將自然生態環境改成住宅，山上猴子會喪失棲身之所，導致猴子會接近民居，造成危險。
- 2) 影響整個銅鑼灣山的交通。通往山上只有很窄的單程路，山路只能接受少量汽車通過。如果該處有任何樓宇和道路建設工程，會嚴重影響迴旋處的交通問題，嚴重更會引致車禍。
- 3) 影響市民郊遊銅鑼灣山。銅鑼灣山路每日都有很多行山人士及長者前往斜坡晨運，如果改變該處的土地用途，便會影響附近居民及長者少了一個做運動的地方。
- 4) 斜坡上建設會有機會導致山泥傾瀉。銅鑼灣山路的斜坡是頗斜的，人類活動包括樓宇建築都會導致泥石鬆脫，引致山泥傾瀉，影響附近居民的安全。
- 5) 現時銅鑼灣山路的泊車位嚴重不足，晚上經常有大量車輛因為沒有停車位而需要泊

在路邊，所以現時銅鑼灣山路已經不能容納更多居民。

希望城規會可以考慮擱置銅鑼灣山路興建樓宇計劃，避免出現嚴重生態及民生影響。

謹此

[REDACTED]

吳小姐

14/OCT/2022/FRI 10:36

FAX No.

P. 002

28

20 Oct., 2022

Planning Dept
17/F., North Point Government Offices
333 Java Rd., North Point
Hong Kong

P 25/10

Subject: Our comments on planning application Y/ST/58

To whom it may concern:

We are writing to express our concerns about the planning application Y/ST/58, in consideration of its impact to the ecosystem and traffic nearby.

Firstly, the application is going to destroy the surrounding ecosystem. The site is right next to the Shatin North Service Reservoir, not to mention that it is originally a Green Belt area. The scenery has attracted people to hike along Tung Lo Wan Hill Road and Tao Fong Shan Road, and visit the Tao Fong Lutheran Church. The construction work and the actual residential area are going to devastate the environment. If the application is to be approved, we will find it ironic how the government has been urging the public to conserve the environment, but doing the otherwise itself.

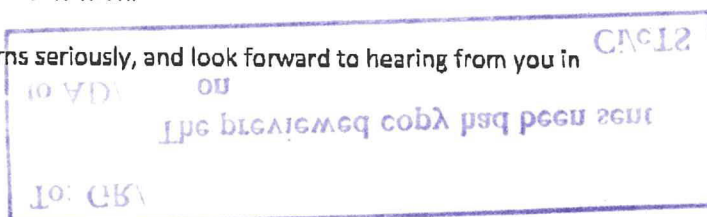
Secondly, the application will add extra burden to the traffic along Tung Lo Wan Hill Road. Nearby residents have already been experiencing traffic congestion during rush hours. Especially for the upper part of Tung Lo Wan Hill Road, the road is incredibly narrow and is only one-way. If there will be an extra residential site, it is going to make matters worse. Also, during its construction phase, the trucks and vehicles are going to impact people's commute.

Thirdly, refer to VP-A on the planning location, it is next to the residential building of Sky One, the application will create the serious air pollution, slope stabilization problem, noise nuisance and road safety problem to all the residents from the Sky One, because the construction works of the building and the road extension.

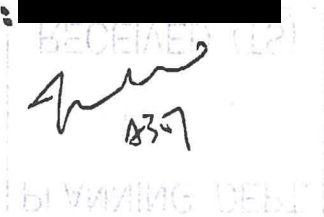
Fourthly, refer to VP-B on the planning location, it is next to Tung Lo Wan Hill Road Garden and closed to the residential building of the Sky One, the application will create the serious air pollution, the slope stabilization problem, the noise nuisance and the road safety problem to all the residents from the Sky One and the people who are using the facility in the Tung Lo Wan Garden, because the construction works of the building and the road extension.

We hope the Board will take the above concerns seriously, and look forward to hearing from you in due course.

Yours faithfully,
The residents of Sky One



21-10-22:16:40
[Redacted signature]



D' of B' [unclear]	DDAD	VDAB

2022 年 10 月 20 日

傳真致函：香港 北角

滙華道 333 號

北角政府合處

規劃署

傳真號碼：28770389

敬啟者：

反對申請更改土地用途：編號 Y/ST/58

我們是雲頂峰的業主和住客，大家聯署寫出我們意見，反對在沙田北配水庫附近建設樓宇和擴建行車路，因為會違反銅鑼灣山丘和度風山一帶的自然環境生態，還會影響附近屋苑的居民出入和居住環境質素。

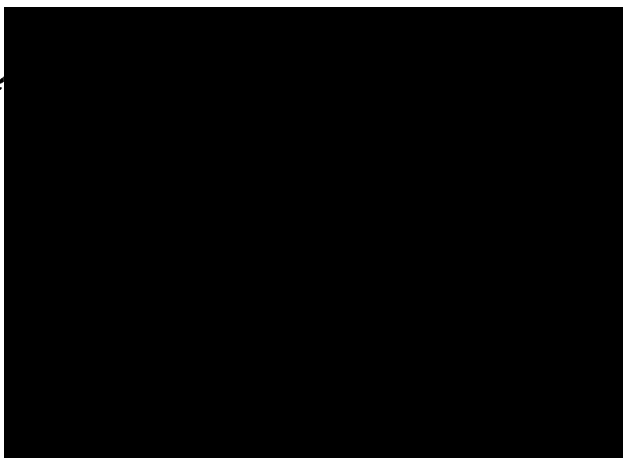
銅鑼灣山路的上部分是很窄的單程路，道路是依山而起，如果有任何樓宇和道路建設工程，也會涉及雲頂峰附近的斜坡安全問題，和造成對行人的安全有威脅。

希望城規署作出心思考慮拒絕 Y/ST/58 的申請。

謹此

雲頂峰的業主和住客


Tel: 



2022 年 10 月 17 日

傳真致函：香港 北角
渣華道 333 號
北角政府合處
規劃署

傳真號碼：28770389

敬啟者：

反對申請更改土地用途：編號 Y/ST/58

本人 Tony Ng 是一號雲頂業主，我和一班在附近行山晨運的朋友，大家聯署寫出我們意見，反對在沙田北配水庫附近起樓，這有違反銅鑼灣山丘和度風山一帶的自然環境生態，還會影響附近屋苑的居民出入和居住環境變質。

銅鑼灣山路的上部分是很窄的單程路，道路是依山而起，如果有任何樓宇和道路建設工程，也會涉及雲頂峰附近的斜坡安全問題，和造成對行人的安全有威脅。

希望城規署作出心思考慮拒絕 Y/ST/58 的申請。

謹此

意見提出者：Tony Ng

聯絡電話：[REDACTED]

意見提出者：Cynthia Ng

聯絡電話：[REDACTED]

意見提出者：Crispin Ng

聯絡電話：[REDACTED]

意見提出者：Kenneth Ng

聯絡電話：[REDACTED]

意見提出者：Fung Lau

聯絡電話：[REDACTED]

RECEIVED
PLANNING DEPT

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

多謝你的提交。
Thank you for your submission.

申請編號
Application No. Y/ST/58
(就第12A條申請提出意見 comments on section 12A application)

參考編號
Reference Number 221020-135733-42048

提交日期及時間
Date and Time of Submission 20/10/2022 13:57:33

「提意見人」姓名 /
名稱
Name of "Commenter" 女士 Ms. Winnie Yao

這部分不會公開予公眾查閱。
This part will not be made available for public inspection.

聯絡人
Contact Person Winnie Yao

通訊地址
Postal Address

電話號碼
Tel. No.

傳真號碼
Fax No.

電郵地址
E-mail Address

意見詳情
Details of Comments

本人就Y/ST/58申請將新界沙田銅鑼灣山路丈量約份第186約地段第380號餘段(部分)由「綠化地帶」改劃為「住宅(乙類)3」地帶提出反對。反對理由:

1) 嚴重改變該區風水

沙田銅鑼灣山有長遠的歷史, 其名字因為山形似一個銅鑼而得。

根據文匯報 (<http://paper.wenweipo.com/2012/02/10/ME1202100017.htm>) 以及風水大師李丞賁博士所述,“沙田屬於盆地地勢,又稱為聚寶盤。環繞山中,銅鑼灣山之靈氣最旺,山勢不高,地形甚似「大銅鑼」,銅鑼屬金,在下元八運屬土,土生金旺,可生名揚四海之應。再加上車公廟在後方見有一巨石,若在高處望下,極似一個敲銅鑼槌之象。”

然而,規劃申請的兩幢住宅,宛如兩把匕首插在銅鑼上,完全改變該區風水。

2) 把沙田居民的食水安全置於高風險

規劃申請建住宅的地區,緊貼沙田北配水庫,該水庫為食水配水庫,在緊貼食水配水庫地段建住宅,無疑是把沙田區居民的食水安全置於高風險。

3) 對該區交通造成重大影響

該區只有來回方向各一條的十分狹窄的行車線,而且缺乏交通設施,公共交通就只有一條小巴路線 481B,附近兩個低密度屋苑居民出入需依靠屋苑接駁車。本人居住的壹號雲頂 shuttle bus,多年來多次向運輸署申請增加行車時間也未能獲批。

而申請規劃的住宅160戶人能否負擔接駁車、能否獲批行車專線均十分存疑。若不能的話,勢必大量增加該區私家車及的士流量,嚴重增加汽車碳排放及交通堵塞,嚴重影響該區居民的生活質素。

4) 破壞該區綠化地帶弊多於利

沙田銅鑼灣山道風山一帶是區內僅存的天然綠化地帶,保育價值甚高。在該地段見縫插針地硬要安插兩幢高樓,勢必導致大量天然樹木被清除,野生動物失去棲息地。

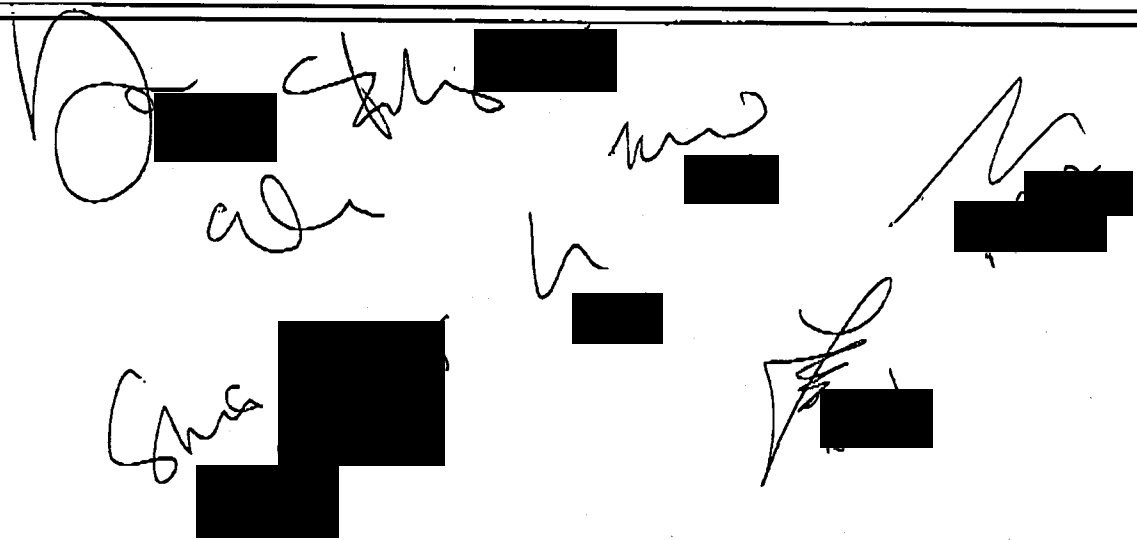
為了增加160戶住宅,不惜破壞該區保育、環境、歷史傳統風水、交通,威脅食水庫安全,亦會為其他同類申請立下不良先例,實在是得不償失的愚蠢之舉。

綜上所述,懇請城規會對該項申請予以否決。

儲存 Save

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關閉視窗 Close



The bottom of the page contains several handwritten signatures in black ink. Some of the names are partially obscured by black rectangular redaction boxes. The signatures appear to be from multiple individuals, likely representing the community or residents mentioned in the text.