

圖例  
NOTATION

ZONES

COMMERCIAL

RESIDENTIAL (GROUP C)

RESIDENTIAL (GROUP D)

VILLAGE TYPE DEVELOPMENT

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

RECREATION

OTHER SPECIFIED USES

GREEN BELT

CONSERVATION AREA

COASTAL PROTECTION AREA

COUNTRY PARK

地帶

商業

住宅（丙類）

住宅（丁類）

鄉村式發展

政府、機構或社區

休憩用地

康樂

其他指定用途

綠化地帶

自然保育區

海岸保護區

郊野公園

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

交通

主要道路及路口

其他

規劃範圍界線

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	0.34	0.09	商業
RESIDENTIAL (GROUP C)	7.16	1.94	住宅（丙類）
RESIDENTIAL (GROUP D)	0.92	0.25	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	23.73	6.42	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	2.39	0.65	政府、機構或社區
OPEN SPACE	0.27	0.07	休憩用地
RECREATION	4.90	1.33	康樂
OTHER SPECIFIED USES	25.68	6.95	其他指定用途
GREEN BELT	20.45	5.53	綠化地帶
CONSERVATION AREA	113.67	30.75	自然保育區
COASTAL PROTECTION AREA	36.69	9.93	海岸保護區
COUNTRY PARK	127.53	34.50	郊野公園
MAJOR ROAD ETC.	5.91	1.59	主要道路等
TOTAL PLANNING SCHEME AREA	369.64	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第 5 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/SK-HH/6 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/SK-HH/6

AMENDMENTS EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條  
展示的修訂

AMENDMENT ITEM A

AMENDMENT ITEM B

AMENDMENT ITEM C

AMENDMENT ITEM D

（參看附表）  
(SEE ATTACHED SCHEDULE)

2019年6月21日  
核准圖編號 S/SK-HH/6 的修訂  
AMENDMENT TO APPROVED PLAN No. S/SK-HH/6 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
21 JUNE 2019

按照城市規劃條例第 5 條展示的

香港城市規劃委員會依據城市規劃條例擬備的白沙灣分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HEBE HAVEN - OUTLINE ZONING PLAN

SCALE 比例尺  
0 200 400 600 800 1,000 METRES 米

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/SK-HH/7

Signed: Fiona LUNG 龍小玉 簽署  
SECRETARY 城市規劃委員會秘書  
TOWN PLANNING BOARD



**SCHEDULE OF AMENDMENTS TO  
THE APPROVED HEBE HAVEN  
OUTLINE ZONING PLAN NO. S/SK-HH/6  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A      –      Rezoning of a site near the junction of Hiram's Highway and Heung Chung Road from "Government, Institution or Community" ("G/IC") to "Residential (Group C)4" ("R(C)4").
- Item B      –      Rezoning of a strip of land at Heung Chung Road from "G/IC" to area shown as 'Road'.
- Item C      –      Rezoning of a site to the south of Nam Wai from "Green Belt" ("GB") to "R(C)5".
- Item D      –      Rezoning of a site occupied by Colour of The River to the south of Nam Wai from "GB" to "R(C)6".

Showing the road scheme of the Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung authorized by the Chief Executive in Council under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) on the Plan for information. The authorized road scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

**II. Amendments to the Notes of the Plan**

- (a) Revision to the Remarks of the Notes for the "R(C)" zone to incorporate development restrictions for the "R(C)4", "R(C)5" and "R(C)6" sub-areas.
- (b) Deletion of 'Market' from Column 1 of the Notes for the "Commercial" zone and from Column 2 of the Notes for the "Residential (Group D)" and "Village Type Development" zones, and revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 of the Notes for the "G/IC" zone.

Town Planning Board

21 June 2019



**List of Representers in respect of**  
**Draft Hebe Haven Outline Zoning Plan (OZP) No. S/SK-HH/7**

申述人名單

白沙灣分區計劃大綱草圖編號 S/SK-HH/7

Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
R1	西貢區議會
R2	邱戊秀 (西貢區議員)
R3	陳權軍
R4	Li Ka Leung Philip (Sai Kung District Councilor)
R5	Sai Kung Planning Concern Front
R6	Mary Mulvihill
R7	陳嘉琳 (Sai Kung Commons)
R8	Lam Ho Ching
R9	Ma Chun Ming
R10	Ng Sin Na
R11	Cheng Yuen Yi
R12	Leung Yu Pong
R13	Hung Wing See Cecilia
R14	KY Wan
R15	John E. Chu
R16	Ho Sze Wai Mabel
R17	Kwok Sze Chung Benjamin
R18	Yeung Wing Ying
R19	邵智恒
R20	Lee Siu Kwan April
R21	Melody Chan Sui Lin
R22	Deancika Lau
R23	Ho Sze Long
R24	Sum Cho Yi
R25	Veronica Da Rosa

Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
R26	Yuen Shuk Ling
R27	Lo Nim Chi Bernie
R28	Yau Nga Fong Carol
R29	Yu Hon Bill
R30	Lau Tsz Wan
R31	Ng Yin Sun
R32	Ling Ho Fai
R33	Mak Tsz Wub
R34	Fung Chi Wah Stephen
R35	Pui Shan Candy Chow
R36	Lee Siu Tung
R37	Renee Shek
R38	Ngai Mei Chung
R39	Kwan Chun Hang
R40	Hung Sui Ling
R41	Tsang Tsz Yeung
R42	Shek Wing Chi
R43	Kelvin Cheung
R44	Wong Man Chi
R45	Lao Mui Kwong
R46	Chan Chun Wai
R47	Wong Ming
R48	Mia Rasborn
R49	Hung Po Chu
R50	Luk Kai Yin
R51	Cheng Yuen Yan
R52	Chan Pui Hang
R53	Ko Kam Ho



Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
R54	Lo Siu Kei
R55	徐頌欣
R56	Lau Ching Yee
R57	Wong Mei Sze
R58	Tsang Yuk Lung
R59	Chung Lai Hing
R60	Lee Kam Ting
R61	Leung Siu Mei
R62	Shing Carrie Hoi Lam
R63	何偉航
R64	Tsang Yick Tat
R65	Hui Ming Yan
R66	Hiew Kin Moi
R67	So Wing Laam
R68	Shek Kwo Fung
R69	Chan Suk Yee
R70	Yu Chi Kit Patrick
R71	Yau Po Ki
R72	Chung Chui Shan
R73	Leung Yat Hei Dorcas
R74	Kong Fung Ying
R75	謝妙儀
R76	Julyanna Hui
R77	Tsang Kim Kei
R78	Chan Size Nga
R79	Joyce Shek
R80	陳家展
R81	Kelsey Lau
R82	Lo Chi Shing Joseph
R83	Ho Yu Fan
R84	Yeung Kin Sang
R85	Hi Yuk Ming
R86	Lam King Tong
R87	宋慧玲
R88	蔡欣盈 Choi Yan Ying Daphne

Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
R89	陳佩琮
R90	Ma Siu Yan
R91	Yeung Siu Mui
R92	Lai Hoi Tung Jovia
R93	李信樂
R94	Wong Ho Chun
R95	Li Chun Ting
R96	Ms Yeung
R97	Tso Kwok Ming
R98	Chan Siu To Kelvin
R99	李家榮
R100	Chan Hon Kuen
R101	Tse Ka Ho
R102	Shing Ka Ki
R103	Tam Cheuk Yi
R104	Chan Yu Ching
R105	Chan Hiu Wa
R106	張家豪
R107	Tse Ngai Tung
R108	Li Ce Art Cecilia
R109	Ma Ka Fai
R110	Shek Chun Kei
R111	Cheung Kwan Nok
R112	Wing Man Lee
R113	Li Ho Chun
R114	Tse Kin Wai
R115	Ruth Chan
R116	Cheng Ya Wei Alice
R117	Flora Lee
R118	Wong Hok Sau
R119	Lam Lai Ngor
R120	Daniel Lau
R121	Chow Oi Ting Lora
R122	Ho Chung Ming Suzie
R123	Lam Cheuk Fai Arthur
R124	Yeung Siu Uan



Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
R125	Ng Ming Ho
R126	Jane Wong
R127	Tse Wen Chee Anns
R128	Ip Ming Yin
R129	Wan Wing Keung
R130	Sara Cheng
R131	Chan Kwok Fung Jackson
R132	Chan Ping Hoi Sam
R133	Mok Cheuk Wai
R134	Pau Wing Ka
R135	Wong Wai Kin
R136	Lau Ka Leong
R137	Chan Cyrus Ho Hong
R138	Pamela Sin
R139	陳俊彥
R140	Helen Louise Norton
R141	甄桑港
R142	Gregory Perilleux
R143	Tong Siu Lan Christina
R144	Tang Yuen Mei
R145	Lai Kit Ting
R146	Tong Hok Yin
R147	Wu Ka Yan
R148	鍾南智
R149	Yau Kwok Fung
R150	Lian Jones
R151	Tong Hok Lam
R152	Yuen Kam Wah
R153	Mok Kit Tie
R154	Wong Kam Man
R155	Lam Shing Wai Gordon
R156	Ka Yan Christine Cheng
R157	Tong Chung Yee
R158	Ng Hoi Yan
R159	Tsz Ching Tsui
R160	Janice Lin

Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
R161	Luk Wai Lun
R162	KK Kwok
R163	Miki Ma
R164	Candice Lee
R165	Lau Tsan Fung
R166	Law On Ying
R167	Fan Chi Yan
R168	Leung Tim Lung
R169	Yeung Miu Chun
R170	Simon Damodaran
R171	Chung Shui Sun
R172	Lee Kin Lung
R173	Joe Lee
R174	Michelle Wong
R175	Ma Kwai Fan
R176	Katie Chan
R177	Heung Ka Wai
R178	Tam Kam Ngor
R179	Tse Wong
R180	Law Po Fai
R181	黃瑞敏
R182	Yeung Ka Man
R183	Li On Ki
R184	Lui Chi Man
R185	許瑩瑩
R186	Leung Wai Yung
R187	Yip Shui Mei
R188	Karrie ho
R189	Yip Man Chi
R190	Alvin Cheung
R191	Victor Chu
R192	許小儉
R193	Alex Broggi
R194	Kwok Wai Yin
R195	Lam Wing Mui Flora
R196	Betty Lee



<b>Representation No.</b> 申述個案編號 TPB/R/S/SK-HH/7-	<b>Name of Representer</b> 申述人名稱
R197	Lee Siu Wah
R198	林玉群
R199	李煒堅
R200	李晉偉
R201	Bob Barrell
R202	Chow Wai Shan
R203	曾子祺
R204	Cheung Chak Man
R205	Wan Ka Hing
R206	Ki Christine
R207	Chak Wan Chi
R208	Chan Wan Nga
R209	Ng Hiu Fung
R210	Yu Hon Man
R211	Jerry Siu
R212	Cheung Man Yee Leslie
R213	Fung Ho Him Wilsa
R214	Anna Tse
R215	So Po Ling Pauline
R216	Keung S
R217	Ng Chi Yuen
R218	Ng Ka Yan Mary
R219	Helen Rigby
R220	Connie So
R221	Yuen Na Leung
R222	Sean Barry
R223	Kwok Wing Ting
R224	Lee Wai Sang Wilson
R225	HO Yuen Man
R226	Kayomarz N Palkhiwalla
R227	Li Ka Kan Candy
R228	Cecilia Yeung
R229	Sherrin Loh
R230	Tse Viola
R231	張秀虹
R232	Blair Dunton

<b>Representation No.</b> 申述個案編號 TPB/R/S/SK-HH/7-	<b>Name of Representer</b> 申述人名稱
R233	Chan Chun Kit
R234	Wong Chi Kwong
R235	Queenie Law
R236	Chan Wai Yee
R237	Stella Ho
R238	Ng Sai Ho
R239	Chan Yuk Kwan
R240	Tan Wai Kiu
R241	Becky Ip
R242	Tsui Lok
R243	Yuen Chungsze
R244	Wan Siu Wing
R245	Cheung Ming Tak
R246	Lee Norman Chun Kee
R247	Li Oi Yu Soul
R248	Debra Chow
R249	Chan Man Kwong
R250	Koolem Chu
R251	Kwok Wai Ting
R252	Luk Siu Ching
R253	Yung Po Wan Kat
R254	Chan Wui Yu
R255	Law Ka Wing
R256	Wong Chi Shing
R257	Chan Wai Hang
R258	Nic Parker
R259	Joey Leung
R260	霍漢橋
R261	Tse Ho Ting
R262	陳澤皓
R263	Wong Yuet Yi
R264	Lau Hoi Man Jan
R265	Ho Pui Shan
R266	Kit Ho
R267	Chan Sing Yu
R268	PP Yee Lilian Wan



Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
R269	Osawa Makiko
R270	Ho Yin Wan
R271	Lai Chun Hong
R272	Kwok Yee Lee
R273	Kakarla Krishna Kumar
R274	Robert James Lewington
R275	Vincent Wong, KiSun
R276	Kwong Wing Kwan
R277	Ma Wing Yan
R278	石英雅
R279	Amanda Cheng
R280	Chow Shuk Han
R281	Sara Fong
R282	Isabella Tam
R283	Shek Shui Ping Kitty
R284	王志業
R285	Chan Cheuk Yiu
R286	Chan Cho Man
R287	Gaspar Cecilia
R288	Lai Pak Kin
R289	So Kar Lok Gabriel
R290	Chan Ka Wai
R291	Fung Lai Ming
R292	Cheung Yuen Yee Tracy
R293	Mak Hei Man
R294	Ng Yuk Choi
R295	Lam Yik Oi
R296	Po Hon Sum
R297	N.A.
R298	James Parsons
R299	Elisa Tsang
R300	Chan Wai Kai
R301	Cheung Kam Mui
R302	Tong Po Lin
R303	Ryan Ying
R304	Annie Hui

Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
R305	Hui Pui Ling Annie
R306	Leung Ka Sai
R307	Tsang Yik Yu
R308	Tang Chi Ying
R309	Hugh Chiverton
R310	邱麗瑤
R311	Hung Shui Yee
R312	Cheung Wai Ling
R313	Shiny Wing Yan
R314	Ng Yin Ping
R315	Cheung Kwai Fan
R316	何嘉碧
R317	Law Wing Tung
R318	Marina Wang
R319	Lam Wing Tung Rainbow
R320	Mak Wai Tung Lori
R321	Cheng Chok Kong Luke
R322	Chan Shu Leung
R323	Sze Ching Ling
R324	Jean Yu
R325	Chow Lai Yee
R326	沈靜南
R327	Yeung Shung Sang
R328	Lee Tsz Chung
R329	Loong Kwong Shing
R330	Louis Broggi
R331	Hugo Broggi
R332	Lo Kar Lai
R333	Stephan Ortmann
R334	Li Chi Keung
R335	Ki Hoi Hung
R336	Yuen Nga Lam
R337	Lui Wing Yee
R338	Lo Shuk May
R339	Lai Kam Hei
R340	Shing Kwok Nung

Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
R341	Ho Lai Ha
R342	Tam Cheuk Hung
R343	Ma Yuk Lin
R344	Chau Hung
R345	Tam Suk Kuen Grace
R346	Lo Ki Yuen
R347	Jim Chui Yung Winnie
R348	Leung Janice
R349	Amanda Pang
R350	Choi Chi Kit
R351	Young Lai Yin
R352	Yeung Hok Leung
R353	Lucia Leung
R354	Lau Kit Yee Kitty
R355	N.A.
R356	Pun Suk Mei Stella
R357	Fuh Chui Fan
R358	Emma Lo
R359	Leung Sze Ngan
R360	Neo Cheung
R361	蔡良發
R362	Joanne Yu
R363	黃志強
R364	Fendi Cheung
R365	Joyce Chan Yuk Yu
R366	Cheng Pak Hung
R367	So Man Wai
R368	N.A.
R369	Lau Sin Yan
R370	Chan Yuk Sim
R371	Tse Cheuk Yu
R372	Leung Pak Yue
R373	Kwong Siu Lun
R374	Chow Chung Yiu Christopher
R375	Ashley Pang

Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
R376	April Wong
R377	Joshua Nan
R378	Chung wong ting
R379	Mak Wai Man
R380	Chung Wing Yi
R381	Chan Ka Wang
R382	Cheuk Ming Kei
R383	Tse Wai Chun
R384	Yau Lai Hung
R385	Chan Fuk Hong Thomas
R386	Ching Lam Cheuk
R387	蔡慧瑩
R388	Chiu Christy Sze Chai
R389	Li Wing Kar
R390	溫寶愉
R391	Steven Molyneux-Webb
R392	Cherries Kwok
R393	Yip Hon
R394	Cheng Sin Ting
R395	Candice Wai Man To
R396	Yue Chi Pang
R397	Pang Ting Yuen
R398	Chan Yee Lai
R399	Yeung Ka Yan
R400	周志和
R401	Winnie Chan
R402	Tiffany Cheng
R403	Shek Wing Lee
R404	Leung Hoi Sing
R405	Lam Yun Fong
R406	Leung Ching Yin
R407	Leung Ho Ying
R408	Leung Kin Kwong
R409	Lam Yun Wah
R410	Ho Keung Fai
R411	Lee Lai Yan



Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
R412	Leung Kit Yee
R413	Leung Hoi Leung
R414	Siu Man Fung
R415	Jor Chi Keung
R416	N.A.
R417	Boman Ho
R418	Stefan Kirschner
R419	Kong Yee Lok
R420	Lee Win Yee
R421	So Man Wai
R422	Kong Wing Yi
R423	Cheryl Lau
R424	Christin Pennacchini
R425	Leung Hong Ken
R426	Hui Kwong Shun
R427	方子華
R428	Ellen Fong
R429	Chan Yiu Chor Andrew
R430	Wong Ka Man
R431	Janice Chu
R432	Ricky Suen
R433	Yuen Chi Wai Henry
R434	Mok Tsz Kin
R435	Queenie Ng
R436	陳楚思
R437	Wu King Chung
R438	Ho Wing Han
R439	Chiu Chung Hang
R440	Chris Chan
R441	Iris Chu
R442	Shek Wai Chun
R443	KM Wong
R444	Lee Shui Ming
R445	Wan Lok Man
R446	Karin Chai
R447	Yip Wai Lun

Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
R448	Adams Wong
R449	Tang Kam Yin
R450	Cheng Yee Ying
R451	George Wong
R452	Li Wai Lam
R453	Carlos Tang
R454	Chan wing to
R455	Chim Hoi Kiu
R456	Benny
R457	Tang YY Carlos
R458	Tang Yiu Ying
R459	Chan wing sze
R460	Miao Yali
R461	Chan Man Bun
R462	Lam Chi Lung
R463	Kwok Man Ka
R464	羅景文
R465	Jess Wong
R466	Fu Heung Leung Betty
R467	Dorothy Kai
R468	Joseph Chan
R469	丘洛翹
R470	Tracy Fung
R471	Chu Keng Hong
R472	Nikita Lee
R473	Lai Kin Wah Agnes
R474	Leung Hin Yan
R475	Tam Suk Han
R476	Cheung On Man
R477	Wong Man Kit
R478	Calvin Law
R479	N.A.
R480	Sum Kit Yee
R481	Cheung Yuen Tung
R482	Kevin Pui
R483	Chan Cheong Sang

Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
R484	Cheng Mei Kiu
R485	Tse Wen Chee Anna
R486	方國珊 (西貢區議員)
R487	匡湖居業主立案法團
R488	Yau Hon See
R489	楊永康
R490	陸秀貞
R491	Woo Wai Yi
R492	Cheng Dicky
R493	李思朗
R494	Lau Tsz Kwan
R495	黃向賢
R496	成元嬌 (夾附 2,666 個簽名 with 2,666 signatures enclosed)
R497	Wong Lai Ping (西貢專線小巴經營者) (夾附 9 個簽名 with 9 signatures enclosed)
R498	Sing Ching On (西貢南圍居民)

Representation No. 申述個案編號 TPB/R/S/SK-HH/7-	Name of Representer 申述人名稱
	(夾附 368 個簽名 with 368 signatures enclosed)
R499	Yau Keung Hing (西貢專線小巴司機及從業 員) (夾附 60 個簽名 with 60 signatures enclosed)
R500	鍾艾薇
R501	Daniel McLoughlin
R502	Green Sense
R503	Derek Roy Crane
R504	Hureau Sameul Marie Velery Raymond & Dupas Frederique Marie Helene
R505	新界鄉議局
R506	楊學良
R507	楊丘春喜
R508	一群關心環保熱心人士
R509	余國威
R510	The Hong Kong and China Gas Co Ltd.



**List of Commenters in respect of**  
**Draft Hebe Haven Outline Zoning Plan (OZP) No. S/SK-HH/7**

提意見人名單  
白沙灣分區計劃大綱草圖編號 S/SK-HH/7

<b>Comment No.</b> 意見編號 TPB/R/S/SK-HH/7-	<b>Name of Commenter</b> 提意見人名稱
C1	Mary Mulvihill
C2	Tse Wen Chee Anna
C3	西貢居民 (成元嬌)
C4	西貢專線小巴經營者 (Wong Lai Ping)
C5	西貢南圍居民 (Sing Ching On)
C6	西貢專線小巴司機及從業員 (Yau Keung Hing)

**Summary of Representations and Comments and the Planning Department's Responses  
in respect of the Draft Hebe Haven Outline Zoning Plan (OZP) No. S/SK-HH/7**

No.	Representer	Grounds and Proposals	Responses
<b>R1</b> to <b>R4</b>	<p>西貢區議會 (Sai Kung District Council (SKDC))</p> <p>邱戊秀 西貢區區議員 (Mr. HIEW Moo-siew, SKDC Member)</p> <p>陳權軍 (Mr. CHAN Kuen-kwan)</p> <p>李家良 西貢區區議員 (Mr. LI Ka-leung Philip, SKDC Member)</p>	<p>Oppose all Amendment Items. The grounds of representations can be summarized below:</p> <p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>The government rezones "Government, Institution or Community" ("G/IC") and "Green Belt" ("GB") sites for development including sites in Sai Kung for low density residential development. This is not fair to villagers who hold Small House leases but not granted approvals for development.</li> <li>Rural areas should be developed including deserted villages in order to balance conservation and development, and address the housing needs of indigenous villagers.</li> </ul> <p><i>Public Consultation</i></p> <ul style="list-style-type: none"> <li>There is a lack of consultation in respect of the rezoning. Despite the opposition and concerns from SKDC and Sai Kung residents, the Government failed to consider the comprehensive development of Sai Kung and the long term effect the</li> </ul>	<p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>The major rural areas of Sai Kung are covered by respective OZPs, with appropriate land use zonings to reflect their existing conditions and planning intentions, including "CA" and "GB" zonings on areas with conservation value and "Residential" and "V" zones for residential and village developments. Sites occupied for GIC uses or reserved for GIC developments are also zoned "G/IC" to reflect the planning intention. Land use reviews may be considered according to the area's changing needs.</li> <li>Appropriate areas around existing villages have been zoned as "Village Type Development" ("V") on the OZP to cater for Small House demand while Small House grant is under Government's established procedures.</li> </ul> <p><i>Public Consultation</i></p> <ul style="list-style-type: none"> <li>The statutory and administrative procedures in consulting the public on the OZP amendments have been duly followed. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments also form part of the statutory consultation process under the Ordinance. Sai Kung Rural Committee (SKRC), Village Representatives and villagers of Nam Wai and Wo Mei Villages and SKDC were consulted on 1.3.2019, 8.4.2019 and 7.5.2019 respectively. In considering the proposed amendments to the OZP on 31.5.2019, the RNTPC had taken into account concerns and objections raised by locals and SKDC, as well as comments and advice by relevant government departments. Upon gazettal of the draft Hebe Haven OZP No. S/SK-HH/7, the proposed amendments were circulated to SKDC on 5.7.2019.</li> </ul>



No.	Representer	Grounds and Proposals	Responses
		<p>proposed amendments have on Sai Kung residents and still proceeded with presenting the proposed amendments to the Board for consideration.</p> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>• There is no completed set of road traffic data and traffic impact assessment available.</li> <li>• As road improvement works under Hiram's Highway Improvement Stage 1 are yet to complete and Stage 2 is not confirmed, no significant improvement to the current traffic condition is anticipated in the near future.</li> <li>• There is serious traffic congestion problems at Clear Water Bay Road, New Clear Water Bay Road as well as the Nam Pin Wai roundabout. With the completion of other private housing residential developments and Small House developments in the Sai Kung and Hang Hau area, the proposed developments would add further burden to the traffic conditions in the area.</li> <li>• The road network in the area is narrow. The high-end residential developments would generate additional parking demand and</li> </ul>	<p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>• According to the design information of the Hiram's Highway Improvement Stage 1 (which involves Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung), on completion of the ongoing project, the volume to capacity ratio of the sections of Hiram's Highway between the Clear Water Bay Road and New Hiram's Highway, as well as between the Nam Pin Wai roundabout and Pak Wai will be 0.4 to 0.5. The Hiram's Highway Improvement Stage 1 is expected to complete by end of 2020, which is earlier than the planned completion year of the proposed developments. The additional peak hour traffic generated from the proposed developments of 230 flats is not expected to cause insurmountable traffic impact to the adjacent road network.</li> <li>• In addition to Hiram's Highway Improvement Stage 1, there are rural road network improvements at the rezoning sites and surrounding areas, such as junction improvement works at Hiram's Highway and Nam Wai Road and at Clear Water Bay Road and Ngan Ying Road, as part of the development of the former Shaw Studio site.</li> <li>• In the long run, the Government is implementing Route 6 which includes Tseung Kwan O (TKO)-Lam Tin Tunnel, Central Kowloon Route and Trunk Road T2 which will alleviate the busy road network at Central and East Kowloon.</li> <li>• Parking facilities will be provided in accordance with the requirement specified in the Hong Kong Planning Standards and Guidelines (HKPSG). In respect of car parking provision in village housing, it is generally provided through communal parking areas within respective villages and other designated areas. There are existing road side car parks (both metered and unmetered) which serve the needs of local villagers and the Amendment Item B site is one of them.</li> <li>• The sites are served by a number of road-based public transport services. Locations of the existing franchised bus and GMB stops are less than 200m walking distance from the Amendment Item A site and less than 600m from the Amendment Item C site. Transport Department (TD)</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		<p>sufficient parking facilities should be provided in the area before rezoning should be considered.</p> <ul style="list-style-type: none"> <li>Traffic issues in Sai Kung cannot be addressed by the road network alone. An extension of the MTR line to the Hong Kong University of Science and Technology should also be considered.</li> </ul> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>Due to the aging rural population, there may be a shortage of GIC facilities in Sai Kung District in the next 10 years.</li> <li>The social welfare facilities in Hebe Haven are insufficient and the additional population will worsen the current situation and increase the burden on the existing social facilities as well as the road network that is required to transport the elderly to the facilities.</li> <li>The elderly facilities in TKO District has been overloaded, which could not support the rural area of Sai Kung District.</li> </ul> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>The stream at Nam Wai has been subject to dumping and blockage problems. The proposed development</li> </ul>	<p>advises that, according to observation, the existing bus services could cater for the passenger demand. Besides, the GMB operators will gradually replace the 16-seater vehicles with 19-seater vehicles so as to increase the carrying capacity. TD will continue to closely liaise with the public transport service operators, and monitor the public transport service arrangements of the entire Hebe Haven area. Appropriate adjustments will be made in accordance with future community needs.</p> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>Based on the requirements in HKPSG and the planned population, as shown in <b>Annex VIII</b>, the planned provision for government, institution and community (GIC) facilities in the Hebe Haven area is generally adequate to meet the demand of the overall planned population (including the increase in population from the proposed housing developments) except for primary school (-9 classrooms) and hospital (-39 beds). Provision of hospital beds and primary schools are on a wider district basis and can be addressed by the provision in the adjoining area.</li> <li>The Government has been closely monitoring the development and service demand in Sai Kung and TKO districts, and is devoted to set up suitable community and public facilities therein. Currently, there are various types of welfare facilities in Sai Kung, including integrated family service centre, integrated children and youth services centre, elderly and rehabilitation facilities, etc. providing suitable services for people at different ages with different needs.</li> <li>SWD will continue to adopt a multi-pronged approach to identify suitable accommodation (including private and public housing developments, “G/IC” premises, etc.) for the provision of welfare facilities. In view of the keen demand for elderly and rehabilitation services in the community, SWD will convert the ex-Sai Kung Central Primary School at Ho Chung, Sai Kung into an elderly and rehabilitation service facilities complex comprising a 60-place day activity centre (DAC) cum hostel for severely mentally handicapped persons (HSMH) (including 49 reprovisioned service places and 11 additional service</li> </ul>



No.	Representer	Grounds and Proposals	Responses
		<p>at Nam Wai will further pollute the adjoining stream in Nam Wai Village and create adverse environmental impact to the area.</p> <ul style="list-style-type: none"> <li>There is a serious flooding risk along Nam Wai Road in adverse weather situations and the proposed development at Nam Wai would worsen the flooding and endanger the lives of local residents.</li> <li>The inclusion of drainage impact assessment (DIA) to ensure that the Amendment Item C site would pose no addition risk to upstream or downstream as part of the lease conditions would not allay local residents' fears of flooding in the area.</li> <li>The "GB" zone in Amendment Item C site serves as a buffer for the adjacent "Conservation Area" ("CA") zone. The site is near a stream and Pak Sha Wan, there is likely to be some ecological value at the site. The proposed development would damage the ecology and affect the flora and fauna.</li> </ul> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>The Amendment Item A site is ideal for health care, social welfare facility or community centre use. It could also be used as a small sports centre or</li> </ul>	<p>places) and a contract residential care home for the elderly (RCHE) cum day care unit (DCU), providing a total of 100 residential care places and 30 day care places (all are new service places).</p> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>The Amendment Item C site is located at the fringe of "GB" and in close proximity to the developed area of Nam Wai Village. The site is also close to supporting infrastructure facilities (e.g. those related to transport, water supply and sewerage, etc.), it is considered having good potential to be rezoned for residential development. In addition, there is no recognized site of conservation importance nor ecologically important stream within the site. A 10m wide buffer zone is provided between the site and the stream to the west of it. Agriculture, Fisheries and Conservation Department (AFCD) advises that the buffer is adequate to protect the stream with natural stream-bed and strips of wild-grown vegetation on both sides from any impact of the future development.</li> <li>Based on Environmental Protection Department's (EPD) records, EPD has not received any water pollution complaints at Nam Wai and Heung Chung in the past 3 years. Recent site inspections conducted by EPD's Regional Office at the said rivers in August 2019 revealed that no illegal discharge to the streams and the general condition of the streams were found satisfactory. AFCD also advises that there are no record of faunal or floral species of significant conservation importance to the said stream. Nevertheless, sufficient buffer has been maintained between the Amendment Item C site and the stream located to its west.</li> <li>AFCD advises that the existing residential development (Colour By The River, ie. Amendment Item D site) located across the stream should not cause significant additional ecological impacts as the site is already occupied by an existing residential development and the rezoning of the site will preserve the existing characteristic and development intensity.</li> <li>Considering the general topography of Nam Wai, it is a low-lying area in proximity to the sea. The general area of Nam Wai is being monitored as</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		community hall.	<p>one of the storm surge spots. An early alert system for predicted storm surges has been implemented with Home Affairs Department (HAD) and Hong Kong Observatory (HKO) since 2010. Besides, DSD would conduct routine site inspections for the natural stream at Nam Wai in particular before the typhoon. After the inspections, DSD would carry out the clearance works for the debris found, cutting of vegetation and desilting works at the stream concerned, if necessary.</p> <ul style="list-style-type: none"> <li>• AFCD advises that there are no significant faunal or floral record within the Amendment Items sites. Tree surveys conducted by Lands Department (LandsD) on Amendment Items A and C sites concludes that there are no rare, protected or endangered species and Registered Old and Valuable Trees within the boundaries of the sites. The majority of the existing trees are common in Hong Kong, of diameters of breast height below 300mm and are in fair to poor conditions. Nevertheless, a <i>Glochidion zeylanicum</i> 香港算盤子 in mature size with conservation interest was identified within the Amendment Item C site. Tree protection measures will be addressed at land disposal stage.</li> <li>• Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>• The ex-Sai Kung Central Primary School premises, located to the immediate northwest of the Amendment Item A site, has been allocated to the SWD for conversion into a social welfare services complex. There will be adequate provision of major GIC facilities to ensure there is no shortfall in the area.</li> </ul>
<b>R5</b>	關注西貢規劃陣線 (Sai Kung Planning	Oppose all Amendment Items. The grounds of representations can be summarized below:	<p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>• Over the years, the Government has adopted a multi-pronged approach for increasing land supply. To meet the acute housing need of the</li> </ul>



No.	Representer	Grounds and Proposals	Responses
	Concern Front)	<p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>Sai Kung has the highest vacancy rates for residential flats in Hong Kong.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>The traffic flow data and calculations for Hiram's Highway and surrounding areas are not reflective of the actual traffic flow in the area. No actual figures have been released for the volume/capacity ratio for current weekday morning peak hours on Hiram's Highway.</li> <li>There is an increasing number of vehicles in Sai Kung rural areas and many private agricultural lots have been converted into brownfield car parks.</li> <li>The traffic impact associated with the developments is underestimated, as the assessment has not taken into account the approved Small Houses and private residential developments in Sai Kung Town to Ho Chung area.</li> </ul> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>Owing to the aging population and the long waiting list for RCHEs and hostels for physically and mentally</li> </ul>	<p>community, various measures in short, medium and long terms will be considered and explored concurrently. Among other measures, an immediate and effective way to augment housing land supply in the short to medium terms is to optimize the use of developable areas with available infrastructure. The two potential housing sites (Amendment Items A and C) identified are sites of sufficient size (about 4,668m<sup>2</sup> and 6,990m<sup>2</sup> respectively) with infrastructure support and is in close proximity to major road networks and other developed sites. The sites and the scale of proposed developments are generally compatible with the surrounding areas comprising mainly residential developments and GIC uses.</p> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>According to the design information of the Hiram's Highway Improvement Stage 1 (which involves Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung), on completion of the ongoing project, the volume to capacity ratio of the sections of Hiram's Highway between the Clear Water Bay Road and New Hiram's Highway, as well as between the Nam Pin Wai roundabout and Pak Wai will be 0.4 to 0.5. The Hiram's Highway Improvement Stage 1 is expected to complete by end of 2020, which is earlier than the planned completion year of the proposed developments. The additional peak hour traffic generated from the proposed developments of 230 flats is not expected to cause insurmountable traffic impact to the adjacent road network.</li> <li>In addition to Hiram's Highway Improvement Stage 1, there are rural road network improvements at the rezoning sites and surrounding areas, such as junction improvement works at Hiram's Highway and Nam Wai Road and at Clear Water Bay Road and Ngan Ying Road, as part of the development of the former Shaw Studio site.</li> <li>In the long run, the Government is implementing Route 6 which includes TKO-Lam Tin Tunnel, Central Kowloon Route and Trunk Road T2</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		<p>handicapped persons, there may be a shortage of GIC facilities in Sai Kung District.</p> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>• Instead of acquiring private property for provision of social welfare and health care facilities, the Government should retain the Amendment Item A site for such provisions to serve public interest.</li> </ul>	<p>which will alleviate the busy road network at Central and East Kowloon.</p> <ul style="list-style-type: none"> <li>• Parking facilities will be provided in accordance with the requirement specified in the HKPSG. In respect of car parking provision in village housing, it is generally provided through communal parking areas within respective villages and other designated areas. There are existing road side car parks (both metered and unmetered) which serve the needs of local villagers.</li> </ul> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>• Based on the requirements in HKPSG and the planned population, as shown in <b>Annex VIII</b>, the planned provision for GIC facilities in the Hebe Haven area is generally adequate to meet the demand of the overall planned population (including the increase in population from the proposed housing developments) except for primary school (-9 classrooms) and hospital (-39 beds). Provision of hospital beds and primary schools are on a wider district basis and can be addressed by the provision in the adjoining area.</li> <li>• The Government has been closely monitoring the development and service demand in Sai Kung and TKO districts, and is devoted to set up suitable community and public facilities therein. Currently, there are various types of welfare facilities in Sai Kung, including integrated family service centre, integrated children and youth services centre, elderly and rehabilitation facilities, etc. providing suitable services for people at different ages with different needs.</li> <li>• SWD will continue to adopt a multi-pronged approach to identify suitable accommodation (including private and public housing developments, “G/IC” premises, etc.) for the provision of welfare facilities. In view of the keen demand for elderly and rehabilitation services in the community, SWD will convert the ex-Sai Kung Central Primary School at Ho Chung, Sai Kung into an elderly and rehabilitation service facilities complex comprising a 60-place DAC cum HSMH (including 49 reprovisioned service places and 11 additional service</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			<p>places) and a contract RCHE cum DCU, providing a total of 100 residential care places and 30 day care places (all are new service places).</p> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>The ex-Sai Kung Central Primary School premises, located to the immediate northwest of the Amendment Item A site, has been allocated to the SWD for conversion into a social welfare services complex. There will be adequate provision of major GIC facilities to ensure there is no shortfall in the area.</li> </ul>
<b>R6</b>	Mary Mulvihill	<p>Oppose all Amendment Items. The grounds of representations can be summarized below:</p> <p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>Rezoning of “G/IC” sites for private residential developments bring no benefit to the general community.</li> <li>There are many privately owned brownfield sites which can be used for private developments.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>Additional vehicles brought upon by the proposed developments would impact the narrow country roads.</li> </ul> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>Amendment Item A site is conveniently located next to the</li> </ul>	<p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>Over the years, the Government has adopted a multi-pronged approach for increasing land supply. To meet the acute housing need of the community, various measures in short, medium and long terms will be considered and explored concurrently. Among other measures, an immediate and effective way to augment housing land supply in the short to medium terms is to optimize the use of developable areas with available infrastructure. The two potential housing sites (Amendment Items A and C) identified are sites of sufficient size with infrastructure support and is in close proximity to major road networks and other developed sites. The sites and the scale of proposed developments are generally compatible with the surrounding areas comprising mainly residential developments and GIC uses and is considered suitable for residential developments to meet the short to medium-term housing needs.</li> <li>The Government is currently undertaking a Planning and Engineering study for Re-planning of Tseung Kwan O Area 137 for residential, commercial and other development uses. Technical feasibility study is being conducted for the land to the east of Fan Kam Road at the Fanling Golf Course. As for the brownfield sites, the Government has completed the Study on the Existing Profile and Operations of Brownfield Sites in the New Territories. Among the sites identified with relatively higher</li> </ul>



No.	Representer	Grounds and Proposals	Responses
		<p>planned social welfare complex on the old school site, hence it provides synergy. Provision of GIC facilities is a community wide issue and spare “G/IC” sites should be used in a holistic manner, even if local needs are being addressed.</p> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>Rezoning of “GB” site to residential use would also greatly impact the current green panorama.</li> </ul> <p><i>Other Aspects</i></p> <ul style="list-style-type: none"> <li>Amendment Item B site should be a buffer lane between any development and the parking facilities.</li> <li>Amendment Item D site was already developed while the site was zoned “GB”.</li> </ul>	<p>potential for development, assessment will soon commence to identify suitable sites for public housing development. Notwithstanding the above, there is still a need to develop the Amendment Items A and C sites to meet the short to medium-term housing needs</p> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>According to the design information of the Hiram’s Highway Improvement Stage 1 (which involves Dualling of Hiram’s Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung), on completion of the ongoing project, the volume to capacity ratio of the sections of Hiram’s Highway between the Clear Water Bay Road and New Hiram’s Highway, as well as between the Nam Pin Wai roundabout and Pak Wai will be 0.4 to 0.5. The Hiram’s Highway Improvement Stage 1 is expected to complete by end of 2020, which is earlier than the planned completion year of the proposed developments. The additional peak hour traffic generated from the proposed developments of 230 flats is not expected to cause insurmountable traffic impact to the adjacent road network.</li> <li>In addition to Hiram’s Highway Improvement Stage 1, there are rural road network improvements at the rezoning sites and surrounding areas, such as junction improvement works at Hiram’s Highway and Nam Wai Road and at Clear Water Bay Road and Ngan Ying Road, as part of the development of the former Shaw Studio site.</li> <li>In the long run, the Government is implementing Route 6 which includes TKO-Lam Tin Tunnel, Central Kowloon Route and Trunk Road T2 which will alleviate the busy road network at Central and East Kowloon.</li> </ul> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>The Government has been closely monitoring the development and service demand in Sai Kung and TKO districts, and is devoted to set up suitable community and public facilities therein. Currently, there are various types of welfare facilities in Sai Kung, including integrated</li> </ul>

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			<p>family service centre, integrated children and youth services centre, elderly and rehabilitation facilities, etc. providing suitable services for people at different ages with different needs.</p> <ul style="list-style-type: none"> <li>SWD will continue to adopt a multi-pronged approach to identify suitable accommodation (including private and public housing developments, “G/IC” premises, etc.) for the provision of welfare facilities. In view of the keen demand for elderly and rehabilitation services in the community, SWD will convert the ex-Sai Kung Central Primary School at Ho Chung, Sai Kung into an elderly and rehabilitation service facilities complex comprising a 60-place DAC cum HSMH (including 49 reprovisioned service places and 11 additional service places) and a contract RCHE cum DCU, providing a total of 100 residential care places and 30 day care places (all are new service places).</li> </ul> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>The Amendment Item C site is located at the fringe of “GB” and in close proximity to the developed area of Nam Wai Village. The site is also close to supporting infrastructure facilities (e.g. those related to transport, water supply and sewerage, etc.), it is considered having good potential to be rezoned for residential development. In addition, there is no recognized site of conservation importance nor ecologically important stream within the site. A 10m wide buffer zone is provided between the site and the stream to the west of it. AFCD advises that the buffer is adequate to protect the stream with natural stream-bed and strips of wild-grown vegetation on both sides from any impact of the future development.</li> <li>AFCD advises that there are no significant faunal or floral record within the Amendment Items sites. Tree surveys conducted by LandsD on Amendment Items A and C sites concludes that there are no rare, protected or endangered species and Registered Old and Valuable Trees within the boundaries of the sites. The majority of the existing trees are common in Hong Kong, of diameters of breast height below 300mm and</li> </ul>

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			<p>are in fair to poor conditions. Nevertheless, a <i>Glochidion zeylanicum</i> 香港算盤子 in mature size with conservation interest was identified within the Amendment Item C site. Tree protection measures will be addressed at land disposal stage.</p> <ul style="list-style-type: none"> <li>Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul> <p><i>Other Aspects</i></p> <ul style="list-style-type: none"> <li>The Amendment Item B site is part of an existing road side car park serving the car parking needs of local villagers.</li> <li>Amendment Item D reflects an existing residential development (Colour By The River).</li> </ul>
<b>R7</b>	西貢鄉民 Sai Kung Commons (陳嘉琳)	<p>Opposes all Amendment Items. The grounds of representations can be summarized below:</p> <p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>The Government should review the current rezoning proposal and assess the impact on Sai Kung area.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>Rezoning to build for 230 housing units would only worsen the existing traffic congestion and cause serious negative impacts to Sai Kung residents' daily lives.</li> </ul>	<p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>Over the years, the Government has adopted a multi-pronged approach for increasing land supply. To meet the acute housing need of the community, various measures in short, medium and long terms will be considered and explored concurrently. Among other measures, an immediate and effective way to augment housing land supply in the short to medium terms is to optimize the use of developable areas with available infrastructure. The two potential housing sites (Amendment Items A and C) identified are sites of sufficient size with infrastructure support and is in close proximity to major road networks and other developed sites. The sites and the scale of proposed developments are generally compatible with the surrounding areas comprising mainly residential developments and GIC uses and is considered suitable for residential developments to meet the short to medium-term housing needs.</li> <li>The major rural areas of Sai Kung are covered by respective OZPs, with</li> </ul>



No.	Representer	Grounds and Proposals	Responses
		<p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>Sai Kung is facing an acute shortage in community facilities.</li> </ul> <p><i>Environmental and Ecological Aspect</i></p> <ul style="list-style-type: none"> <li>Rezoning “GB” sites to low-density residential uses would further destroy Sai Kung’s rural landscape and create an undesirable precedent.</li> <li>Ecological surveys conducted at territorial and coastal area of Nam Wai and Heung Chung by green group show that the area is recorded with species of conservation value including birds, butterflies, insects and trees. These ecosystems can easily be damaged by human disturbance, resulting in pollution to nearby streams and river.</li> <li>With the rezoning of “GB” to “R(C)5”, it would vague the boundary between the urban and sub-urban area that may promote further development of sub-urban or even natural area in the future, which would clearly violate the original planning intention.</li> <li>The “GB” zone also functions as the buffer area between the residential area and the ecologically sensitive area i.e. “CA”. The rezoning means</li> </ul>	<p>appropriate land use zonings to reflect their existing conditions and planning intentions, including “CA” and “GB” zonings on areas with conservation value and “Residential” and “V” zones for residential and village developments. Sites occupied for GIC uses or reserved for GIC developments are also zoned “G/IC” to reflect the planning intention. Land use reviews may be considered according to the area’s changing needs.</p> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>According to the design information of the Hiram’s Highway Improvement Stage 1 (which involves Dualling of Hiram’s Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung), on completion of the ongoing project, the volume to capacity ratio of the sections of Hiram’s Highway between the Clear Water Bay Road and New Hiram’s Highway, as well as between the Nam Pin Wai roundabout and Pak Wai will be 0.4 to 0.5. The Hiram’s Highway Improvement Stage 1 is expected to complete by end of 2020, which is earlier than the planned completion year of the proposed developments. The additional peak hour traffic generated from the proposed developments of 230 flats is not expected to cause insurmountable traffic impact to the adjacent road network.</li> <li>In addition to Hiram’s Highway Improvement Stage 1, there are rural road network improvements at the rezoning sites and surrounding areas, such as junction improvement works at Hiram’s Highway and Nam Wai Road and at Clear Water Bay Road and Ngan Ying Road, as part of the development of the former Shaw Studio site.</li> </ul> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>Based on the requirements in HKPSG and the planned population, as shown in <b>Annex VIII</b>, the planned provision for GIC facilities in the Hebe Haven area is generally adequate to meet the demand of the overall planned population (including the increase in population from the</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		<p>there would be no buffer zone between the residential area and “CA” zone and any impacts generated from the construction and operation of the residential area would directly affect the “CA” zone.</p> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>GIC sites should be reserved for the construction of facilities that would benefit the locals, including medical facilities and elderly care centres.</li> </ul>	<p>proposed housing developments) except for primary school (-9 classrooms) and hospital (-39 beds). Provision of hospital beds and primary schools are on a wider district basis and can be addressed by the provision in the adjoining area.</p> <ul style="list-style-type: none"> <li>The Government has been closely monitoring the development and service demand in Sai Kung and TKO districts, and is devoted to set up suitable community and public facilities therein. Currently, there are various types of welfare facilities in Sai Kung, including integrated family service centre, integrated children and youth services centre, elderly and rehabilitation facilities, etc. providing suitable services for people at different ages with different needs.</li> <li>SWD will continue to adopt a multi-pronged approach to identify suitable accommodation (including private and public housing developments, “G/IC” premises, etc.) for the provision of welfare facilities. In view of the keen demand for elderly and rehabilitation services in the community, SWD will convert the ex-Sai Kung Central Primary School at Ho Chung, Sai Kung into an elderly and rehabilitation service facilities complex comprising a 60-place DAC cum HSMH (including 49 reprovisioned service places and 11 additional service places) and a contract RCHE cum DCU, providing a total of 100 residential care places and 30 day care places (all are new service places).</li> </ul> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>The Amendment Item C site is located at the fringe of “GB” and in close proximity to the developed area of Nam Wai Village. The site is also close to supporting infrastructure facilities (e.g. those related to transport, water supply and sewerage, etc.), it is considered having good potential to be rezoned for residential development. In addition, there is no recognized site of conservation importance nor ecologically important stream within the site. A 10m wide buffer zone is provided between the site and the stream to the west of it. AFCD advises that the buffer is adequate to protect the stream with natural stream-bed and strips of</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			<p>wild-grown vegetation on both sides from any impact of the future development.</p> <ul style="list-style-type: none"> <li>Based on EPD's records, EPD has not received any water pollution complaints at Nam Wai and Heung Chung in the past 3 years. Recent site inspections conducted by EPD's Regional Office at the said rivers in August 2019 revealed that no illegal discharge to the streams and the general condition of the streams were found satisfactory. AFCD also advises that there are no record of faunal or floral species of significant conservation importance to the said stream. Nevertheless, sufficient buffer has been maintained between the Amendment Item C site and the stream located to its west.</li> <li>AFCD also advises that the existing residential development (Colour By The River, ie. Amendment Item D site) located across the stream should not cause significant additional ecological impacts as the site is already occupied by an existing residential development and the rezoning of the site will preserve the existing characteristic and development intensity.</li> <li>Considering the general topography of Nam Wai, it is a low-lying area in proximity to the sea. The general area of Nam Wai is being monitored as one of the storm surge spots. An early alert system for predicted storm surges has been implemented with HAD and HKO since 2010. Besides, DSD would conduct routine site inspections for the natural stream at Nam Wai in particular before the typhoon. After the inspections, DSD would carry out the clearance works for the debris found, cutting of vegetation and desilting works at the stream concerned, if necessary.</li> <li>AFCD advises that there are no significant faunal or floral record within the Amendment Items sites. Tree surveys conducted by LandsD on Amendment Items A and C sites concludes that there are no rare, protected or endangered species and Registered Old and Valuable Trees within the boundaries of the sites. The majority of the existing trees are common in Hong Kong, of diameters of breast height below 300mm and are in fair to poor conditions. Nevertheless, a <i>Glochidion zeylanicum</i> 香港算盤子 in mature size with conservation interest was identified within the Amendment Item C site. Tree protection measures will be</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			<p>addressed at land disposal stage.</p> <ul style="list-style-type: none"> <li>Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>The ex-Sai Kung Central Primary School premises, located to the immediate northwest of the Amendment Item A site, has been allocated to the SWD for conversion into a social welfare services complex. There will be adequate provision of major GIC facilities to ensure there is no shortfall in the area.</li> </ul>
<b>R8 to R484<sup>1</sup></b>	(Individuals) For names of Representers, please see <b>Annex III</b>	<p>Opposes all Amendment Items. The grounds of representations can be summarized below:</p> <p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>The Government should review the current rezoning proposal and assess the impact on Sai Kung area.</li> <li>Oppose the rezoning for luxury residential developments.</li> <li>The Small House policy should be reviewed.</li> <li>Planning should prioritise the use of brownfield sites and golf courses with cheap rents for development.</li> </ul>	<p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>The views are noted.</li> <li>Over the years, the Government has adopted a multi-pronged approach for increasing land supply. To meet the acute housing need of the community, various measures in short, medium and long terms will be considered and explored concurrently. Among other measures, an immediate and effective way to augment housing land supply in the short to medium terms is to optimize the use of developable areas with available infrastructure. The two potential housing sites (Amendment Items A and C) identified are sites of sufficient size with infrastructure support and is in close proximity to major road networks and other developed sites. The sites and the scale of proposed developments are generally compatible with the surrounding areas comprising mainly residential developments and GIC uses and is considered suitable for residential developments to meet the short to medium-term housing needs.</li> <li>The major rural areas of Sai Kung are covered by respective OZPs, with</li> </ul>

<sup>1</sup> Excluding **R297, R355, R368, R416** and **R479** as they were subsequently found to be duplicated.



No.	Representer	Grounds and Proposals	Responses
		<p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>• Rezoning to build for 230 housing units would only worsen the existing traffic congestion and cause serious negative impacts to Sai Kung residents' daily lives.</li> <li>• Traffic congestion issues in the Sai Kung area should be resolved before new developments are considered.</li> <li>• The proposed developments would create adverse impacts on traffic and pedestrians.</li> </ul> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>• There is an acute shortage of GIC facilities in Sai Kung.</li> <li>• GIC sites should be retained for facilities that are beneficial to Sai Kung residents such as hospitals, residential care services and elderly homes.</li> <li>• The sites should be used to provide green areas and open spaces, playgrounds and parks for recreational purposes instead of residential buildings.</li> </ul> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>• Rezoning "GB" sites to low density residential uses would further destroy</li> </ul>	<p>appropriate land use zonings to reflect their existing conditions and planning intentions, including "CA" and "GB" zonings on areas with conservation value and "Residential" and "V" zones for residential and village developments. Sites occupied for GIC uses or reserved for GIC developments are also zoned "G/IC" to reflect the planning intention. Land use reviews may be considered according to the area's changing needs.</p> <ul style="list-style-type: none"> <li>• Technical feasibility study is being conducted for the land to the east of Fan Kam Road at the Fanling Golf Course. As for the brownfield sites, the Government has completed the Study on the Existing Profile and Operations of Brownfield Sites in the New Territories. Among the sites identified with relatively higher potential for development, assessment will soon commence to identify suitable sites for public housing development. Notwithstanding the above, there is still a need to develop the Amendment Items A and C sites to meet the short to medium-term housing needs.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>• According to the design information of the Hiram's Highway Improvement Stage 1 (which involves Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung), on completion of the ongoing project, the volume to capacity ratio of the sections of Hiram's Highway between the Clear Water Bay Road and New Hiram's Highway, as well as between the Nam Pin Wai roundabout and Pak Wai will be 0.4 to 0.5. The Hiram's Highway Improvement Stage 1 is expected to complete by end of 2020, which is earlier than the planned completion year of the proposed developments. The additional peak hour traffic generated from the proposed developments of 230 flats is not expected to cause insurmountable traffic impact to the adjacent road network.</li> <li>• In addition to Hiram's Highway Improvement Stage 1, there are rural road network improvements in surrounding areas, such as junction improvement works at Hiram's Highway and Nam Wai Road and at</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		<p>Sai Kung's rural landscape and create an undesirable precedent.</p> <ul style="list-style-type: none"> <li>Ecological surveys conducted at territorial and coastal area of Nam Wai and Heung Chung by green group show that the area is recorded with species of conservation value including birds, butterflies, insects and trees. These ecosystems can easily be damaged by human disturbance, resulting in pollution to nearby streams and river.</li> <li>With the rezoning of "GB" to "R(C)5", it would vague the boundary between the urban and sub-urban area that may promote further development of sub-urban or even natural area in the future, which would clearly violate the original planning intention.</li> <li>The "GB" zone also functions as the buffer area between the residential area and the ecologically sensitive area i.e. "CA". The rezoning means there would be no buffer zone between the residential area and "CA" zone and any impacts generated from the construction and operation of the residential area would directly affect the "CA" zone.</li> <li>Nam Wai Road is a coastal road and there is frequent flooding during the rainy season.</li> </ul>	<p>Clear Water Bay Road and Ngan Ying Road, as part of the development of the former Shaw Studio site.</p> <ul style="list-style-type: none"> <li>In the long run, the Government is implementing Route 6 which includes TKO-Lam Tin Tunnel, Central Kowloon Route and Trunk Road T2 which will alleviate the busy road network at Central and East Kowloon.</li> </ul> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>Based on the requirements in HKPSG and the planned population, as shown in <b>Annex VIII</b>, the planned provision for GIC facilities in the Hebe Haven area is generally adequate to meet the demand of the overall planned population (including the increase in population from the proposed housing developments) except for primary school (-9 classrooms) and hospital (-39 beds). Provision of hospital beds and primary schools are on a wider district basis and can be addressed by the provision in the adjoining area.</li> <li>The Government has been closely monitoring the development and service demand in Sai Kung and TKO districts, and is devoted to set up suitable community and public facilities therein. Currently, there are various types of welfare facilities in Sai Kung, including integrated family service centre, integrated children and youth services centre, elderly and rehabilitation facilities, etc. providing suitable services for people at different ages with different needs.</li> <li>SWD will continue to adopt a multi-pronged approach to identify suitable accommodation (including private and public housing developments, "G/IC" premises, etc.) for the provision of welfare facilities. In view of the keen demand for elderly and rehabilitation services in the community, SWD will convert the ex-Sai Kung Central Primary School at Ho Chung, Sai Kung into an elderly and rehabilitation service facilities complex comprising a 60-place DAC cum HSMH (including 49 reprovisioned service places and 11 additional service places) and a contract RCHE cum DCU, providing a total of 100 residential care places and 30 day care places (all are new service</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		<ul style="list-style-type: none"> <li>The devastating effects to Sai Kung's natural vicinity will be irreversible if the rezoning goes ahead.</li> <li>There is high ecological and conservation value in Sai Kung. The proposed developments will destroy wetlands and bird havens.</li> </ul> <p><i>Other Aspects</i></p> <ul style="list-style-type: none"> <li>Government should deal with illegal occupation of land in villages.</li> <li>The proposed developments would create adverse impacts on electricity supply.</li> </ul> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>GIC sites should be reserved for the construction of facilities that would benefit the locals, including medical facilities and elderly care centres.</li> </ul>	<p>places).</p> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>The Amendment Item C site is located at the fringe of "GB" and in close proximity to the developed area of Nam Wai Village. The site is also close to supporting infrastructure facilities (e.g. those related to transport, water supply and sewerage, etc.), it is considered having good potential to be rezoned for residential development. In addition, there is no recognized site of conservation importance nor ecologically important stream within the site. A 10m wide buffer zone is provided between the site and the stream to the west of it. AFCD advises that the buffer is adequate to protect the stream with natural stream-bed and strips of wild-grown vegetation on both sides from any impact of the future development</li> <li>Based on EPD's records, EPD has not received any water pollution complaints at Nam Wai and Heung Chung in the past 3 years. Recent site inspections conducted by EPD's Regional Office at the said rivers in August 2019 revealed that no illegal discharge to the streams and the general condition of the streams were found satisfactory. AFCD also advises that there are no record of faunal or floral species of significant conservation importance to the said stream. Nevertheless, sufficient buffer has been maintained between the Amendment Item C site and the stream located to its west.</li> <li>AFCD advises that the existing residential development (Colour By The River, ie. Amendment Item D site) located across the stream should not cause significant additional ecological impacts as the site is already occupied by an existing residential development and the rezoning of the site will preserve the existing characteristic and development intensity.</li> <li>Considering the general topography of Nam Wai, it is a low-lying area in proximity to the sea. The general area of Nam Wai is being monitored as one of the storm surge spots. An early alert system for predicted storm surges has been implemented with HAD and HKO since 2010. Besides,</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			<p>DSD would conduct routine site inspections for the natural stream at Nam Wai in particular before the typhoon. After the inspections, DSD would carry out the clearance works for the debris found, cutting of vegetation and desilting works at the stream concerned, if necessary.</p> <ul style="list-style-type: none"> <li>• AFCD advises that there are no significant faunal or floral record within the Amendment Items sites. Tree surveys conducted by LandsD on Amendment Items A and C sites concludes that there are no rare, protected or endangered species and Registered Old and Valuable Trees within the boundaries of the sites. The majority of the existing trees are common in Hong Kong, of diameters of breast height below 300mm and are in fair to poor conditions. Nevertheless, a <i>Glochidion zeylanicum</i> 香港算盤子 in mature size with conservation interest was identified within the Amendment Item C site. Tree protection measures will be addressed at land disposal stage.</li> <li>• Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul> <p><i>Other Aspects</i></p> <ul style="list-style-type: none"> <li>• In ensuring continuity of electricity for Nam Wai Village, the future developer/project proponent of the proposed developments should liaise with the electricity supplier (i.e. China Light and Power Hong Kong Limited) to ensure that the electricity network is sufficient to support the proposed developments.</li> </ul> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>• The ex-Sai Kung Central Primary School premises, located to the immediate northwest of the Amendment Item A site, has been allocated to the SWD for conversion into a social welfare services complex. There will be adequate provision of major GIC facilities to ensure there is no</li> </ul>



No.	Representer	Grounds and Proposals	Responses
			shortfall in the area.
<b>R485</b>	Tse Wen Chee Anna	<p>Opposes all Amendment Items. The grounds of representations can be summarized below:</p> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>Rezoning to build for 230 housing units would only worsen the existing congestion in traffic and cause serious negative impacts to Sai Kung residents' daily lives.</li> </ul> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>Sai Kung is facing an acute shortage in community facilities.</li> </ul> <p><i>Environmental and Ecological Aspect</i></p> <ul style="list-style-type: none"> <li>Rezoning "GB" sites to low-density residential uses would further destroy Sai Kung's rural landscape and create an undesirable precedent.</li> </ul> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>GIC sites should be reserved for the construction of facilities that would benefit the locals, including medical facilities and elderly care centres.</li> </ul>	<p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>According to the design information of the Hiram's Highway Improvement Stage 1 (which involves Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung), on completion of the ongoing project, the volume to capacity ratio of the sections of Hiram's Highway between the Clear Water Bay Road and New Hiram's Highway, as well as between the Nam Pin Wai roundabout and Pak Wai will be 0.4 to 0.5. The Hiram's Highway Improvement Stage 1 is expected to complete by end of 2020, which is earlier than the planned completion year of the proposed developments. The additional peak hour traffic generated from the proposed developments of 230 flats is not expected to cause insurmountable traffic impact to the adjacent road network.</li> <li>In addition to Hiram's Highway Improvement Stage 1, there are rural road network improvements at the rezoning sites and surrounding areas, such as junction improvement works at Hiram's Highway and Nam Wai Road and at Clear Water Bay Road and Ngan Ying Road, as part of the development of the former Shaw Studio site.</li> <li>In the long run, the Government is implementing Route 6 which includes TKO-Lam Tin Tunnel, Central Kowloon Route and Trunk Road T2 which will alleviate the busy road network at Central and East Kowloon.</li> </ul> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>Based on the requirements in HKPSG and the planned population, as shown in <b>Annex VIII</b>, the planned provision for GIC facilities in the Hebe Haven area is generally adequate to meet the demand of the overall planned population (including the increase in population from the proposed housing developments) except for primary school (-9 classrooms) and hospital (-39 beds). Provision of hospital beds and primary schools are on a wider district basis and can be addressed by the</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			<p>provision in the adjoining area.</p> <ul style="list-style-type: none"> <li>• The Government has been closely monitoring the development and service demand in Sai Kung and TKO districts, and is devoted to set up suitable community and public facilities therein. Currently, there are various types of welfare facilities in Sai Kung, including integrated family service centre, integrated children and youth services centre, elderly and rehabilitation facilities, etc. providing suitable services for people at different ages with different needs.</li> <li>• SWD will continue to adopt a multi-pronged approach to identify suitable accommodation (including private and public housing developments, “G/IC” premises, etc.) for the provision of welfare facilities. In view of the keen demand for elderly and rehabilitation services in the community, SWD will convert the ex-Sai Kung Central Primary School at Ho Chung, Sai Kung into an elderly and rehabilitation service facilities complex comprising a 60-place DAC cum HSMH (including 49 reprovisioned service places and 11 additional service places) and a contract RCHE cum DCU, providing a total of 100 residential care places and 30 day care places (all are new service places).</li> </ul> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>• The Amendment Item C site is located at the fringe of “GB” and in close proximity to the developed area of Nam Wai Village. The site is also close to supporting infrastructure facilities (e.g. those related to transport, water supply and sewerage, etc.), it is considered having good potential to be rezoned for residential development. In addition, there is no recognized site of conservation importance nor ecologically important stream within the site. A 10m wide buffer zone is provided between the site and the stream to the west of it. AFCD advises that the buffer is adequate to protect the stream with natural stream-bed and strips of wild-grown vegetation on both sides from any impact of the future development.</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			<ul style="list-style-type: none"> <li>Based on EPD's records, EPD has not received any water pollution complaints at Nam Wai and Heung Chung in the past 3 years. Recent site inspections conducted by EPD's Regional Office at the said rivers in August 2019 revealed that no illegal discharge to the streams and the general condition of the streams were found satisfactory. AFCD also advises that there are no record of faunal or floral species of significant conservation importance to the said stream. Nevertheless, sufficient buffer has been maintained between the Amendment Item C site and the stream located to its west.</li> <li>AFCD also advises that the existing residential development (Colour By The River, ie. Amendment Item D site) located across the stream should not cause significant additional ecological impacts as the site is already occupied by an existing residential development and the rezoning of the site will preserve the existing characteristic and development intensity.</li> <li>AFCD advises that there are no significant faunal or floral record within the Amendment Items sites. Tree surveys conducted by LandsD on Amendment Items A and C sites concludes that there are no rare, protected or endangered species and Registered Old and Valuable Trees within the boundaries of the sites. The majority of the existing trees are common in Hong Kong, of diameters of breast height below 300mm and are in fair to poor conditions. Nevertheless, a <i>Glochidion zeylanicum</i> 香港算盤子 in mature size with conservation interest was identified within the Amendment Item C site. Tree protection measures will be addressed at land disposal stage.</li> <li>Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>The ex-Sai Kung Central Primary School premises, located to the</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			<p>immediate northwest of the Amendment Item A site, has been allocated to the SWD for conversion into a social welfare services complex. There will be adequate provision of major GIC facilities to ensure there is no shortfall in the area.</p>
<p><b>R486</b> to <b>R495</b></p>	<p>方國珊 西貢區區議員 (Ms. FONG Kwok-shan Christine, SKDC member)</p> <p>匡湖居業主立案法團 (Incorporated Owners of Marina Cove)</p> <p>Yau Hon See</p> <p>楊永康</p> <p>陸秀貞</p> <p>Woo Wai Yi</p> <p>Cheng Dicky</p>	<p>Opposes Amendment Items A and C. The grounds of representations can be summarized below:</p> <p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>The TKO Area 137 should be used for housing development.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>The proposed development at Nam Wai would create a bottleneck for the already narrow junction to Nam Wai Village, which is the sole access road in and out of the village. This bottleneck and the large scale residential developments currently under construction would add to the already overloaded traffic flow that Hiram's Highway, Clear Water Bay Road and Ying Yip Road is sustaining.</li> </ul> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>The social welfare facilities in rural areas of Sai Kung are insufficient.</li> <li>The elderly facilities in TKO District has been overloaded, which could not</li> </ul>	<p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>The Government is currently undertaking a Planning and Engineering study for Re-planning of TKO Area 137 for residential, commercial and other development uses. Notwithstanding the above, there is still a need to develop the Amendment Items A and C sites to meet the short to medium-term housing needs.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>According to the design information of the Hiram's Highway Improvement Stage 1 (which involves Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung), on completion of the ongoing project, the volume to capacity ratio of the sections of Hiram's Highway between the Clear Water Bay Road and New Hiram's Highway, as well as between the Nam Pin Wai roundabout and Pak Wai will be 0.4 to 0.5. The Hiram's Highway Improvement Stage 1 is expected to complete by end of 2020, which is earlier than the planned completion year of the proposed developments. The additional peak hour traffic generated from the proposed developments of 230 flats is not expected to cause insurmountable traffic impact to the adjacent road network.</li> <li>In addition to Hiram's Highway Improvement Stage 1, there are rural road network improvements at the rezoning sites and surrounding areas, such as junction improvement works at Hiram's Highway and Nam Wai Road and at Clear Water Bay Road and Ngan Ying Road, as part of the development of the former Shaw Studio site. A widened access road (subject to detailed design) will also be provided to improve traffic from Nam Wai Village and provide access to the existing residential development (Colour By The River) and the proposed development at</li> </ul>



No.	Representer	Grounds and Proposals	Responses
	<p>李思朗</p> <p>Lau Tsz Kwan</p> <p>黃向賢</p>	<p>support the rural area of Sai Kung District. The traffic congestion along Hiram's Highway and Clear Water Bay Road also makes it difficult for residents to commute across the district to use social welfare facilities.</p> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>The proposed development in Nam Wai will further pollute the adjoining river in Nam Wai Village, create adverse environmental impact and increase the area's flooding risk.</li> </ul> <p><i>Other Aspects</i></p> <ul style="list-style-type: none"> <li>Locals were surprised to learn from the Government that the Amendment Item C site falls outside of Nam Wai's 'Village Environ' ('VE'), despite the residents being eligible to vote in Rural Representative Elections.</li> <li>The site of the proposed development in Nam Wai has ancestral graves and ancestral houses belonging to indigenous Nam Wai residents.</li> </ul> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>The "G/IC" site should be retained and used for social welfare facilities first before acquiring private property for such provisions.</li> </ul>	<p>Nam Wai.</p> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>Based on the requirements in HKPSG and the planned population, as shown in <b>Annex VIII</b>, the planned provision for GIC facilities in the Hebe Haven area is generally adequate to meet the demand of the overall planned population (including the increase in population from the proposed housing developments) except for primary school (-9 classrooms) and hospital (-39 beds). Provision of hospital beds and primary schools are on a wider district basis and can be addressed by the provision in the adjoining area.</li> <li>The Government has been closely monitoring the development and service demand in Sai Kung and TKO districts, and is devoted to set up suitable community and public facilities therein. Currently, there are various types of welfare facilities in Sai Kung, including integrated family service centre, integrated children and youth services centre, elderly and rehabilitation facilities, etc. providing suitable services for people at different ages with different needs.</li> <li>SWD will continue to adopt a multi-pronged approach to identify suitable accommodation (including private and public housing developments, "G/IC" premises, etc.) for the provision of welfare facilities. In view of the keen demand for elderly and rehabilitation services in the community, SWD will convert the ex-Sai Kung Central Primary School at Ho Chung, Sai Kung into an elderly and rehabilitation service facilities complex comprising a 60-place DAC cum HSMH (including 49 reprovisioned service places and 11 additional service places) and a contract RCHE cum DCU, providing a total of 100 residential care places and 30 day care places (all are new service places).</li> </ul> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>Based on EPD's records, EPD has not received any water pollution</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			<p>complaints at Nam Wai and Heung Chung in the past 3 years. Recent site inspections conducted by EPD's Regional Office at the said rivers in August 2019 revealed that no illegal discharge to the streams and the general condition of the streams were found satisfactory. AFCD also advises that there are no record of faunal or floral species of significant conservation importance to the said stream. Nevertheless, sufficient buffer has been maintained between the Amendment Item C site and the stream located to its west.</p> <ul style="list-style-type: none"> <li>• AFCD also advises that the existing residential development (Colour By The River, ie. Amendment Item D site) located across the stream should not cause significant additional ecological impacts as the site is already occupied by an existing residential development and the rezoning of the site will preserve the existing characteristic and development intensity.</li> <li>• AFCD advises that there are no significant faunal or floral record within the Amendment Items sites. Tree surveys conducted by LandsD on Amendment Items A and C sites concludes that there are no rare, protected or endangered species and Registered Old and Valuable Trees within the boundaries of the sites. The majority of the existing trees are common in Hong Kong, of diameters of breast height below 300mm and are in fair to poor conditions. Nevertheless, a <i>Glochidion zeylanicum</i> 香港算盤子 in mature size with conservation interest was identified within the Amendment Item C site. Tree protection measures will be addressed at land disposal stage.</li> <li>• Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul> <p><i>Other Aspects</i></p> <ul style="list-style-type: none"> <li>• According to LandsD, the Amendment Item C site did not and does not fall within the 'VE' of Nam Wai.</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			<ul style="list-style-type: none"> <li>Relevant departments would make suitable arrangements according to established procedures if existing ancestral graves are affected.</li> </ul> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>The ex-Sai Kung Central Primary School premises, located to the immediate northwest of the Amendment Item A site, has been allocated to the SWD for conversion into a social welfare services complex. There will be adequate provision of major GIC facilities to ensure there is no shortfall in the area.</li> </ul>
<b>R496</b>	西貢居民 (成元嬌) (夾附 2,666 個簽名 with 2,666 signatures enclosed)	<p>Opposes Amendment Items A and C. The grounds of representations can be summarized below:</p> <p><i>Public Consultation</i></p> <ul style="list-style-type: none"> <li>There was no consultation when the ‘VE’ for Nam Wai was amended to exclude the Amendment Item C site.</li> <li>Villagers were not aware of the proposed amendments until they were informed about the scheme by SKRC .</li> <li>Despite the opposition and concerns from SKDC, the Government provided no reasonable responses and still proceeded with presenting the proposed amendments to the Board for consideration.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>There is only one access road in and out of Nam Wai Village and there is</li> </ul>	<p><i>Public Consultation</i></p> <ul style="list-style-type: none"> <li>The statutory and administrative procedures in consulting the public on the OZP amendments have been duly followed. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments also form part of the statutory consultation process under the Ordinance. Sai Kung Rural Committee, Village Representatives and villagers of Nam Wai and Wo Mei Villages and SKDC were consulted on 1.3.2019, 8.4.2019 and 7.5.2019 respectively. In considering the proposed amendments to the OZP on 31.5.2019, the RNTPC had taken into account concerns and objections raised by locals and SKDC, as well as comments and advice by relevant government departments. Upon gazettal of the draft Hebe Haven OZP No. S/SK-HH/7, the proposed amendments were circulated to SKDC on 5.7.2019.</li> <li>According to LandsD, the Amendment Item C site did not and does not fall within the ‘VE’ of Nam Wai.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>According to the design information of the Hiram’s Highway Improvement Stage 1 (which involves Dualling of Hiram’s Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung), on completion of the ongoing project, the</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		<p>traffic congestion during the morning and evening peak hours. The proposed residential development at Nam Wai would mean there would be more vehicles in the area and worsen the traffic congestion in Nam Wai.</p> <ul style="list-style-type: none"> <li>• There are no traffic lights at the junction of Nam Wai Road and the access road leading to the Amendment C site. The increased number of vehicles may lead to an increase traffic accidents.</li> <li>• There is insufficient provision of public transport in and out of Nam Wai, Wo Mei and Heung Chung Villages during morning and afternoon peak hours. Buses are already full before they reach the bus stops at these villages.</li> <li>• Flyovers connecting to Diamond Hill and Tiu Keng Leng MTR Stations should be built to alleviate traffic congestion.</li> <li>• In the longer term, the MTR could be extended from Hang Hau to Hong Kong University of Science and Technology and Nam Wai. Buses and minibuses could run circular routes between Sai Kung and Nam Wai.</li> </ul> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>• The proposed developments will</li> </ul>	<p>volume to capacity ratio of the sections of Hiram's Highway between the Clear Water Bay Road and New Hiram's Highway, as well as between the Nam Pin Wai roundabout and Pak Wai will be 0.4 to 0.5. The Hiram's Highway Improvement Stage 1 is expected to complete by end of 2020, which is earlier than the planned completion year of the proposed developments. The additional peak hour traffic generated from the proposed developments of 230 flats is not expected to cause insurmountable traffic impact to the adjacent road network.</p> <ul style="list-style-type: none"> <li>• In addition to Hiram's Highway Improvement Stage 1, there are rural road network improvements at the rezoning sites and surrounding areas, such as junction improvement works at Hiram's Highway and Nam Wai Road and at Clear Water Bay Road and Ngan Ying Road, as part of the development of the former Shaw Studio site. A widened access road (subject to detailed design) will also be provided to improve traffic from Nam Wai Village and provide access to the existing residential development (Colour By The River) and the proposed development at Nam Wai.</li> <li>• The sites are served by a number of road-based public transport services. Locations of the existing franchised bus and GMB stops are less than 200m walking distance from the Amendment Item A site and less than 600m from the Amendment Item C site. TD advises that, according to observation, the existing bus services could cater for the passenger demand. Besides, the GMB operators will gradually replace the 16-seater vehicles with 19-seater vehicles so as to increase the carrying capacity. TD will continue to closely liaise with the public transport service operators, and monitor the public transport service arrangements of the entire Hebe Haven area. Appropriate adjustments will be made in accordance with future community needs.</li> <li>• In the long run, the Government is implementing Route 6 which includes TKO-Lam Tin Tunnel, Central Kowloon Route and Trunk Road T2 which will alleviate the busy road network at Central and East Kowloon.</li> </ul>



No.	Representer	Grounds and Proposals	Responses
		<p>further pollute nearby streams and rivers.</p> <p><i>Other Aspects</i></p> <ul style="list-style-type: none"> <li>• The Amendment Item C site was originally part of Nam Wai Village with some ancestral graves located within or nearby and will be affected by the proposed development. There is grave concern on the adverse ‘fung shui’ impact.</li> <li>• The current electricity network could not support the proposed development.</li> </ul>	<p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>• Based on EPD’s records, EPD has not received any water pollution complaints at Nam Wai and Heung Chung in the past 3 years. Recent site inspections conducted by EPD’s Regional Office at the said rivers in August 2019 revealed that no illegal discharge to the streams and the general condition of the streams were found satisfactory. AFCD also advises that there are no record of faunal or floral species of significant conservation importance to the said stream. Nevertheless, sufficient buffer has been maintained between the Amendment Item C site and the stream located to its west.</li> <li>• AFCD also advises that the existing residential development (Colour By The River, ie. Amendment Item D site) located across the stream should not cause significant additional ecological impacts as the site is already occupied by an existing residential development and the rezoning of the site will preserve the existing characteristic and development intensity</li> <li>• Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul> <p><i>Other Aspects</i></p> <ul style="list-style-type: none"> <li>• Relevant departments would make suitable arrangements according to established procedures if existing ancestral graves are affected. Fung shui matter is not a material planning consideration. According to LandsD’s records, the site does not form part of any fung shui area and there is no fung shui area for Nam Wai Village.</li> <li>• In ensuring continuity of electricity for Nam Wai Village, the future developer/project proponent of the site is should liaise with the electricity supplier (i.e. China Light and Power Co., Ltd) to ensure that the electricity network is sufficient to support the proposed developments.</li> </ul>

No.	Representer	Grounds and Proposals	Responses
<b>R497</b> to <b>R499</b>	<p>西貢專線小巴經營者 (Wong Lai Ping) (夾附 9 個簽名 with 9 signatures enclosed)</p> <p>西貢南圍居民 (Sing Ching On) (夾附 368 個簽名 with 368 signatures enclosed)</p> <p>西貢專線小巴司機及從業員 (Yau Keung Hing) (夾附 60 個簽名 with 60 signatures enclosed)</p>	<p>Opposes Amendment Items A and C. The grounds of representations can be summarized below:</p> <p><i>Public Consultation</i></p> <ul style="list-style-type: none"> <li>Despite the opposition and concerns from SKDC, the Government provided no reasonable responses and still proceeded with presenting the proposed amendments to the Board for consideration.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>There is serious traffic congestion between Sai Kung and Choi Hung/Hang Hau during the morning peak hours. Locals have requested for traffic data to back up claims that the traffic generated from proposed developments would not worsen the current traffic congestion issues in Sai Kung, but have yet to receive them.</li> <li>PlanD has underestimated the number of vehicles and trips generated from the proposed developments.</li> <li>Residents of Nam Wai, Wo Mei and Heung Chung Villages find it very difficult to take public transport during the morning peak hours. Buses and minibuses are already full before they reach the bus stops at these</li> </ul>	<p><i>Public Consultation</i></p> <ul style="list-style-type: none"> <li>The statutory and administrative procedures in consulting the public on the OZP amendments have been duly followed. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments also form part of the statutory consultation process under the Ordinance. Sai Kung Rural Committee, Village Representatives and villagers of Nam Wai and Wo Mei Villages and SKDC were consulted on 1.3.2019, 8.4.2019 and 7.5.2019 respectively. In considering the proposed amendments to the OZP on 31.5.2019, the RNTPC had taken into account concerns and objections raised by locals and SKDC, as well as comments and advice by relevant government departments. Upon gazettal of the draft Hebe Haven OZP No. S/SK-HH/7, the proposed amendments were circulated to SKDC on 5.7.2019.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>According to the design information of the Hiram's Highway Improvement Stage 1 (which involves Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung), on completion of the ongoing project, the volume to capacity ratio of the sections of Hiram's Highway between the Clear Water Bay Road and New Hiram's Highway, as well as between the Nam Pin Wai roundabout and Pak Wai will be 0.4 to 0.5. The Hiram's Highway Improvement Stage 1 is expected to complete by end of 2020, which is earlier than the planned completion year of the proposed developments. The additional peak hour traffic generated from the proposed developments of 230 flats is not expected to cause insurmountable traffic impact to the adjacent road network.</li> <li>In addition to Hiram's Highway Improvement Stage 1, there are rural road network improvements at the rezoning sites and surrounding areas, such as junction improvement works at Hiram's Highway and Nam Wai Road and at Clear Water Bay Road and Ngan Ying Road, as part of the</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		villages.	<p>development of the former Shaw Studio site.</p> <ul style="list-style-type: none"> <li>• In the long run, the Government is implementing Route 6 which includes TKO-Lam Tin Tunnel, Central Kowloon Route and Trunk Road T2 which will alleviate the busy road network at Central and East Kowloon.</li> <li>• The sites are served by a number of road-based public transport services. Locations of the existing franchised bus and GMB stops are less than 200m walking distance from the Amendment Item A site and less than 600m from the Amendment Item C site. TD advises that, according to observation, the existing bus services could cater for the passenger demand. Besides, the GMB operators will gradually replace the 16-seater vehicles with 19-seater vehicles so as to increase the carrying capacity. TD will continue to closely liaise with the public transport service operators, and monitor the public transport service arrangement of the entire Hebe Haven area. Appropriate adjustments will be made in accordance with future community needs.</li> </ul>
<b>R500</b>	Amy Chung	<p>Opposes Amendment Items A and C. The grounds of representations can be summarized below:</p> <p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>• The proposed developments would not benefit the majority of Hong Kong people or those waiting to be housed in public housing.</li> </ul> <p><i>Public Consultation</i></p> <ul style="list-style-type: none"> <li>• Villagers were not aware of the proposed amendments.</li> </ul>	<p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>• Over the years, the Government has adopted a multi-pronged approach for increasing land supply. To meet the acute housing need of the community, various measures in short, medium and long terms will be considered and explored concurrently. Among other measures, an immediate and effective way to augment housing land supply in the short to medium terms is to optimize the use of developable areas with available infrastructure. The two potential housing sites (Amendment Items A and C) identified are sites of sufficient size with infrastructure support and is in close proximity to major road networks and other developed sites. The sites and the scale of proposed developments are generally compatible with the surrounding areas comprising mainly residential developments and GIC uses and is considered suitable for residential developments to meet the short to medium-term housing needs.</li> <li>• Regarding the concern on public housing, the Government has</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		<p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>Sai Kung area is heavily congested during morning peak hours. The Sai Kung road network is also prone to traffic accidents which consequently causes gridlock.</li> </ul>	<p>completed the Study on the Existing Profile and Operations of Brownfield Sites in the New Territories. Among the sites identified with relatively higher potential for development, assessment will soon commence to identify suitable sites for public housing development. Notwithstanding the above, there is still a need to develop the Amendment Items A and C sites to meet the short to medium-term housing needs.</p> <p><i>Public Consultation</i></p> <ul style="list-style-type: none"> <li>The statutory and administrative procedures in consulting the public on the OZP amendments have been duly followed. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments also form part of the statutory consultation process under the Ordinance. Sai Kung Rural Committee, Village Representatives and villagers of Nam Wai and Wo Mei Villages and SKDC were consulted on 1.3.2019, 8.4.2019 and 7.5.2019 respectively. In considering the proposed amendments to the OZP on 31.5.2019, the RNTPC had taken into account concerns and objections raised by locals and SKDC, as well as comments and advice by relevant government departments. Upon gazettal of the draft Hebe Haven OZP No. S/SK-HH/7, the proposed amendments were circulated to SKDC on 5.7.2019.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>According to the design information of the Hiram's Highway Improvement Stage 1 (which involves Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung), on completion of the ongoing project, the volume to capacity ratio of the sections of Hiram's Highway between the Clear Water Bay Road and New Hiram's Highway, as well as between the Nam Pin Wai roundabout and Pak Wai will be 0.4 to 0.5. The Hiram's Highway Improvement Stage 1 is expected to complete by end</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			<p>of 2020, which is earlier than the planned completion year of the proposed developments. The additional peak hour traffic generated from the proposed developments of 230 flats is not expected to cause insurmountable traffic impact to the adjacent road network.</p> <ul style="list-style-type: none"> <li>• In addition to Hiram's Highway Improvement Stage 1, there are rural road network improvements at the rezoning sites and surrounding areas, such as junction improvement works at Hiram's Highway and Nam Wai Road and at Clear Water Bay Road and Ngan Ying Road, as part of the development of the former Shaw Studio.</li> <li>• In the long run, the Government is implementing Route 6 which includes TKO-Lam Tin Tunnel, Central Kowloon Route and Trunk Road T2 which will alleviate the busy road network at Central and East Kowloon.</li> </ul>
<b>R501</b>	Daniel Mcloughlin	<p>Opposes Amendment Items A and C. The grounds of representations can be summarized below:</p> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>• There is one road in and out of Nam Wai. The addition of 230 flats would have adverse impacts on the traffic flow in and out of Nam Wai.</li> </ul> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>• The proposed developments could have negative impact on the environmental qualities such as mangroves.</li> </ul>	<p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>• According to the design information of the Hiram's Highway Improvement Stage 1 (which involves Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung), on completion of the ongoing project, the volume to capacity ratio of the sections of Hiram's Highway between the Clear Water Bay Road and New Hiram's Highway, as well as between the Nam Pin Wai roundabout and Pak Wai will be 0.4 to 0.5. The Hiram's Highway Improvement Stage 1 is expected to complete by end of 2020, which is earlier than the planned completion year of the proposed developments. The additional peak hour traffic generated from the proposed developments of 230 flats is not expected to cause insurmountable traffic impact to the adjacent road network.</li> <li>• In addition to Hiram's Highway Improvement Stage 1, there are rural road network improvements at the rezoning sites and surrounding areas, such as junction improvement works at Hiram's Highway and Nam Wai Road and at Clear Water Bay Road and Ngan Ying Road, as part of the development of the former Shaw Studio site. A widened access road (subject to detailed design) will also be provided to improve traffic from</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			<p>Nam Wai Village and provide access to the existing residential development (Colour By The River) and the proposed development at Nam Wai.</p> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>Based on EPD's records, EPD has not received any water pollution complaints at Nam Wai and Heung Chung in the past 3 years. Recent site inspections conducted by EPD's Regional Office at the said rivers in August 2019 revealed that no illegal discharge to the streams and the general condition of the streams were found satisfactory. AFCD also advises that there are no record of faunal or floral species of significant conservation importance to the said stream. Nevertheless, sufficient buffer has been maintained between the Amendment Item C site and the stream located to its west.</li> <li>AFCD has no significant faunal or floral record within the Amendment Items sites. Tree surveys conducted by LandsD on Amendment Items A and C sites concludes that there are no rare, protected or endangered species and Registered Old and Valuable Trees within the boundaries of the sites. The majority of the existing trees are common in Hong Kong, of diameters of breast height below 300mm and are in fair to poor conditions. Nevertheless, a <i>Glochidion zeylanicum</i> 香港算盤子 in mature size with conservation interest was identified within the Amendment Item C site. Tree protection measures will be addressed at land disposal stage.</li> <li>Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul>
R502	環保觸覺 (Green Sense)	Opposes Amendment Items A, C and D. The grounds of representations can be summarized below:	<p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>Over the years, the Government has adopted a multi-pronged approach for increasing land supply. To meet the acute housing need of the</li> </ul>



No.	Representer	Grounds and Proposals	Responses
		<p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>• The proposed low-density residential developments could not address the housing need of the majority of Hong Kong people.</li> <li>• The Amendment Item A site rezones a public facility (the “G/IC” site) into residential use and does not meet local residents’ needs.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>• There is grave concern on the traffic congestion problem in Sai Kung District. The proposed residential development would attract more traffic into the area, thereby increasing the burden on the road network. The road improvement works of Hiram’s Highway and local access to Ho Chung could not alleviate the traffic congestion problems.</li> </ul> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>• The rezoning proposals will involve large scale tree felling and have adverse landscape impact on the rural environment.</li> <li>• The “GB” zone also functions as a buffer area and is not suitable for</li> </ul>	<p>community, various measures in short, medium and long terms will be considered and explored concurrently. Among other measures, an immediate and effective way to augment housing land supply in the short to medium terms is to optimize the use of developable areas with available infrastructure. The two potential housing sites (Amendment Items A and C) identified are sites of sufficient size with infrastructure support and is in close proximity to major road networks and other developed sites. The sites and the scale of proposed developments are generally compatible with the surrounding areas comprising mainly residential developments and GIC uses and is considered suitable for residential developments to meet the short to medium-term housing needs.</p> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>• According to the design information of the Hiram’s Highway Improvement Stage 1 (which involves Dualling of Hiram’s Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung), on completion of the ongoing project, the volume to capacity ratio of the sections of Hiram’s Highway between the Clear Water Bay Road and New Hiram’s Highway, as well as between the Nam Pin Wai roundabout and Pak Wai will be 0.4 to 0.5. The Hiram’s Highway Improvement Stage 1 is expected to complete by end of 2020, which is earlier than the planned completion year of the proposed developments. The additional peak hour traffic generated from the proposed developments of 230 flats is not expected to cause insurmountable traffic impact to the adjacent road network.</li> <li>• In addition to Hiram’s Highway Improvement Stage 1, there are rural road network improvements at the rezoning sites and surrounding areas, such as junction improvement works at Hiram’s Highway and Nam Wai Road and at Clear Water Bay Road and Ngan Ying Road, as part of the development of the former Shaw Studio site.</li> <li>• In the long run, the Government is implementing Route 6 which includes TKO-Lam Tin Tunnel, Central Kowloon Route and Trunk Road T2</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		development. The rezoning means there would be no buffer zone which contravenes the planning intention of the “GB” zone.	<p>which will alleviate the busy road network at Central and East Kowloon.</p> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>• The Amendment Item C site is located at the fringe of “GB” and in close proximity to the developed area of Nam Wai Village. The site is also close to supporting infrastructure facilities (e.g. those related to transport, water supply and sewerage, etc.), it is considered having good potential to be rezoned for residential development. In addition, there is no recognized site of conservation importance nor ecologically important stream within the site. A 10m wide buffer zone is provided between the site and the stream to the west of it. AFCD advises that the buffer is adequate to protect the stream with natural stream-bed and strips of wild-grown vegetation on both sides from any impact of the future development.</li> <li>• AFCD has no significant faunal or floral record within the Amendment Items sites. Tree surveys conducted by LandsD on Amendment Items A and C sites concludes that there are no rare, protected or endangered species and Registered Old and Valuable Trees within the boundaries of the sites. The majority of the existing trees are common in Hong Kong, of diameters of breast height below 300mm and are in fair to poor conditions. Nevertheless, a <i>Glochidion zeylanicum</i> 香港算盤子 in mature size with conservation interest was identified within the Amendment Item C site. Tree protection measures will be addressed at land disposal stage.</li> <li>• Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul>
<b>R503</b>	Derek Roy Crane	Opposes Amendment Items C and D. The grounds of representations can be summarized below:	<p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>• The views are noted.</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		<p><i>Housing Supply</i></p> <ul style="list-style-type: none"> <li>The conversion of school and paint factory for housing development could be considered.</li> </ul> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>Nam Wai is a conservation area and should not be rezoned which would damage the land.</li> </ul>	<p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>Based on EPD's records, EPD has not received any water pollution complaints at Nam Wai and Heung Chung in the past 3 years. Recent site inspections conducted by EPD's Regional Office at the said rivers in August 2019 revealed that no illegal discharge to the streams and the general condition of the streams were found satisfactory. AFCD also advises that there are no record of faunal or floral species of significant conservation importance to the said stream. Nevertheless, sufficient buffer has been maintained between the Amendment Item C site and the stream located to its west.</li> <li>AFCD has no significant faunal or floral record within the Amendment Items sites. Tree surveys conducted by LandsD on Amendment Items A and C sites concludes that there are no rare, protected or endangered species and Registered Old and Valuable Trees within the boundaries of the sites. The majority of the existing trees are common in Hong Kong, of diameters of breast height below 300mm and are in fair to poor conditions. Nevertheless, a <i>Glochidion zeylanicum</i> 香港算盤子 in mature size with conservation interest was identified within the Amendment Item C site. Tree protection measures will be addressed at land disposal stage.</li> <li>Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul>
<b>R504</b>	Hureau Sameul Marie Velery Raymond & Dupas Frederique Marie Helene	Opposes Amendment Items C and D. The grounds of representations can be summarized below:	<p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>The Amendment Item C site is located at the fringe of "GB" and in close proximity to the developed area of Nam Wai Village. The site is also close to supporting infrastructure facilities (e.g. those related to transport, water supply and sewerage, etc.), it is considered having good</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		<p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>It is unacceptable to rezone a “GB” site as Hong Kong is now facing huge pollution levels on a monthly basis. Global warming is also making typhoons stronger and stronger.</li> </ul>	<p>potential to be rezoned for residential development. In addition, there is no recognized site of conservation importance nor ecologically important stream within the site. A 10m wide buffer zone is provided between the site and the stream to the west of it. AFCD advises that the buffer is adequate to protect the stream with natural stream-bed and strips of wild-grown vegetation on both sides from any impact of the future development.</p> <ul style="list-style-type: none"> <li>Based on EPD’s records, EPD has not received any water pollution complaints at Nam Wai and Heung Chung in the past 3 years. Recent site inspections conducted by EPD’s Regional Office at the said rivers in August 2019 revealed that no illegal discharge to the streams and the general condition of the streams were found satisfactory. AFCD also advises that there are no record of faunal or floral species of significant conservation importance to the said stream. Nevertheless, sufficient buffer has been maintained between the Amendment Item C site and the stream located to its west.</li> <li>AFCD also advises that the existing residential development (Colour By The River, ie. Amendment Item D site) located across the stream should not cause significant additional ecological impacts as the site is already occupied by an existing residential development and the rezoning of the site will preserve the existing characteristic and development intensity.</li> <li>Considering the general topography of Nam Wai, it is a low-lying area in proximity to the sea. The general area of Nam Wai is being monitored as one of the storm surge spots. An early alert system for predicted storm surges has been implemented with HAD and HKO since 2010. Besides, DSD would conduct routine site inspections for the natural stream at Nam Wai in particular before the typhoon. After the inspections, DSD would carry out the clearance works for the debris found, cutting of vegetation and desilting works at the stream concerned, if necessary.</li> <li>Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			sites and surrounding areas.
<b>R505</b>	新界鄉議局 (Heung Yee Kuk)	<p>Opposes Amendment Item C. The grounds of representations can be summarized below:</p> <p><i>Public Consultation</i></p> <ul style="list-style-type: none"> <li>Nam Wai villagers have been using the site for over 100 years and there has been insufficient consultation. Villagers were not aware of the proposed amendments until SKRC told them about the scheme.</li> <li>Despite the opposition and concerns from SKDC, the Government provided no reasonable responses and still proceeded with presenting the proposed amendments to the Board for consideration.</li> <li>There should be meetings with SKRC and VRs of affected villages and provide responses to the villagers' demands.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>The Government has severely underestimated the effect of the proposed residential developments on local villagers. The proposed developments would worsen the traffic congestion in Nam Wai and Sai Kung. The existing road network is</li> </ul>	<p><i>Public Consultation</i></p> <ul style="list-style-type: none"> <li>The statutory and administrative procedures in consulting the public on the OZP amendments have been duly followed. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments also form part of the statutory consultation process under the Ordinance. Sai Kung Rural Committee, Village Representatives and villagers of Nam Wai and Wo Mei Villages and SKDC were consulted on 1.3.2019, 8.4.2019 and 7.5.2019 respectively. SKDC passed a motion with support of all members objecting to the proposed OZP amendments and requested further consultation with the concerned villagers. In considering the proposed amendments to the OZP on 31.5.2019, the RNTPC had taken into account concerns and objections raised by locals and SKDC, as well as comments and advice by relevant government departments. Upon gazettal of the draft Hebe Haven OZP No. S/SK-HH/7, the proposed amendments were circulated to SKDC on 5.7.2019.</li> </ul> <p><i>Traffic and Transport</i></p> <ul style="list-style-type: none"> <li>According to the design information of the Hiram's Highway Improvement Stage 1 (which involves Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung), on completion of the ongoing project, the volume to capacity ratio of the sections of Hiram's Highway between the Clear Water Bay Road and New Hiram's Highway, as well as between the Nam Pin Wai roundabout and Pak Wai will be 0.4 to 0.5. The Hiram's Highway Improvement Stage 1 is expected to complete by end of 2020, which is earlier than the planned completion year of the proposed developments. The additional peak hour traffic generated from the proposed developments of 230 flats is not expected to cause insurmountable traffic impact to the adjacent road network.</li> <li>In addition to Hiram's Highway Improvement Stage 1, there are rural</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		<p>already heavily burdened and prone to traffic accidents.</p> <ul style="list-style-type: none"> <li>The Government has not responded to the local villagers' proposal for provision of MTR services and flyovers to alleviate traffic congestion problems.</li> </ul> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>The proposed development will increase the risk of pollution to nearby streams and rivers and severely impact on the environment and affect the lives of nearby residents.</li> </ul> <p><i>Other Aspects</i></p> <ul style="list-style-type: none"> <li>Many villagers who have lived in the affected lots would have their houses destroyed and it cannot be justified only by compensation according to law.</li> <li>The proposed development would create adverse fung shui impact to Nam Wai Village and is disturbing to the village's elderly.</li> <li>The current electricity network could not support large-scale residential development.</li> </ul>	<p>road network improvements at the rezoning sites and surrounding areas, such as junction improvement works at Hiram's Highway and Nam Wai Road and at Clear Water Bay Road and Ngan Ying Road, as part of the development of the former Shaw Studio site.</p> <ul style="list-style-type: none"> <li>In the long run, the Government is implementing Route 6 which includes TKO-Lam Tin Tunnel, Central Kowloon Route and Trunk Road T2 which will alleviate the busy road network at Central and East Kowloon.</li> <li>The sites are served by a number of road-based public transport services. Locations of the existing franchised bus and GMB stops are less than 200m walking distance from the Amendment Item A site and less than 600m from the Amendment Item C site. TD advises that, according to observation, the existing bus services could cater for the passenger demand. Besides, the GMB operators will gradually replace the 16-seater vehicles with 19-seater vehicles so as to increase the carrying capacity. TD will continue to closely liaise with the public transport service operators, and monitor the public transport service arrangement of the entire Hebe Haven area. Appropriate adjustments will be made in accordance with future community needs.</li> </ul> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>The Amendment Item C site is located at the fringe of "GB" and in close proximity to the developed area of Nam Wai Village. The site is also close to supporting infrastructure facilities (e.g. those related to transport, water supply and sewerage, etc.), it is considered having good potential to be rezoned for residential development. In addition, there is no recognized site of conservation importance nor ecologically important stream within the site. A 10m wide buffer zone is provided between the site and the stream to the west of it. AFCD advises that the buffer is adequate to protect the stream with natural stream-bed and strips of wild-grown vegetation on both sides from any impact of the future development.</li> <li>Based on EPD's records, EPD has not received any water pollution</li> </ul>



No.	Representer	Grounds and Proposals	Responses
			<p>complaints at Nam Wai and Heung Chung in the past 3 years. Recent site inspections conducted by EPD's Regional Office at the said rivers in August 2019 revealed that no illegal discharge to the streams and the general condition of the streams were found satisfactory. AFCD also advises that there are no record of faunal or floral species of significant conservation importance to the said stream. Nevertheless, sufficient buffer has been maintained between the Amendment Item C site and the stream located to its west.</p> <ul style="list-style-type: none"> <li>• Considering the general topography of Nam Wai, it is a low-lying area in proximity to the sea. The general area of Nam Wai is being monitored as one of the storm surge spots. An early alert system for predicted storm surges has been implemented with HAD and HKO since 2010. Besides, DSD would conduct routine site inspections for the natural stream at Nam Wai in particular before the typhoon. After the inspections, DSD would carry out the clearance works for the debris found, cutting of vegetation and desilting works at the stream concerned, if necessary.</li> <li>• AFCD has no significant faunal or floral record within the Amendment Items sites. Tree surveys conducted by LandsD on Amendment Items A and C sites concludes that there are no rare, protected or endangered species and Registered Old and Valuable Trees within the boundaries of the sites. The majority of the existing trees are common in Hong Kong, of diameters of breast height below 300mm and are in fair to poor conditions. Nevertheless, a <i>Glochidion zeylanicum</i> 香港算盤子 in mature size with conservation interest was identified within the Amendment Item C site. Tree protection measures will be addressed at land disposal stage.</li> <li>• Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			<p><i>Other Aspects</i></p> <ul style="list-style-type: none"> <li>According to LandsD, the site at Nam Wai (Amendment Item C) did not and does not fall within the ‘VE’ of Nam Wai. The site comprises exclusively of GL and there are temporary structures within an existing GLP at the site. Cancellation of the GLP, rehousing of affected occupants, clearance of temporary structures and other clearance items, such as crops, are necessary prior to developing the site. Relevant departments would make suitable arrangements for qualified persons and temporary structures located within the rezoning site according to established procedures.</li> <li>Relevant departments would make suitable arrangements according to established procedures if existing ancestral graves are affected. Fung shui matter is not a material planning consideration. According to LandsD’s records, the site does not form part of any fung shui area and there is no fung shui area for Nam Wai Village.</li> <li>In ensuring continuity of electricity for Nam Wai Village, the future developer/project proponent of the site is should liaise with the electricity supplier (i.e. China Light and Power Co., Ltd) to ensure that the electricity network is sufficient to support the proposed developments.</li> </ul>
<b>R506</b>	楊學良	<p>Opposes Amendment Item C. The grounds of representations can be summarized below:</p> <p><i>Ecological and Environmental Aspects</i></p> <ul style="list-style-type: none"> <li>The proposed residential development would adversely affect the coastline as well as the flora and fauna in the area.</li> </ul> <p><i>Other Aspects</i></p>	<p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>The Amendment Item C site is located at the fringe of “GB” and in close proximity to the developed area of Nam Wai Village. The site is also close to supporting infrastructure facilities (e.g. those related to transport, water supply and sewerage, etc.), it is considered having good potential to be rezoned for residential development. In addition, there is no recognized site of conservation importance nor ecologically important stream within the site. A 10m wide buffer zone is provided between the site and the stream to the west of it. AFCD advises that the buffer is adequate to protect the stream with natural stream-bed and strips of wild-grown vegetation on both sides from any impact of the future development.</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		<ul style="list-style-type: none"> <li>He and his family have lived in one of the houses affected by the proposed development for nearly 50 years. The house is his ancestral house as well as his home.</li> </ul>	<ul style="list-style-type: none"> <li>Based on EPD's records, EPD has not received any water pollution complaints at Nam Wai and Heung Chung in the past 3 years. Recent site inspections conducted by EPD's Regional Office at the said rivers in August 2019 revealed that no illegal discharge to the streams and the general condition of the streams were found satisfactory. AFCD also advises that there are no record of faunal or floral species of significant conservation importance to the said stream. Nevertheless, sufficient buffer has been maintained between the Amendment Item C site and the stream located to its west.</li> <li>AFCD advises that there are no significant faunal or floral record within the Amendment Items sites. Tree surveys conducted by LandsD on Amendment Items A and C sites concludes that there are no rare, protected or endangered species and Registered Old and Valuable Trees within the boundaries of the sites. The majority of the existing trees are common in Hong Kong, of diameters of breast height below 300mm and are in fair to poor conditions. Nevertheless, a <i>Glochidion zeylanicum</i> 香港算盤子 in mature size with conservation interest was identified within the Amendment Item C site. Tree protection measures will be addressed at land disposal stage.</li> <li>Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul> <p><i>Other Aspects</i></p> <ul style="list-style-type: none"> <li>According to LandsD, the site comprises exclusively of government land and there are temporary structures within an existing GLP at the site. Cancellation of the GLP, rehousing of affected occupants, clearance of temporary structures and other clearance items, such as crops, are necessary prior to developing the site. Relevant departments would make suitable arrangements for qualified persons and temporary structures</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			located within the rezoning site according to established procedures.
<b>R507</b>	楊丘春喜	<p>Opposes Amendment Item C. The grounds of representations can be summarized below:</p> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>• There are a number of rare species of flora and fauna found in the Amendment Item C site.</li> <li>• Areas near her home would flood during rainstorms.</li> </ul> <p><i>Other Aspects</i></p> <ul style="list-style-type: none"> <li>• She and her family have lived in one of the houses affected by the proposed development for over 50 years.</li> </ul>	<p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>• The Amendment Item C site is located at the fringe of “GB” and in close proximity to the developed area of Nam Wai Village. The site is also close to supporting infrastructure facilities (e.g. those related to transport, water supply and sewerage, etc.), it is considered having good potential to be rezoned for residential development. In addition, there is no recognized site of conservation importance nor ecologically important stream within the site. A 10m wide buffer zone is provided between the site and the stream to the west of it. AFCD advises that the buffer is adequate to protect the stream with natural stream-bed and strips of wild-grown vegetation on both sides from any impact of the future development.</li> <li>• Based on EPD’s records, EPD has not received any water pollution complaints at Nam Wai and Heung Chung in the past 3 years. Recent site inspections conducted by EPD’s Regional Office at the said rivers in August 2019 revealed that no illegal discharge to the streams and the general condition of the streams were found satisfactory. AFCD also advises that there are no record of faunal or floral species of significant conservation importance to the said stream. Nevertheless, sufficient buffer has been maintained between the Amendment Item C site and the stream located to its west.</li> <li>• Considering the general topography of Nam Wai, it is a low-lying area in proximity to the sea. The general area of Nam Wai is being monitored as one of the storm surge spots. An early alert system for predicted storm surges has been implemented with Home Affairs Department (HAD) and Hong Kong Observatory (HKO) since 2010. Besides, DSD would conduct routine site inspections for the natural stream at Nam Wai in particular before the typhoon. After the inspections, DSD would carry out the clearance works for the debris found, cutting of vegetation and desilting works at the stream concerned, if necessary.</li> <li>• AFCD advises that there are no significant faunal or floral record within</li> </ul>

No.	Representer	Grounds and Proposals	Responses
			<p>the Amendment Items sites. Tree surveys conducted by LandsD on Amendment Items A and C sites concludes that there are no rare, protected or endangered species and Registered Old and Valuable Trees within the boundaries of the sites. The majority of the existing trees are common in Hong Kong, of diameters of breast height below 300mm and are in fair to poor conditions. Nevertheless, a <i>Glochidion zeylanicum</i> 香港算盤子 in mature size with conservation interest was identified within the Amendment Item C site. Tree protection measures will be addressed at land disposal stage.</p> <ul style="list-style-type: none"> <li>Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul> <p><i>Other Aspects</i></p> <ul style="list-style-type: none"> <li>According to LandsD, the site comprises exclusively of Government Land and there are temporary structures within an existing GLP at the site. Cancellation of the GLP, rehousing of affected occupants, clearance of temporary structures and other clearance items, such as crops, are necessary prior to developing the site. Relevant departments would make suitable arrangements for qualified persons and temporary structures located within the rezoning site according to established procedures</li> </ul>
<b>R508</b>	一群關心環保熱心人士	<p>Opposes Amendment Item C. The grounds of representations can be summarized below:</p> <p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>The site is a valuable buffer zone between residential areas and “CA” zone. Various types of flora and fauna</li> </ul>	<p><i>Environmental and Ecological Aspects</i></p> <ul style="list-style-type: none"> <li>The Amendment Item C site is located at the fringe of “GB” and in close proximity to the developed area of Nam Wai Village. The site is also close to supporting infrastructure facilities (e.g. those related to transport, water supply and sewerage, etc.), it is considered having good potential to be rezoned for residential development. In addition, there is no recognized site of conservation importance nor ecologically important stream within the site. A 10m wide buffer zone is provided between the site and the stream to the west of it. AFCD advises that the buffer is</li> </ul>

No.	Representer	Grounds and Proposals	Responses
		<p>can be found in these areas.</p> <ul style="list-style-type: none"> <li>• The proposed residential development would adversely affect the flora and fauna in the area.</li> <li>• There must be sufficient justifications for the proposed rezoning including the need to undertake an environmental impact assessment.</li> </ul>	<p>adequate to protect the stream with natural stream-bed and strips of wild-grown vegetation on both sides from any impact of the future development.</p> <ul style="list-style-type: none"> <li>• Based on EPD's records, EPD has not received any water pollution complaints at Nam Wai and Heung Chung in the past 3 years. Recent site inspections conducted by EPD's Regional Office at the said rivers in August 2019 revealed that no illegal discharge to the streams and the general condition of the streams were found satisfactory. AFCD also advises that there are no record of faunal or floral species of significant conservation importance to the said stream. Nevertheless, sufficient buffer has been maintained between the Amendment Item C site and the stream located to its west.</li> <li>• AFCD advises that there are no significant faunal or floral record within the Amendment Items sites. Tree surveys conducted by LandsD on Amendment Items A and C sites concludes that there are no rare, protected or endangered species and Registered Old and Valuable Trees within the boundaries of the sites. The majority of the existing trees are common in Hong Kong, of diameters of breast height below 300mm and are in fair to poor conditions. Nevertheless, a <i>Glochidion zeylanicum</i> 香港算盤子 in mature size with conservation interest was identified within the Amendment Item C site. Tree protection measures will be addressed at land disposal stage.</li> <li>• EPD advises that the scope of the proposed development at the Amendment Item C site is not classified as a designated project under the Environmental Impact Assessment Ordinance.</li> <li>• Technical requirements could be handled in land disposal stage through appropriate lease conditions requiring the future developer to undertake relevant technical assessments to demonstrate that the proposed developments will not cause any adverse environmental impact to the sites and surrounding areas.</li> </ul>
<b>R509</b>	余國威	Opposes Amendment Item A. The grounds of representations can be summarized	<p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>• Based on the requirements in HKPSG and the planned population, as</li> </ul>



No.	Representer	Grounds and Proposals	Responses
		<p>below:</p> <p><i>Provision of GIC Facilities</i></p> <ul style="list-style-type: none"> <li>• Owing to the aging population and the long waiting list for RCHEs and hostels for physically and mentally handicapped persons, there may be a shortage of GIC facilities in Sai Kung District.</li> <li>• Using public funds to purchase properties for social welfare facilities is not in the public's best interests.</li> </ul> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>• Instead of acquiring private property for provision of social welfare and health care facilities, the Government should retain the current "G/IC" site for such provisions to serve public interest, such as rehabilitation centre.</li> </ul>	<p>shown in <b>Annex VIII</b>, the planned provision for government, institution and community (GIC) facilities in the Hebe Haven area is generally adequate to meet the demand of the overall planned population (including the increase in population from the proposed housing developments) except for primary school (-9 classrooms) and hospital (-39 beds). Provision of hospital beds and primary schools are on a wider district basis and can be addressed by the provision in the adjoining area.</p> <ul style="list-style-type: none"> <li>• The Government has been closely monitoring the development and service demand in Sai Kung and TKO districts, and is devoted to set up suitable community and public facilities therein. Currently, there are various types of welfare facilities in Sai Kung, including integrated family service centre, integrated children and youth services centre, elderly and rehabilitation facilities, etc. providing suitable services for people at different ages with different needs.</li> <li>• SWD will continue to adopt a multi-pronged approach to identify suitable accommodation (including private and public housing developments, "G/IC" premises, etc.) for the provision of welfare facilities. In view of the keen demand for elderly and rehabilitation services in the community, SWD will convert the ex-Sai Kung Central Primary School at Ho Chung, Sai Kung into an elderly and rehabilitation service facilities complex comprising a 60-place DAC cum hostel for HSMH (including 49 reprovisioned service places and 11 additional service places) and a contract RCHE cum DCU, providing a total of 100 residential care places and 30 day care places (all are new service places).</li> </ul> <p><i>Proposal</i></p> <ul style="list-style-type: none"> <li>• The ex-Sai Kung Central Primary School premises, located to the immediate northwest of the Amendment Item A site, has been allocated to the SWD for conversion into a social welfare services complex. There will be adequate provision of major GIC facilities to ensure there is no shortfall in the area.</li> </ul>

No.	Representer	Grounds and Proposals	Responses
<b>R510</b>	The Hong Kong and China Gas Co., Ltd.	<p>Provide views on Amendment Items A, C and D.</p> <ul style="list-style-type: none"> <li>The project proponent should evaluate the potential risk on the town gas pipeline in the vicinity of the site and determine necessary mitigation measures. The company should be consulted in the design stage and close coordination should be carried out during the construction stage, and provide protective measures.</li> </ul>	<ul style="list-style-type: none"> <li>The views are noted.</li> </ul>

**TOWN PLANNING BOARD**

**Minutes of 627<sup>th</sup> Meeting of the  
Rural and New Town Planning Committee held at 2:30 p.m. on 31.5.2019**

**Present**

Director of Planning  
Mr Raymond K.W. Lee

Chairman

Mr H.W. Cheung

Vice-chairman

Mr Ivan C.S. Fu

Dr F.C. Chan

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Mr K.K. Cheung

Dr C.H. Hau

Mr Stephen L.H. Liu

Miss Winnie W.M. Ng

Mr K.W. Leung

~~consideration within three months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of the further information. Since it was the third deferment and a total of five months had been allowed for preparation of submission of further information, this was the last deferment and no further deferment would be granted.~~

### **Sai Kung and Islands District**

[Ms Donna Y.P. Tam, District Planning Officer/Sai Kung and Islands (DPO/SKIs), Ms Carol Y.M. Cheuk, Ms Jane W.L. Kwan and Mr Richard Y.L. Siu, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), and Ms Mable M.B. Lok, Town Planner/Sai Kung (TP/SK) were invited to the meeting at this point.]

[Messrs K.K. Cheung and K.W. Leung arrived to join the meeting at this point.]

### **Agenda Item 6**

[Open Meeting]

Proposed Amendments to the

Approved Hebe Haven Outline Zoning Plan No. S/SK-HH/6

(RNTPC Paper No. 4/19)

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10. With the aid of a PowerPoint presentation, Ms Donna Y.P. Tam presented the proposed amendments as detailed in the Paper and covered the following main points :

#### **Background**

- (a) the proposed amendments to the Approved Hebe Haven Outline Zoning Plan (OZP) No. S/SK-HH/6 were mainly related to two potential housing sites (Amendment Items A and C) in Hebe Haven, Sai Kung for private

residential developments. Opportunity had also been taken to amend the OZP to reflect the existing uses of a carpark and a completed residential development (Amendment Items B and D respectively) and to incorporate an authorized road scheme as well as to revise the Notes to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN);

#### The Proposed Amendments to the OZP

- (b) Amendment Item A - to rezone a site (about 0.47ha) near the junction of Hiram's Highway and Heung Chung Road from "Government, Institution or Community" ("G/IC") to "Residential (Group C)4" ("R(C)4") with a maximum plot ratio (PR) of 1.5 and maximum building height (BH) of 25mPD for private housing development. It was estimated that a total of about 100 flats could be provided assuming an average flat size of 70m<sup>2</sup>;
- (c) Amendment Item B - to rezone a strip of land (about 0.03ha) at Heung Chung Road from "G/IC" to an area shown as 'Road' to reflect the existing condition as part of the Heung Chung Road carpark;
- (d) Amendment Item C- to rezone a site (about 0.7ha) to the South of Nam Wai from "Green Belt" to "R(C)5" with a maximum PR of 1.3 and BH of 50mPD for private housing development. It was estimated that a total of about 130 flats could be provided assuming an average flat size of 70m<sup>2</sup>;
- (e) Amendment Item D - to rezone a site (about 0.4ha) from "GB" to "R(C)6" with a maximum PR of 0.35 and BH of 3 storeys to reflect its current use;
- (f) Inclusion of Authorized Road Scheme of "Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung" authorized by the Chief Executive in Council on 4.10.2011 into the OZP for public information;

#### Technical Assessments

- (g) relevant government departments had no objection to or no adverse comment

on the proposed amendments from traffic , environmental and infrastructure provision points of view. Visual appraisals had also been conducted to assess the possible visual impact of the proposed residential developments at the sites;

- (h) the tree survey reports on the two proposed housing sites had been deposited at the Secretariat for Members' reference;

Provision of Government, Institution or Community (GIC) facilities and Open Space

- (i) the provision for GIC facilities in the area was generally adequate to meet the demand of the overall planned population (including the increase in population from the proposed housing developments) except for primary school and hospital. Hospital beds were assessed on a wider district basis and could be addressed by the provision in the adjoining area. The Education Bureau advised that they would continue to keep in review the latest population projections, the schedule of population intake of major housing developments as well as the supply and demand of school places in Sai Kung District and launch the school building programme as and when appropriate ;
- (j) there was adequate provision of district open space within the area and adequate private open space would be provided within the proposed residential developments to meet the demand generated by the residents; and

Consultation

- (k) the Sai Kung Rural Committee (SKRC), Village Representatives (VRs) and villagers of Nam Wai and Wo Mei Villages and Sai Kung District Council (SKDC) were consulted on 1.3.2019, 8.4.2019 and 7.5.2019 respectively. Their major concerns were related to existing traffic and drainage problems; potential adverse traffic, drainage and environmental impacts and insufficient supporting infrastructure on the surrounding area; retaining Amendment Item A site for government, institution or community use; and availability of land for Small House developments. SKDC passed a motion with support of all members objecting to the proposed OZP amendments and requested further



consultation with the concerned villagers. Their concerns had been taken into account in the proposed rezoning of the two potential housing sites and the relevant considerations were included in the RNTPC paper. Upon gazetting, the SKDC would be further consulted.

11. A Member asked if the Government had road improvement plans to widen the section of the Hiram's Highway from dual one-lane to dual two-lane carriageway and whether there were insurmountable technical difficulties to turn the entire Hiram's Highway into a dual two-lane carriageway. With reference to the layout plan of "Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung" (Stage 1 of the Hiram's Highway Improvement (HHIS Stage 1)), Ms Donna Y.P. Tam, DPO/SKIs, said the widening works of this section of the Hiram's Highway was HHIS Stage 1. Upon completion of the road improvement works scheduled in end 2020, the traffic condition at Kowloon bound from Hebe Haven to Cheng Chek Chee Secondary School was anticipated to be improved. Meanwhile, the section of Hiram's Highway from Marina Cove to the south of Sha Ha at Sai Kung Town would be under Hiram's Highway Improvement Stage 2 (HHIS Stage 2) which was under review by relevant government departments. The project scope and road alignment would be finalized and it was scheduled to gazette the road scheme under the Roads (Works, Use and Compensation) Ordinance (Road Ordinance) (Chapter 370) in 2019.

12. The Chairman requested elaboration on the rationale for the proposed zoning boundary demarcation for the rezoning site under Amendment Item C (Site C). By making reference to the aerial photo, Ms Donna Y.P. Tam responded that Site C though within "GB" zone possessed development potential as it was adjoining existing residential developments and was currently occupied by some temporary structures and vegetation. She further elaborated that to the west of Site C, there was an existing stream running in the north-south direction between Site C and an existing residential development called 'Colour By The River'. With a view to protecting the natural stream, a buffer of about 10m between the stream and the western boundary of the site was proposed to be retained as 'GB'. To its south and north were steep vegetated slopes zoned "Conservation Area" ("CA"). The south-eastern boundary of Site C mainly followed the platform of an existing development which was on private land.

13. In response to a Member's inquiry about the dualling works of Hiram's Highway, Mr Ken K.K. Yip, Chief Traffic Engineer/New Territories East, Transport Department, stated that HHIS Stage 1 works would be completed in 2020 while technical feasibility study for HHIS Stage 2 had commenced. Regarding the implementation plan of HHIS Stage 2, the Highways Department had consulted and obtained support from SKDC in late 2018. The road scheme of HHIS Stage 2 would be gazetted under the Roads Ordinance this year. It was anticipated that the detailed design of HHIS Stage 2 could commence in 2021 subject to completion of relevant statutory procedures. The project scope of Stage 2 mainly involved widening of road sections along Marina Cove and Sai Kung Town (excluding Pak Sha Wan section) of Hiram's Highway from dual one to dual two-lane carriageway. However, due to site constraints, the section at Tai Mong Tsai Road could not be widened. There was no plan for road widening works for the section beyond Clear Water Bay Road at this juncture.

14. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Hebe Haven Outline Zoning Plan (OZP) No. S/SK-HH/6 and that the draft OZP No. S/SK-HH/6A at Appendix II (to be renumbered as S/SK-HH/7 upon exhibition) and its Notes at Appendix III are suitable for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Appendix IV for the draft Hebe Haven OZP No. S/SK-HH/6A (to be renumbered as S/SK-HH/7) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.”





因此水務署表示會研究另一條走線以避開交通繁忙的道路。然而在今年 4 月 25 日，他留意到寶琳北路近翠琳路一段道路臨時封路，而事前他並不知情，封路措施引致交通嚴重擠塞，經他多次追問下，才得知水務署嘗試封路以進行探測工作。他於當日傍晚已即時通知警方疏導交通，並要求水務署盡快清場。他認為部門是次處事方式非常粗疏，不可能不在事前通知當區議員有關臨時封路的安排。

87. 水務署工程師／建設(5)陳文健先生表示，他於 4 月 25 日當日事發後已和譚領律先生通話，並再次就事件致歉，水務署一直希望找出一條能盡量減少交通問題的走線，盡量避免在寶琳北路較繁忙路段敷設水管以減少對居民所帶來的影響。

88. 主席表示議員不反對水務署進行臨時封路，但應在事前通知議員。主席表示，議員可在其他委員會跟進各項工程的進度和細節。就有議員認為進度報告資料不足，他請土拓署和相關部門將文件有所遺漏的部分整合再提交區議會備悉。

(三)《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目  
(通過臨時動議：「本會反對《白沙灣分區計劃大綱圖核准編號 S/SK-HH/6》的修訂項目」)  
(SKDC(M)文件第 100/19 號)

89. 主席提醒議員如有需要應即時作利益申報。

90. 邱戊秀先生表示，他本人為南圍村的居民，但沒有擁有該處任何土地。

91. 規劃署西貢及離島規劃專員譚燕萍女士按所播放的簡報介紹《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目。

92. 邱戊秀先生表示，他反對有關擬議修訂項目，主要原因包括：

- 現時西貢公路交通已非常擠塞，以早上的情況為例，由南圍駕車至坑口需要長達 35 分鐘時間；
- 多年來每逢颱風雨季來臨，打鼓嶺村附近的河溪都會出現河水泛濫，導致嚴重水浸，村民甚至無法駕車外出；
- 南圍村有河道因經常被傾倒廢料而造成淤塞，現在河水亦不斷被不明來歷的污水所污染，間中出現大量泡沫或臭味。現時擬建的大型屋苑正位於上述河道附近，他擔心河流會進一步受到污染，嚴重破壞生態環境及影響附近居民。每逢天氣惡劣，更有大量雨水沿路而下，引致南圍路嚴重水浸，而有關修訂項目只會令水流更加集中，

導致道路水浸的情況更加嚴重，破壞周邊居民的日常生活和家園環境。

93. 邱戊秀先生續表示，於去年颱風「山竹」襲港後，南圍一帶的居民有長達兩至三天無法外出，並有達到雙位數字的車輛被浸壞而需要銷毀，他懇請規劃署盡早安排與南圍村、窩尾村和響鐘村村代表及相關團體等會面磋商，待諮詢後才考慮是否進一步發展有關土地。他就此項目提出強烈反對，並希望動議反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目。

94. 王水生先生表示，議會開始前大批村民到來表達訴求。他認為上述擬議修訂項目影響區內交通的問題最為重要。他明白土地需求殷切，但規劃署卻把很多荒廢的土地規劃為「綠化地帶」，偏遠而又會對現有居民造成影響的地方卻劃為豪宅區，另一方面卻忽略了原居民的住屋需要。在如此狹窄的道路附近興建住宅，將對居民造成莫大影響。此外，現時有不少市民反對小型屋宇政策，並把佔用政府土地的罪名加諸於原居民身上，對原居民並不公平。他認為政府在發展住屋用地時必須考慮相關配套設施。就此修訂項目而言，待住宅建成後，將會有大量私家車出入，以現時的交通情況並不適宜進行改劃，應待政府提供足夠配套後才再作商議。他希望規劃署在進行規劃前先聽取居民的意見。他建議西貢區議會反對題述修訂項目。

95. 鍾錦麟先生詢問部門提出此項建議供區議會考慮時，是否已經完成相關的交通及環境影響評估。他表示規劃署早前建議改劃將軍澳五幅土地作房屋用途時，一方面向區議會表示未能提供相關資料，但其後卻向城市規劃委員會(下稱「城規會」)提交詳盡報告，他要求部門是次先向區議會提交研究報告的全文。另外，修訂項目 A 部分範圍屬於私人土地，他詢問政府是否會收回土地再批出，抑或會協助私人土地業主免費改劃用途。至於修訂項目 C，部分範圍現時建有臨時構築物，部門有否諮詢住戶、要求他們搬遷及安排賠償。此外，他要求規劃署提交就這些修訂而令鄉郊人口及車輛增加的估算數字，並提供整項計劃的發展時間表供區議會考慮。

96. 范國威議員希望了解更多與修訂項目相關的估算數字，包括因新增人口所衍生出來對社福設施及交通基建的需求。除了因修訂項目會帶來人口增長外，現時鄉郊人口結構亦逐漸老化，他擔心未來十年區內會出現社福用地短缺的情況。就修訂項目 D，涉及的土地已由「綠化地帶」改變為住宅用地，亦即現時御采河堤屋苑的位置，他詢問規劃署既然早前城規會已批准發展該屋苑，為何現時部門又要再提出改劃用地的建議。



97. 黎銘澤先生表示早前政府建議改劃將軍澳五幅用地，其中一幅用地因有生態保育價值而被剔除；他關注修訂項目 C 的「綠化地帶」是否經已完成生態評估。由於有關地點毗鄰河流及白沙灣，他相信會有一定的生態價值，並關注改劃會否影響該處的動植物。若規劃署經已完成項目的生態評估，他希望署方可提供有關資料；若不，則應盡快完成評估，否則議員只能反對相關修訂項目。

98. 劉偉章先生表示是次建議改劃的用地擬興建六層高近 230 個單位的高尚住宅，預計會大幅增加區內私家車流量及泊車位的需求。現時西貢區的交通非常擠塞及泊車位嚴重短缺，他認為發展社區必須先顧及交通。而現時西貢區已面對四個房屋發展計劃，但部門是次卻未有提交擬議修訂項目對區內交通流量影響的分析，亦未有就新增人口提供資料，他要求規劃署與相關部門就改劃建議提供足夠交通配套及泊車位。

99. 李家良先生表示規劃署必須更有效地更新西貢市及離島的規劃大綱圖上已規劃的項目，他舉例現時西貢公路改善工程第一期的工程已經開展，但規劃大綱圖上仍載錄工程舊有的走線，因此影響區內居民興建丁屋的申請，他認為更新現有規劃和新增設施的規劃申請應該分開處理，以免影響進度。就是次規劃署提出的修訂項目建議，他認為現時前西貢中心小學旁的土地應保持原本的「政府、機構或社區」用途，不應改劃為住宅，因不少居民反映社區設施嚴重不足，面對西貢公路現時的擠塞情況，居民若要乘車至西貢市或將軍澳使用社區設施十分不便。他認為如果將上述地點改劃為住宅用途，定必影響西貢公路迴旋處及由西貢出九龍的交通，因此他反對是次提出的修訂項目。早在 2006 年政府已決定將白沙灣發展成特色水上活動的區域，現在建議改劃的地點非常接近河道，他認為有關修訂項目並不適合。

100. 莊元荃先生表示文件整體比較粗疏，除了有提供道路和單位地積比的評估外，環境和交通影響的評估均欠奉。他指現時南邊圍及清水灣的迴旋處已經非常擠塞，施工中的西貢公路改善工程第一期尚未見成效，第二期的工程仍未落實，西貢整體的交通問題未見有大進展。況且除政府所提出的修訂項目外，西貢及坑口已有不少私人屋苑相繼落成，增加的車流會進一步加重西貢交通的負荷；政府現時提出的改劃建議，預期會引起西貢及坑口居民的不滿，故他反對有關修訂項目。

101. 周賢明先生表示修訂項目 B 和 D 乃是現況，有關地段分別長期用作泊車用途及已建成住宅十多年，他對這兩項修訂並無意見。但他反對修訂項目 A 及 C，他指現時已有兩個社區服務設施預備搬進修訂項目 A 旁的前西貢中心小學，該地點亦是設立地區康健中心的分區附屬中心的理想地點，

他不贊成政府把該幅珍貴的「政府、機構或社區」用地改劃作住宅用途。至於修訂項目 C 現為「綠化地帶」，鄰近旁邊的「自然保育區」地帶，為「自然保育區」地帶提供緩衝作用；而他相信修訂項目 D 旁的道路亦有路權的限制，因此他認為整體配套未能配合。最後，他和議邱戊秀先生提出的臨時動議。

102. 方國珊女士表示今早出席旁聽會議的西貢區居民也受到南圍交通擠塞的影響。她指出無論西貢公路改善工程的第一期或第二期都未能徹底解決西貢現有的交通問題，基於西貢交通擠塞的情況未有改善，她對於白沙灣分區計劃大綱核准圖的修訂建議有保留。她認為前西貢中心小學旁的「政府、機構或社區」用地十分珍貴，可用作建設社區設施、小型體育館或社區會堂。由於日後前西貢中心小學將改作日間護理中心，她建議可以在該幅土地增建護理中心的支援設施及康體設施。她表示現時政府庫房充裕，不必將珍貴的土地出售，應優先為六萬多每日飽受交通問題困擾的西貢居民提供土地興建社區設施。日後政府若要把「綠化地帶」改劃作住宅用地，必須充分諮詢居民。此外，西貢的交通問題單靠現時的道路網絡根本不足以應付，除發展中九龍幹線外，她亦建議於科技大學增設鐵路站，以解決從西貢延伸至彩虹一帶的交通擠塞問題。她指出文件太粗疏，規劃署應充分諮詢區內居民的意見，並將土地用作社區設施。

103. 副主席表示現時前西貢中心小學旁的土地是「政府、機構或社區」用地，他反對將有關用地改劃為住宅，理由是他擔心會加重西貢往坑口一段道路的擠塞問題。他指修訂項目 C 的位置於大雨時會出現水浸，同時亦擔心把這幅「綠化地帶」改劃為豪宅後會破壞生態，故反對規劃署提交的修訂項目。

104. 邱玉麟先生反對規劃署提出的修訂項目。現時新、舊清水灣道的塞車問題嚴重，往大埔仔方向的道路狹窄，加上邵氏片場一帶及傲龍灣等屋苑相繼落成，令井欄樹、白石窩等的樽頸路段均經常出現交通擠塞。他建議規劃署應積極發展郊區土地，開發西貢荒廢的村落及改善西貢郊區的道路，平衡保育及發展的需要，並正視原居民的意見及住屋需求。

105. 劉啟康先生亦反對規劃署提出的修訂項目。他指西貢地區設施不足，再改劃土地作住宅用途並不可取。以坑口村為例，該村並沒有足球場和籃球場這類康體設施。現時「綠化地帶」內村民私人土地的發展受到限制，坑口村的村民曾使用有關土地種菜或泊車，結果被政府起訴罰款，他希望規劃署能多與坑口及西貢鄉事委員會溝通以回應村民的訴求，並促請署方考慮村民建屋需要。他期望政府進行土地規劃時，可以與村民多加商討及考慮他們的意見，以善用土地資源。



106. 譚領律先生認為「政府、機構或社區」用地應解決社區的需要，現時西貢鄉郊缺乏長者日間照顧護理服務，不少長者因行動不便未能前往市區，但由於西貢區內經常交通擠塞，導致社福機構亦難以安排接送長者到其他區域接受服務。他認為規劃署有責任在鄉郊尋找適合地方提供社福設施及服務，並不應以「插針」方式覓地興建住宅。其實現時香港並不缺乏豪宅，部門應該先處理公營房屋的供應以切合市民的需要。他建議規劃署應集中處理將軍澳第 137 區的發展規劃，以釋出土地興建房屋。

107. 陳繼偉先生表示，西貢區議會對改劃將軍澳五幅用地已有共識，議員一致反對政府插針式興建房屋；是次規劃署建議改劃土地用作發展低密度住宅，此舉成本效益甚低。他指出將軍澳第 137 區填料庫有百多公頃的「熟地」，應優先用作住宅發展。由於香港人口老化，西貢亦欠缺非牟利團體提供的長者設施和家庭服務中心，現時西貢鄉郊居民需要前往將軍澳使用社福設施，但其實將軍澳區內的長者設施亦已超出負荷，不足以支援西貢鄉郊的需求，故他不支持規劃署提出的改劃建議。

108. 規劃署西貢及離島規劃專員譚燕萍女士備悉議員反映村民及居民的關注，並綜合回應如下：

- 規劃署早前已與西貢鄉事委員會、當區議員、相關村民及村代表會面交流，並就收到的意見與各部門討論；
- 政府一直物色合適的土地作公私營房屋發展，包括短、中、長期和不同密度的發展項目。至於是次擬議改劃用地位於西貢鄉郊，規劃署認為適合發展低密度的私人住宅；
- 規劃署知悉當區的村民非常關心交通問題。規劃署已就擬議房屋發展諮詢相關政府部門，由於兩幅用地的地盤面積較小，無論在交通或其他基建配套方面，部門均認為無須作全面的技術評估，但有關部門亦向規劃署提供了內部評估及專業意見；
- 規劃署亦知悉議員關注改劃修訂項目 C 用地對樹木及自然生態會否造成影響等。規劃署已諮詢漁農自然護理署(下稱「漁護署」)及環保署。地政總署亦已檢測樹木的情況，並確認地盤範圍內沒有生態價值高或者需要特別保護的樹木。另外，亦因應漁護署提出發展可能影響地盤附近的河溪問題，規劃署已將擬改劃用地西面的邊界與河溪之間 10 米的地方保留作緩衝區，不納入修訂項目範圍之內；
- 西貢公路改善工程第一期正在進行，運輸署亦指出現時該處交通擠塞，如果區內增加人口會加重交通負荷。但認為該兩幅擬議改劃的用地相對較小，當西貢公路改善工程第一期完工後，相信可以應付兩個住宅發展項目的新增人口所帶來的額外車流和交通需求。因此，運輸署要求兩個發展項目必須於西貢公路改善工程第一期完成

後才可入伙。按現時的改劃和將來的賣地安排，相信可以配合運輸署的要求；

- 有關車位數目，需視乎發展商最終決定興建的單位類型，並根據《香港規劃標準與準則》提供相關的車位，預計兩個發展項目將合共提供約 89 個車位，如發展商興建較大單位，則會提供約 157 個車位；
- 不少議員建議將修訂項目 A 用地保留作社區設施用途，當規劃署開始進行規劃時已諮詢相關部門，由於附近的前西貢中心小學校舍已交由社署改建為社福設施提供長者服務，因此相關部門沒有要求保留修訂項目 A 用地作社福或其他社區設施用途；
- 政府並無計劃主動收回修訂項目 A 用地內的私人土地作發展用途。該土地原為油漆儲存倉庫，對環境有一定的影響，規劃署希望通過改劃鼓勵有關工業活動遷出當區，以配合該處的環境及新發展的規劃；
- 有關御采河堤的改劃建議是一貫的做法，用以在大綱圖上反映已獲批准落實發展或存在已久的土地用途。現時響鐘道停車場及西貢公路改善工程仍未反映於大綱圖上，是次建議改劃亦會反映有關用途，讓市民知悉。
- 至於修訂項目 C 的地點為政府土地，現時用地內的臨時構築物為寮屋，將來政府會根據現有機制收回土地或搬遷受影響的居民。

109. 邱戊秀先生擔心修訂項目 C 的河道如遇有自然災害，或會對居民造成危險，故提出動議反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目。

110. 主席表示作為西貢區議會主席有責任代表所有西貢區居民的利益發聲。他指市民對於住宅有殷切需求，但政府初期是把西貢規劃作低密度發展，且不批准持有小型屋宇地契的居民申請改建用途，但政府卻可以隨時改劃「政府、機構或社區」用地和「綠化地帶」作發展用途，對於申請興建小型屋宇的居民並不公平。他續表示，規劃署亦時有批准發展商改劃土地興建豪宅，地點遍佈西貢，包括匡湖居對面、南邊圍、西貢消防局對面、中華製漆大廈、四洲集團大廈、實惠集團中心和翠塘路附近一帶，但規劃署並未提及以上的資料。他指議員要是其是非其非，不應只作「橡皮圖章」。前線部門的代表亦理應了解當區的區情，並如實地向上反映，不應只顧執行政策。規劃署是次的改劃建議只為執行政策，卻未就議員剛才所提出的問題作研究探討。而就政府用地方面，前西貢中心小學校舍早已交由社署改變用途作社會服務，但拖延至今仍未落實，相反是次的分區計劃大綱圖的修訂卻可安排於兩三個月內提交城規會審議。他相信各議員對規劃署是次提出修訂大綱圖的建議均有強烈保留。他促請規劃署認真考慮議員的意



見，並安排與南圍村的居民召開居民大會，逐一回應村民的意見。如果規劃署未能得到居民的同意，區議會亦會反對有關改劃建議。

111. 鍾錦麟先生指規劃署表示不同部門曾就改劃建議提供意見和評估，他詢問規劃署可否公開有關評估詳情，並對規劃署只會向城規會呈上評估報告卻未有向區議會提供相關資料的做法表示不滿。在未有規劃署提供評估文件全文的情況下，他認為議員根本不能就部門所聲稱的評估結論提出任何質疑及跟進。他又指出，主事部門以往只會向城規會表示經已向區議會解釋及處理相關的反對意見，但事實上部門未有再向區議會交代如何處理區議會提出的反對意見。他希望主席要求規劃署必須回應今日議員就改劃建議提出的問題，並再次出席區議會會議向議員交代跟進詳情。

112. 周賢明先生反對大綱圖的修訂及和議邱戊秀先生提出的臨時動議，希望主席處理此動議。

113. 王水生先生表示，政府可以改劃保育用地作發展高尚住宅，鄉村私人土地卻被劃為保育或綠化用地。他指出村民有意在村界範圍附近土地興建 300 呎的丁屋，卻被政府以劃為保育用途而拒絕。他要求規劃署一視同仁、公平公正地處理土地問題。他希望政府正視原居民的住屋需要，他們只希望能夠使用私人土地，並沒有耗費公共資源。

114. 邱戊秀先生提出臨時動議，措詞為：「本會反對《白沙灣分區計劃大綱圖核准編號 S/SK-HH/6》的修訂項目」。

115. 主席詢問議員是否同意把臨時動議納入議程。在席議員沒有表示反對。

116. 主席詢問有沒有議員反對臨時動議。由於沒有議員反對，主席宣布臨時動議獲得一致通過。主席請規劃專員考慮議員的意見。

117. 主席宣布休會午膳。

(會議於下午 3 時 15 分續會)

(四)西貢區議會轄下委員會委員及直轄工作小組成員更新名單  
(SKDC(M)文件第 101/19 號)

118. 議員通過上述名單。

IV. 續議事項

**Provision of Open Space and Major Community Facilities  
in Hebe Haven Area**

**白沙灣區的休憩用地及主要社區設施供應**

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population <sup>a</sup> ) 《香港規劃標準與準則》的要求 (根據規劃人口計算 <sup>a</sup> )	Provision 供應		Surplus/Shortfall (against planned provision) 過剩／短缺 (與已規劃的供應相比)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應 (現有 + 擬議供應)	
District Open Space 地區休憩用地	10 ha per 100,000 persons <sup>#</sup> 每 100 000 人 10 公頃 <sup>#</sup>	0.68 ha 公頃	0.67 ha 公頃	0.67 ha 公頃	-0.01 ha 公頃
Local Open Space 鄰舍休憩用地	10 ha per 100,000 persons <sup>#</sup> 每 100 000 人 10 公頃 <sup>#</sup>	0.68 ha 公頃	0.12 ha 公頃	0.12 ha 公頃	-0.56 ha 公頃
Secondary School 中學	1 whole-day classroom for 40 persons aged 12-17 每 40 名 12 至 17 歲青少年設一個全日制課室	7 classrooms 7 個課室	29 classrooms 29 個課室	29 classrooms 29 個課室	+22 classrooms +22 個課室
Primary School 小學	1 whole-day classroom for 25.5 persons aged 6-11 每 25.5 名 6 至 11 歲兒童設一個全日制課室	9 classrooms 9 個課室	0 classroom 0 個課室	0 classroom 0 個課室	-9 classrooms -9 個課室
Kindergarten/ Nursery 幼稚園／ 幼兒園	34 classrooms for 1,000 children aged of 3 to under 6	3 classrooms 3 個課室	7 classrooms 7 個課室	7 classrooms 7 個課室	+4 classrooms +4 個課室

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population <sup>a</sup> ) 《香港規劃標準與準則》的要求 (根據規劃人口計算 <sup>a</sup> )	Provision 供應		Surplus/Shortfall (against planned provision) 過剩／短缺 (與已規劃的供應相比)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應 (現有 + 擬議供應)	
	每1 000名 3至6歲以下 幼童 設 26 個課室				
District Police Station 警區警署	1 per 200,000 – 500,000 persons 每200 000至 500 000 人設 一間	0.01	0	0	-0.01
Divisional Police Station 分區警署	1 per 100,000 – 200,000 persons 每 100 000 至 200 000 人設 一間	0.04	0	0	-0.04
Hospital 醫院	5.5 beds per 1,000 persons 每1 000人 設 5.5 張病床	39 beds 39 張病床	0	0	-39 beds <sup>b</sup> -39 張病床 <sup>b</sup>
Clinic/Health Centre 診療所／ 健康中心	1 per 100,000 persons 每 100 000 人 設一間	0.07	0	0	-0.07
Magistracy (with 8 courtrooms) 裁判法院 (8 個法庭)	1 per 660,000 persons 每 660 000 人 設一間	0.01	0	0	-0.01
Integrated Children and Youth Services Centres 綜合青少年 服務中心	1 for 12,000 persons aged 6-24 每12 000名 6至24歲的 兒童／青年 設一間	0.08	0	0	-0.08
District Elderly Community Centres	1 for 170,000 persons in each new	N.A.	0	0	N.A. <sup>c</sup>



Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population <sup>a</sup> ) 《香港規劃標準與準則》的要求 (根據規劃人口計算 <sup>a</sup> )	Provision 供應		Surplus/Shortfall (against planned provision) 過剩／短缺 (與已規劃的供應相比)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應 (現有 + 擬議供應)	
長者地區中心	development area 每個人口約為 170,000 人或以上的 新發展區設一間				
Neighbourhood Elderly Centres 長者鄰舍中心	1 for 15,000 to 20,000 persons in a cluster of new and redeveloped housing areas 每個人口為 15,000-20,000 人的 新建和重新發展的住宅區設一間	N.A.	0	0	N.A. <sup>d</sup>
Day Care Centers/ Day Care Units (Centre-base) 日間護理中心／日間護理單位 (中心為本)	17.2 subsidized places per 1,000 elderly persons aged 65 or above ~ <sup>^</sup> 每 1 000 名 65 歲或以上的長者設 17.2 個資助服務名額~ <sup>^</sup>	12	0 <sup>△</sup>	90 <sup>△</sup>	+78
Residential Care Homes for the Elderly 安老院	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ~ 每 1 000 名 65 歲或以上的長者設 21.3 個資助床位 ~	38	0 <sup>△</sup>	310 <sup>△</sup>	+272
Integrated Family Services Centres	1 per 100,000 to 150,000 persons	0.05	0	0	-0.05

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population <sup>a</sup> ) 《香港規劃標準與準則》的要求 (根據規劃人口計算 <sup>a</sup> )	Provision 供應		Surplus/Shortfall (against planned provision) 過剩／短缺 (與已規劃的供應相比)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應 (現有 + 擬議供應)	
綜合家庭服務中心	每 100 000 至 150 000 人設一間				
Library 圖書館	1 district library for every 200,000 persons 每 200 000 人設一間分區圖書館	0.04	0	0	-0.04
Sports Centre 體育中心	1 per 50,000 to 65,000 persons <sup>#</sup> 每 50 000 至 65 000 人設一個 <sup>#</sup>	0.11	0	0	-0.11
Sports Ground/ Sports Complex 運動場／運動場館	1 per 200,000 to 250,000 persons <sup>#</sup> 每 200 000 至 250 000 人設一個 <sup>#</sup>	0.03	0	0	-0.03
Swimming Pool Complex – standard 游泳池 – 標準池	1 complex per 287,000 persons <sup>#</sup> 每 287 000 人設一間場館 <sup>#</sup>	0.02	0	0	-0.02

**Note**

<sup>a</sup> The planned population of the Area would be about 7,100 persons.

白沙灣區的規劃人口約為 7 100 人。

<sup>b</sup> The provision of hospital beds would be monitored and addressed by the Hospital Authority on a regional basis.

醫院管理局會就區域內實際醫院床位的供應作出適當考慮。

<sup>c</sup> Provision of District Elderly Community Centres is only applicable for new development area. The OZP area is not a new development area.

長者地區中心的提供只適用於新發展區。此大綱圖範圍不是新發展區。

<sup>d</sup> Provision of Neighbourhood Elderly Centres is only applicable for clusters of new and redeveloped housing areas with 15,000 to 20,000 persons. No such new cluster in the OZP area.

長者鄰舍中心的提供只適用於人口為 15,000 - 20,000 人的新建和重新發展的住宅區。此大綱圖範圍沒有相關住宅區。

<sup>#</sup> The requirements excludes planned population of transients and the provision is based on the information as at May 2019  
有關要求不包括流動居民，供應所根據的資料為截至 2019 年 5 月。

△ Figures are provided by Social Welfare Department (as at January 2019). The figures refer to the number of subsidized RCHE places only.

資料由社會福利署提供 (截至 2019 年 1 月)，只反映資助安老院床位數目。

~ This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development progress as appropriate.

此乃長遠目標，在規劃和發展過程中，社會福利署會就實際提供的服務作出適當考慮。

△ The facilities belong to the centre-based facilities of Community Care Services (CCS). The planning standard of the CCS Facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.

這些設施屬於以中心為本的社區護理服務。社區照顧服務設施（包括中心為本及家居為本）的規劃標準是以人口為基礎。《安老服務計劃方案》對中心為本及家居為本的社區護理服務的分配沒有硬性規定。不過，一般來說，家居為本的服務及中心為本的服務分別滿足六成和四成社區照顧服務方面的需求。



寄件者: [REDACTED]  
寄件日期: 25日10月2019年星期五 22:33  
收件者: tpbpd  
主旨: S/SK-HH/7 Hebe Haven Draft OZP

Dear TPB Members,

A review of the objections of local residents indicate significant traffic issues, concerns about tree felling and the environmental impact, and that my views with regard to the deficit in community facilities is shared.

Having attended the Fanling OZP hearing earlier today, I can clearly see that the administration has **NO INTENTION** to address the urgent need for community facilities.

Despite the recent reintroduction of Elderly Care facilities to the HKPSG and the resulting shortfall in all district, the related departments continue to state that they have no need for GIC sites and abrogate their duty to put forward any proposal for GIC use of the appropriately zoned and located sites being considered for rezoning..

This indicates either gross negligence of duty OR that they are under pressure to refrain from standing up for their right to claim land for urgent community services such as elderly care.

This is truly shocking.

Mary Mulvihill

寄件者: Anna Tse [REDACTED]  
寄件日期: 21日10月2019年星期一 14:43  
收件者: tpbpd@pland.gov.hk  
主旨: 白沙灣分區計劃大綱核准圖 編號 S/SK-HH/6 的修訂項目 (ref.: TPB/R/S/SK-HH/7-PR11)

致  
城市規劃委員會秘書  
香港北角渣華道 333 號北角政府合署 15 樓  
TPB/R/S/SK-HH/7-PR11

敬啟者：

西貢南圍居民反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目

即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

本人等現欲補充以下資料：

開學後西貢交通擠塞問題：

如之前提及，樽頸交通擠塞問題在早上繁忙時段非常嚴重。現呈交補充資料如下：

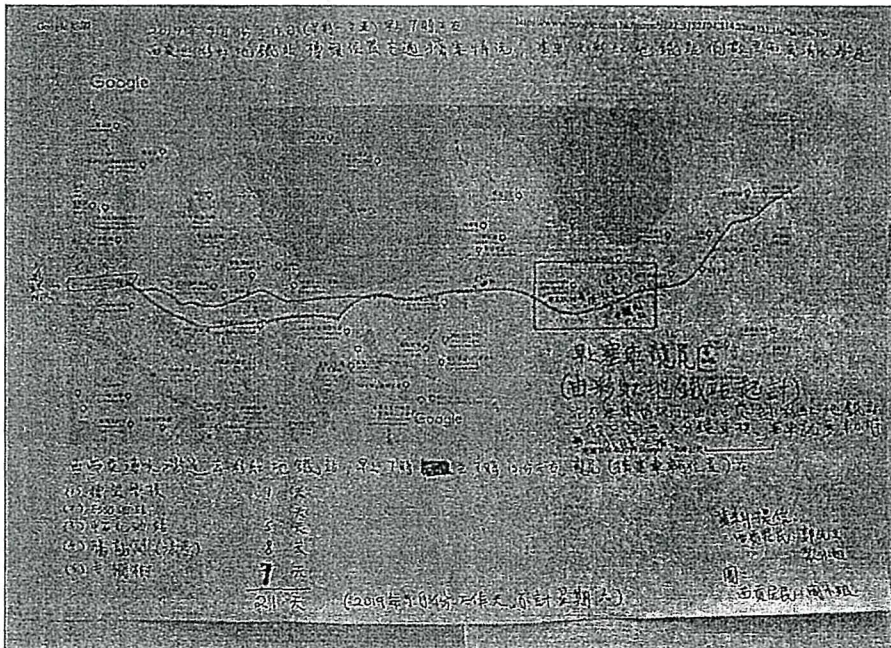
在 2019 年 9 月份整個月的工作天早上繁忙時段開始時(7:00 am)記錄西貢往市區塞車龍尾地段（由彩虹地鐵站計起）見圖。

在整個 9 月份，早上繁忙時段塞車龍尾一般在井欄樹附近。若沒有塞車，一般車程由此至彩虹地鐵站應該是 6 分鐘。但實際車程在早上需要 30 至 60 分鐘左右，即多了 5 至 10 倍時間。

西貢居民在西貢群組發的塞車圖片及表達塞車的情況。只選了幾天作參考，9 月 3 日, 9 月 4 日, 9 月 6 日, 9 月 8 日, 10 月 16 日。（約 30 頁，已遮蓋名字）

各居民均對塞車情況不滿，有不少居民都擔憂如果再建豪宅，塞車情況會惡化。

希望城規會能體諒西貢居民平日返工返學搭車之苦，不要批准白沙灣區建豪宅之修訂。不勝感激。



西貢居民

Tse Wen Chee Anna

ID no.: [REDACTED]

21 Oct 2019



寄件者: anita hk [REDACTED]  
寄件日期: 16日10月2019年星期三 13:42  
收件者: tpbpd@pland.gov.hk  
主旨: 白沙灣分區計劃大綱核准圖編號S/SK-HH/6》補充資料  
附件: 早上西貢出彩虹塞車情況.pdf; traffic jams 3 Sept 19.pdf; traffic jams 4 Sept 19.pdf; traffic jams 16 Oct 19.pdf

致

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

**TPB/R/S/SK-HH/7-R496,R497,R498,R499**

敬啟者：

西貢南圍居民反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》  
的擬議修訂項目

即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

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在 **2019 年 9 月份** 整個月的工作天早上繁忙時段開始時(**7:00 am**)記錄西貢往市區塞車龍尾地段（由彩虹地鐵站計起）見圖。

1. 在整個 **9 月份**，早上繁忙時段塞車龍尾一般在井欄樹附近。若沒有塞車，一般車程由此至彩虹地鐵站應該是 **6 分鐘**。但實際車程在早上需要 **30 至 60 分鐘** 左右，即多了 **5 至 10 倍** 時間。
2. 西貢居民在西貢群組發的塞車圖片及表達塞車的情況。只選了幾天作參考，**9 月 3 日, 9 月 4 日, 9 月 6 日, 9 月 8 日, 10 月 16 日**。  
各居民均對塞車情況不滿，有不少居民都擔憂如果再建豪宅，塞車情況會惡化。

希望城規會能體諒西貢居民平日返工返學搭車之苦，不要批准白沙灣區建豪宅之修訂。  
不勝感激。

南圍居民，西貢居民，西貢專線小巴經營者，司機及從業員

聯絡人：成元嬌

電話： [REDACTED]

HKID [REDACTED]

**16/10/19**

(1) WONG LAI PING [REDACTED]

TPB/R/S/SK-HH/7-C 4

002

我是代表簽了名的西貢專線小巴經營者發言的。

(2) SING CHING ON [REDACTED]

TPB/R/S/SK-HH/7-C 5

003

我是代表簽了名的西貢南圍居民發言的。我是南圍村村代表。

(3) YAU KEUNG HING [REDACTED]

TPB/R/S/SK-HH/7-C 6

004

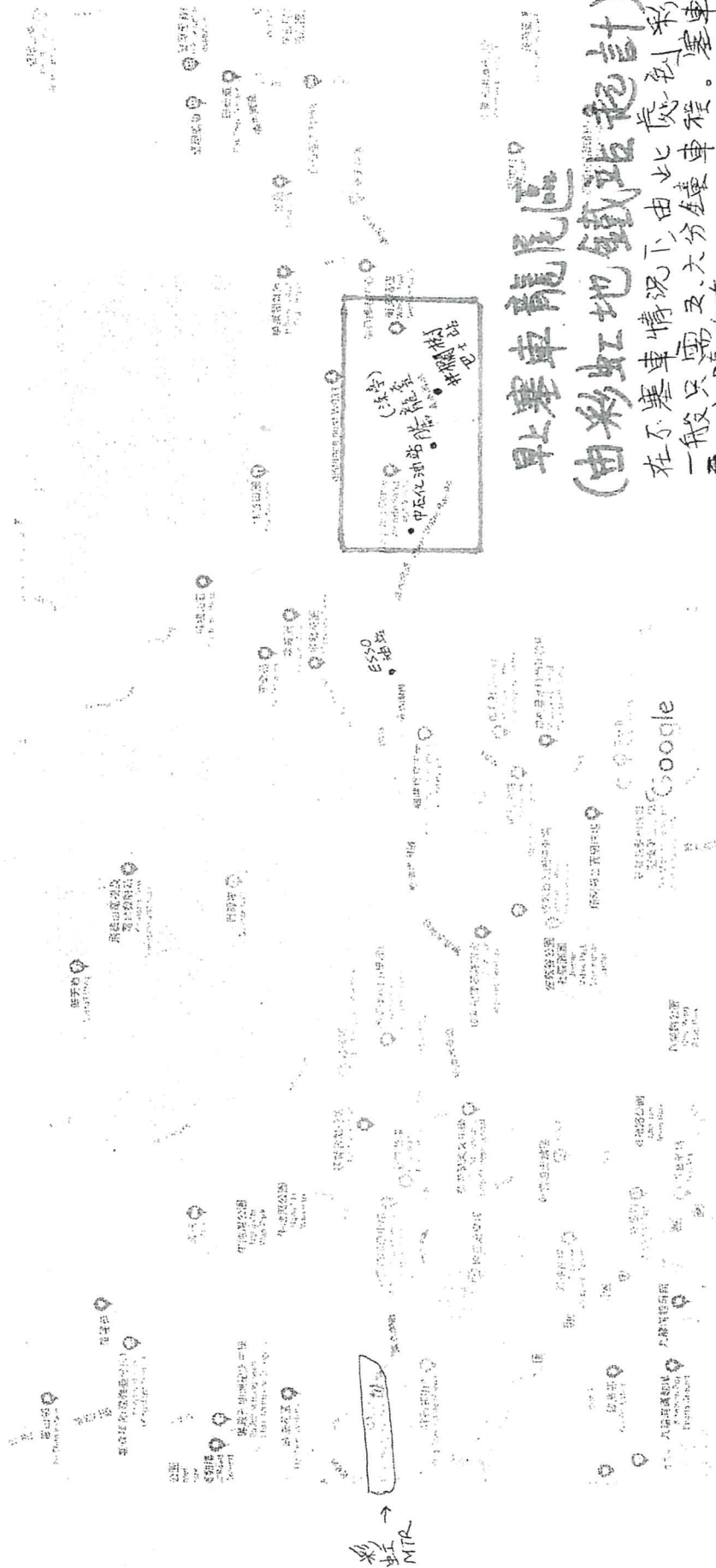
我是代表簽了名的西貢專線小巴司機及從業員發言的

2019年9月份工作日(星期一至五)早上7時至夜

<https://www.google.com.hk/maps/@22.3352104,114.2268232,16z?hl=zh-TW>

西貢彩虹地鐵站樽頸位置交通擠塞情況，塞車由彩虹地鐵站倒數至西貢清水灣道

Google



彩虹 MTR

# 早上塞車龍尾區 (由彩虹地鐵站起計)

在不塞車情況下，由彩虹地鐵站至一般只需五六分鐘車程。塞車就要半小時至一小時左右。  
地圖資料 ©2019 Google

由西貢清水灣道去彩虹地鐵站，早上7時至7時15分左右，龍尾(擠塞車輛位置)在

- (1) 德望學校 1 天
- (2) ESSO 油站 5 天
- (3) 中石化油站 8 天
- (4) 騰龍閣(涼亭) 7 天
- (5) 井欄樹 21 天

資料提供:

西貢龍尾區: 郭先生  
黎小姐

圖:

(2019年9月份工作日, 不計星期六)

西貢龍尾區: 成小姐



Like

Comment



Chan

Conversation starter • 3 hours ago • 🗣️

西貢大塞車 大家早啲起身返工



用左一小時五十分鐘  
由響鐘到彩虹，落到  
地鐵人影都無個個都  
反晒工，公司仲要得  
我住西貢無人陪我一  
齊遲-.-

👍👍👍 93

3/9/2019

82 comments

Like

Comment

Kwok

呢2日都有交通意外... 但西貢去彩虹  
呢程都要個幾鐘... 只係車多塞交通  
燈... 重話起大量豪宅... 到時真係要  
預早半日返工咩 🙄🙄

②



Yu [西貢人]日報

4 hours ago • 🗣️

開心塞



👍👍👍 57

37 comments

Like

Comment



Ma

我0710分係德望到塞到0740先到彩  
虹站 🚗

②



Wong

仲話南圍，響鐘起大量豪宅？

8 h Like Reply



Sin

我都用左個幾鐘先逃離到西貢

8 h Like Reply

👍 2

張文 逃離 🙄🙄🙄



Mak

我上92巴士

7:45am上車，9:20am落車！ 🚗

7 h Like Reply



Chan

對西貢人黎講唔理黃定藍，每逢返學  
日子早上，一定會有不合作運動自然  
出現 🙄🙄！宜家仲要越來越多新豪  
宅興建中.....

7 h Like Reply



Kwok

呢2日都有交通意外... 但西貢去彩虹  
呢程都要個幾鐘... 只係車多塞交通

④



3/9/2019

● ~~Shek~~ Mei 係呀...

 ~~Wang Wang Wang~~ 我6:35上小巴出彩虹好正常...

12 h Like Reply

12 h Like Reply

11 h Like Reply

11

2 d Like Reply

3/9/19

2 d Like Reply

 Cheng Atlantis Fung 好彩搬...

1 d Like Reply

[I'd Like Reply](#)

Chan LuKy 其實無人體具...

 LuKy Chan 我出到去無見...

叶叶吐露五生部地地日冬下




## 8點幾龍尾已塞到壁屋

11 h Like Reply

11 h Like Reply

11 h Like Reply

11 h Like Reply

 ~~Simon Lai~~ Lai  
仲話係西貢起樓     5

得。又其宜家呢個時勢.....你哋留意吓源頭喺邊度👹👹👹👹就係交通燈👹👹👹👹唔好話我講👹👹👹你哋估吓咩人較到D燈👹👹👹👹令到塞車👹👹👹記得唔好話我講👹👹👹👹唔信留意吓👹👹👹

2 d Like Reply

我淨係知道安達臣道果邊開左 d  
屋村同加左枝燈之後就勁塞.

2 d Like Reply

其實香港嘅交通部同運輸署，佢哋只識畫蛇添足。佢哋跟本唔知道實際嘅交通情況，加上佢哋交通部有支神奇之筆，可以點停好多交通燈架。

2 d Like Reply

2

2 h Like Reply

4/9/19



Wong

仲未塞完! ? 我今朝搭7:00車到德福  
8:30先到 🙄

1 h Like Reply



Chan

平時個零鐘反到公司, 今日用左兩個  
幾鐘先反到, 真係飛一轉去台灣都得

9 h Like Reply



Tsang

Me too! Same 1hr50min!!!! No one  
believe !!!!

8 h Like Reply



Tsang

2個鐘先返到觀塘

8 h Like Reply



Yuen

我6:30翠塘上左車, 7:50在飛蛾山行  
落彩雲, 9:00才返到慈雲山。台灣都

1 h Like Reply

4/9/19



Chan

立即停止起樓 🙄🙄

1 h Like Reply



Tang

西貢塞車既樽頸在蠔涌迴旋處, 一日  
唔改一日都會塞

1 h Like Reply

Kevin Chan Leslie Tang 最大樽頸係彩虹

Winnie Luk Leslie Tang 最最大係安泰...



Wong

八點保守些只能到彩虹

1 h Like Reply



Tse

我現在日日都遲到 🙄

1 h Like Reply



Tsang

我今日9點返黃埔, 7:20等車已經遲  
到

36 m Like Reply

4/9/19



Yip Cheng 叫多些市...



Cheng Yip 我都住慣西...



Lau

是呀我都塞了兩天, 昨日 八點半出門  
九點半才到九龍城 討厭塞車

31 m Like Reply



Wong Lau 你好彩了 昨天7:...



Kai

城則, 運輸處只幫發展商及專線小巴  
公司, 完全漠視對居民影響

30 m Like Reply



Lai

我番八點官塘, 六點20分上車, 七點  
出到官塘, 輕鬆食個早餐。

28 m Like Reply



Cheung

我妹2日都匡湖居等成粒鐘有車坐,  
再塞車。閒閒地尼2日連等連塞要2個

1 h Like Reply

4/9/19



Chan

不如5點半出門口, 最多帶早餐翻公  
司食, 牙都翻公司先刷啦! 帶定睡  
袋, 如果遲過10點先翻到屋企, 索性  
係公司訓算啦! 😊

1 h Like Reply



Au Yeung

要求西貢開渡輪碼頭出九龍。

1 h Like Reply



Wong

幾個屋苑落成, 多左好多人

1 h Like Reply



Michelle

有一日唔塞架, 反工放工都塞

1 h Like Reply



Tsang

不是正常的嗎? 加上開左學仲金

53 m Like Reply

③





**Yeung**

返9點, 7點出門口是常識

1 h Like Reply



**Luk** Yeung 7點出門...



**Cm**

坐細飛離開

1 h Like Reply



**Yiu**

反10:15杏花邨.....9:00前一定要出車

1 h Like Reply



**Yip**

如果喺中環返工,  
我建議你搬入長洲

1 h Like Reply



**Hon**

就黎要揸火箭返工...連續幾日都  
係清水灣道塞左先個鐘先落到彩虹...



**鳴**

只係在返九龍灣. 每日返工放工, 用足  
四粒鐘

9 h Like Reply



**Ma**

每日都7點上車, 雖然每日預早2個  
鐘, 但日日遲到, 都唔知點同上頭解  
釋, 未住過西貢應該很難明白

8 h Like Reply



**Chan** Ma 係, 得我1個日...



**Chan**

我都係遲到咗2日, 唯有今朝再早少  
少出門口



**Cheng**

7點半出門 9點3先到旺角

5 h Like Reply



**Lam**

多謝不停起樓, 多司家車出, 又多人  
搭小巴

結論: 西貢人係唔應該九龍返工, 九  
龍灣已經係極限

3 h Like Reply



**Lai**

開學第一日, 過咗井欄樹就停; 第二  
日, 到井欄樹就停, 今日未到井欄樹  
就已經停

3 h Like Reply



**Mok**

西貢出九龍番工耐過飛台灣

3 h Like Reply



**Momo**

**Cheng**

2 h Like Reply



**Lee**

預2小時

30 m Like Reply



**Chu**

成個香港, 人就越來越多, 車又越來  
越多 過多終年可能五點鐘出門口

口就一定冇向題 試過六點九中途站  
已經上唔到車

15 m Like Reply



**Chan**

**Young** 依兩日慘痛既經歷我  
好有陰影, 比老細照肺

14 m Like Reply



**Chan**

琴日塞兩個鍾, 今日塞個幾鍾,  
可以點玩法

13 m Like Reply



**Hiew**

6點3出門口

7 m Like Reply

燈... 重話起大量豪宅... 到時真係要  
預早半日返工咩

2 d Like Reply



**Lai** 我番八點官塘, 都六點起身...



2 m Like Reply



**Lam**  
搬離西貢

4/9/19

9 m Like Reply



**Yip**  
係公司瞓

6 m Like Reply



**Flower**  
6:30出門口吧

5 m Like Reply



**Yip**  
西貢應該設條水路出市區

4 m Like Reply

**Ho** **Yip**但水路睇地圖, ...



**Yip**  
萬一兩條路塞死真係邊度都唔使去

4 m Like Reply

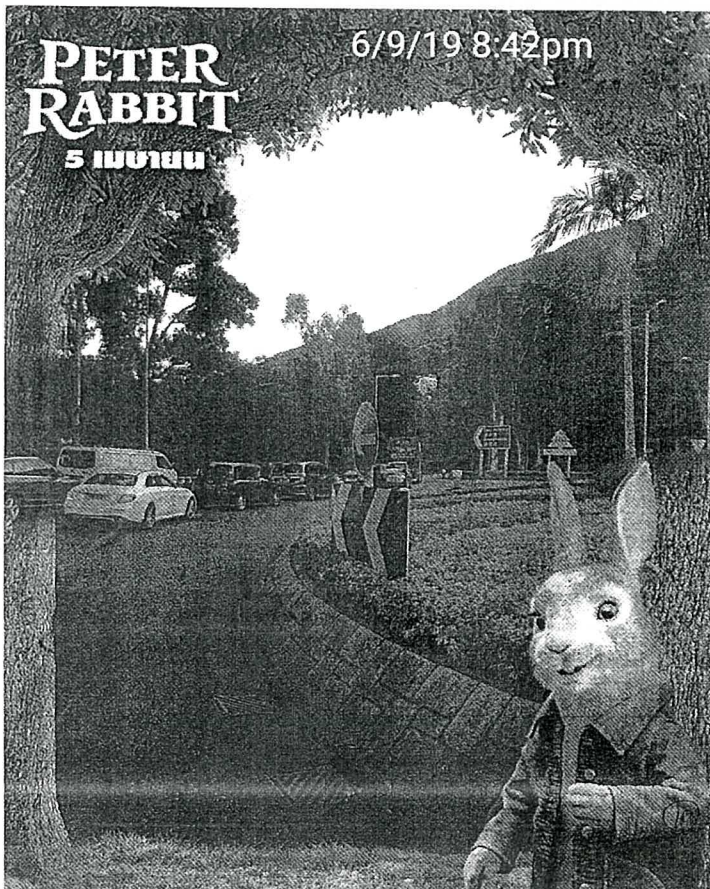


**Cheng**

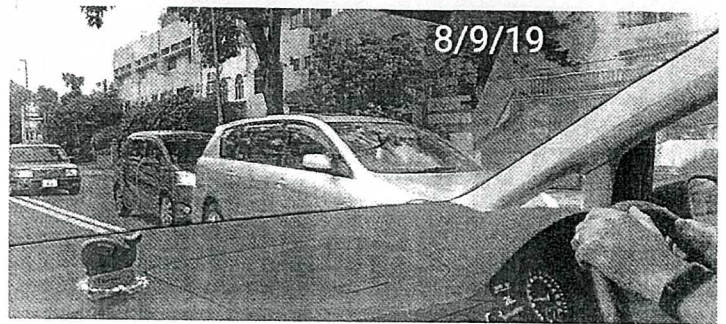
交通消息

去TKO塞塞塞到科大呀

6/9/19 8:42pm



6/9/19 8:42pm



3

Like

Comment

Top posts

SORT



**Lau**

1 hr •

17: 51 8/9/19

將軍澳入西貢方向(清水灣道近影業路迴旋處)不知塞咩



31 mins •

16/10/19 9:23am

西貢公路、清水灣道  
及龍翔道塞車嘅情況  
已經嚴重到, 6:30出  
門口返到公司都遲過

9:00.....

坐6:40分嘅92, 出到  
彩虹已經8:15, 然後  
轉40號又塞龍翔道,  
去到荔枝角已經

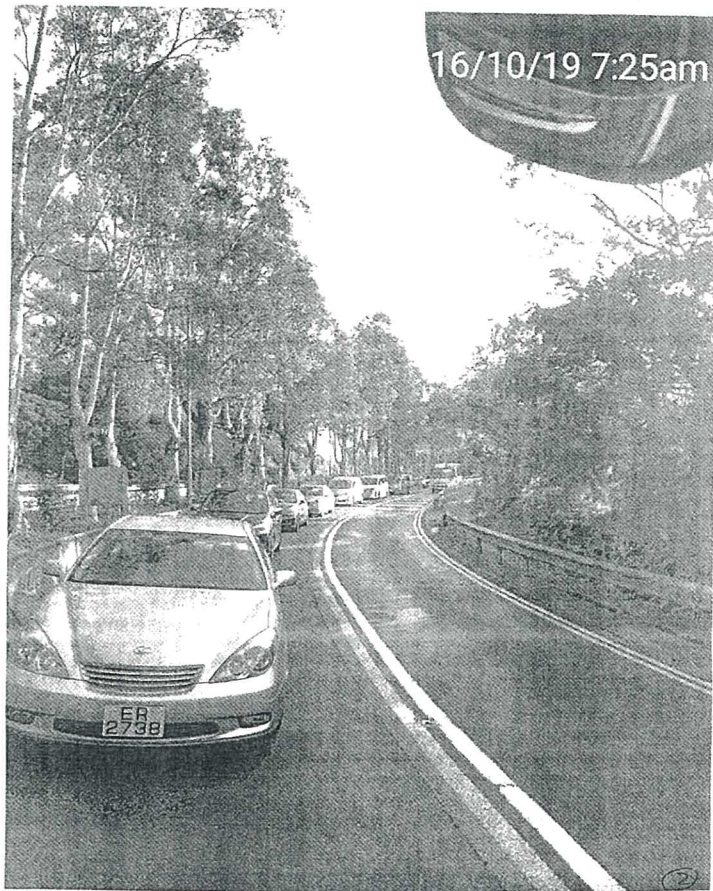
9:05.....



7: 25

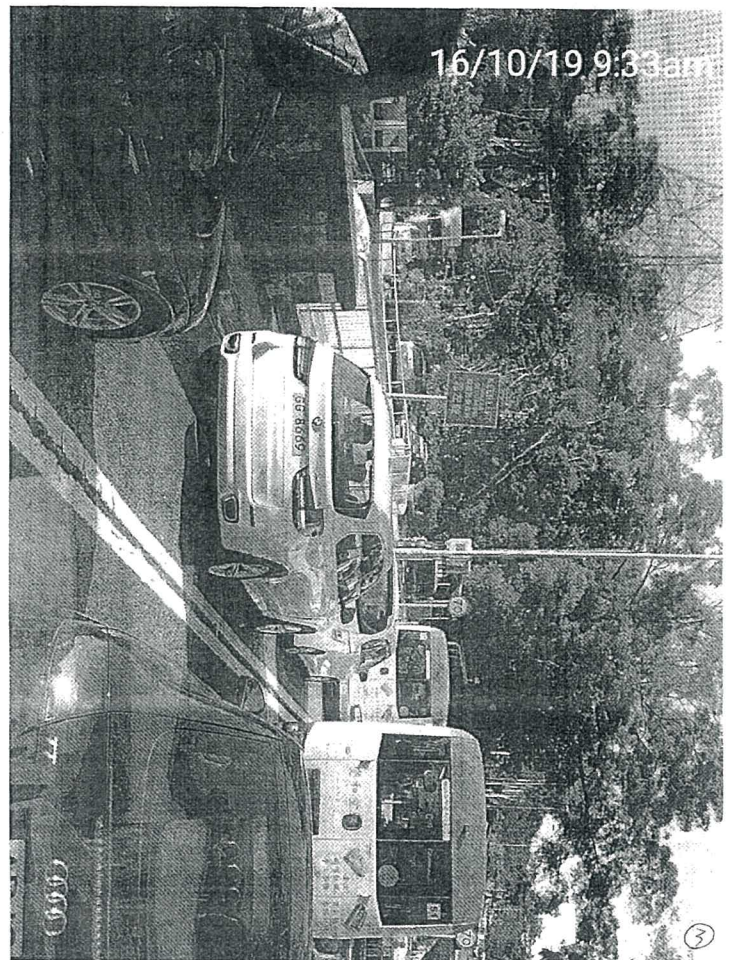
16/10/19 7:25am

出九龍方向龍尾就到石壁屋



出九龍壁屋落斜開始收慢!

16/10/19 9:33am





西貢區議會  
將軍澳坑口培成路 38 號  
西貢將軍澳政府綜合大樓 3 及 4 樓



TPB/R/S/SK-HH/7-1

SAI KUNG DISTRICT COUNCIL,  
3<sup>rd</sup> & 4<sup>th</sup> floor, Sai Kung Tseung  
Kwan O Government Complex,  
38 Pui Shing Road, Hang Hau,  
Tseung Kwan O

檔號 : ( ) in HAD SK DC 13/15/3  
電話 : 3740 5277  
傳真 : 2174 8355

傳真及郵寄

香港  
北角渣華道333號  
北角政府合署15樓  
城市規劃委員會秘書



委員會秘書：

城市規劃條例(第 131 章)  
白沙灣分區計劃大綱核准圖編號 S/SK-HH/7  
西貢區議會提出的意見

西貢區議會現就上述公告有關《白沙灣分區計劃大綱核准圖  
編號 S/SK-HH/7》，擬更改白沙灣四幅土地的用途提出申述。

規劃署曾出席於 2019 年 5 月 7 日舉行的西貢區議會全體會議，介紹《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目。議員於會議上積極向各部門代表發表意見及表達居民的關注，議會最終一致通過了一項臨時動議－「本會反對《白沙灣分區計劃大綱圖核准編號 S/SK-HH/6》的修訂項目」。議員於上述會議提出的意見綜合如下：

交通

- (一) 計劃的環境和交通影響評估欠奉，現時南邊圍及清水灣的迴旋處已經非常擠塞，施工中的西貢公路改善工程第一期尚未見成效，第二期的工程仍未落實，相信短時間內西貢整體的交通問題不會有所改善，加上西貢及坑口有不少私人屋苑相繼落成，由新發展項目所帶來的車流會進一步加重西貢交通的負荷

- (二) 現時新、舊清水灣道的塞車問題嚴重，往大埔仔方向的道路狹窄，加上邵氏片場一帶及傲龍灣等屋苑相繼落成，令井欄樹、白石窩等的樽頸路段均經常出現交通擠塞
- (三) 預計興建高尚住宅會大幅增加區內私家車流量及泊車位需求，加上選址一帶的道路非常狹窄，擔心會對居民造成進一步影響，因此建議政府提供足夠交通配套及泊車位後才商議改劃建議
- (四) 單靠現時的道路網絡不足以解決西貢的交通問題，因此除發展中九龍幹線外，亦建議於科技大學增設鐵路站，以解決從西貢延伸至彩虹一帶的交通擠塞問題

#### 社區、醫療配套

- (五) 鄉郊人口結構逐漸老化，擔心未來十年西貢區內會出現社福用地短缺的情況
- (六) 白沙灣的社區設施嚴重不足，不少長者因行動不便而未能前往西貢市或將軍澳使用社區設施，而礙於西貢公路經常擠塞，社福機構難以為有需要人士安排接送服務。修訂白沙灣分區計劃大綱核准圖後人口會增加，進一步加重社福設施的負荷
- (七) 事實上將軍澳的長者設施早已超出負荷，不足以支援西貢鄉郊的需求
- (八) 修訂項目 A 的選址是設立地區康健中心的分區附屬中心的理想地點，亦可用作建設社區設施、小型體育館或社區會堂
- (九) 綜合以上原因，西貢區議會不贊成政府把珍貴的「政府、機構或社區」用地改劃作住宅用途

#### 環境

- (十) 南圍村的河道因經常被傾倒廢料而造成淤塞，並不斷被來歷不明的污水所污染。由於擬建的大型屋苑正位於上述河道附近，擔心河流會進一步受到污染，嚴重破壞生態環境及影響現有居民
- (十一) 每逢遇上惡劣天氣，南圍路一帶都會出現嚴重水浸，相信有關修訂項目會令水流更加集中，加劇道路水浸的情況，破壞

周邊居民的日常生活和家園環境，如遇上自然災害，甚至會對居民造成危險

- (十二)修訂項目 C 的「綠化地帶」鄰近旁邊的「自然保育區」地帶，為後者提供緩衝作用，而且用地毗鄰河流及白沙灣，相信會有一定的生態價值，因此關注改劃會破壞生態及影響該處的動植物

#### 地區發展

- (十三)政府把西貢規劃作低密度發展，持有小型屋宇地契的居民申請用地作建屋用途不獲批准，但政府卻可以隨時改劃「政府、機構或社區」用地和「綠化地帶」作發展用途，對於申請興建小型屋宇的居民並不公平

- (十四)建議規劃署積極發展郊區土地，開發西貢荒廢的村落及改善西貢郊區的道路，平衡保育及發展的需要，並正視原居民的意見及住屋需求

繼《將軍澳分區計劃大綱草圖編號 S/TKO/25》的修訂後，政府再一次無視西貢區議會和居民的反對意見，並且在未有提供任何改善方案的情況下，直接把《白沙灣分區計劃大綱核准圖編號 S/SK-HH/7》的修訂建議提交予 貴會考慮，做法不負責任，亦未有顧及西貢區的整體發展和對居民的長遠影響。有見及此，西貢區議會懇請貴會反對通過《白沙灣分區計劃大綱核准圖編號 S/SK-HH/7》的修訂建議，待政府就上述各種問題提出改善方案，並與西貢區議會及區內居民達成共識後，才進一步考慮建屋建議。希望 貴委員會能尊重西貢區議會和區內居民的意見。

本會計劃派代表出席有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/7》的聆訊，如有聆訊詳情，請盡快向本會提供。

西貢區議會主席吳仕福



二〇一九年八月七日



**西貢區議會邱戊秀區議員辦事處****THE OFFICE OF MR. HIEW MOO SIEW  
SAI KUNG DISTRICT COUNCIL MEMBER**

新界西貢普通道 21 號 2 樓

TPB/R/S/SK-HH/7-2

1/F, NO.21, PO TUNG ROAD, SAI KUNG, N.T.

TEL: 2792 7721 FAX: 2792 4695

EMAIL: hiewmoosiew@yahoo.com.hk

香港

檔號: HMS35/2019

北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會會員

尊敬的委員會會員：

**城市規劃條例(第 131 章)****白沙灣分區計劃大綱核准圖編號 S/SK-HH/7**

本人非常認同西貢區議會於二零一九年八月七日向城規會提交的書面申述。內容包括第一至四點有關交通事項；第五至九點有關社會、醫療配套事項；第十至十二點有關環境事項；第十三至十四點有關地區發展事項。

由 3 月 1 日至今，本人都不斷收到大量市民強烈反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目。他們相當關注污染河道及水浸問題將變得更惡化。南圍村的河道無間斷被傾倒廢料造成淤塞，不斷被來歷不明的污水所污染，又欠缺排污設施。由於擬建的大型屋苑正位於河道附近，河流必定會進一步受到污染，嚴重破壞生態環境及影響原有之居民。每逢風季雨季，窩美、響鐘及南圍路一帶都會出現嚴重水浸，所以大量市民相信有關修訂項目會令水流更加集中，加劇道路水浸的情況，破壞周邊居民的日常生活及家園環境，遇上天災時，更加對居民造成生命財產威脅。根據規劃署回覆，有關發展商將來需按費地條款要求就其發展項目進行排水影響評估，以確保擬議房屋發展不會增加河道的上游、擬議房屋發展用地附近及下游一帶地區水浸的風險，這並不可徹底消除市民多年來的憂慮，因為現階段未有實質的效果。

本人懇請貴會待政府就上述各種問題提出改善方案，並與西貢區議會及區內居民達成共識後，才進一步考慮建屋建議，並請書面回覆。

**邱戊秀區議員  
HIEW MOO SIEW  
SAI KUNG DISTRICT COUNCILLOR**

二零一九年八月九日

011

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	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (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), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- 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, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
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。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

### 1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation\* 先生/女士/公司/機構\*)

陳耀軍先生

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

### 2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation\* 先生/女士/公司/機構\*)

李安良

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

### 3. Details of the Representation 申述詳情

Draft plan to which the representation relates (please specify the name and number of the draft plan)  
與申述相關的草圖（請註明草圖名稱及編號）

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



RECEIVED

Form No. S6  
表格第 S6 號

2019 AUG 21 P 4: 12

TOWN PLANNING BOARD

**REPRESENTATION IN RESPECT OF  
DRAFT PLAN UNDER SECTION 6(1) OF  
THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據《城市規劃條例》(第131章)  
第6(1)條就草圖作出申述

**3. Details of the Representation (Continued) (use separate sheet if necessary)<sup>#</sup>**  
**申述詳情(續) (如有需要, 請另頁說明)<sup>#</sup>**

**Nature of and reasons for the representation 申述的性質及理由**

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the draft plan? If yes, please specify the details.  
 對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。

<sup>#</sup> If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.  
 若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估), 則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

香港 北角渣華道333號  
北角政府合署15樓  
城市規劃委員會秘書

委員會秘書：

城市規劃條例(第131章)  
白沙灣分區計劃大綱核准圖編號S/SK-HH/7  
提出的意見

本人現就上述公告有關《白沙灣分區計劃大綱核准圖編號S/SK-HH/7》，擬更改白沙灣四幅土地的用途提出申述。

本人提出以下意見：

交通：

(一) 計劃的環境和交通影響評估欠奉，現時南邊圍及清水灣的迴旋處已經非常擠塞，施工中的西貢公路改善工程第一期尚未見成效，第二期的工程仍未落實，相信短時間內西貢整體的交通問題不會有所改善，加上西貢及坑口有不少私人屋苑相繼落成，由新發展項目所帶來的車流會進一步加重西貢交通的負荷。

(二) 現時新、舊清水灣道的塞車問題嚴重，往大埔仔方向的道路狹窄，加上邵氏片場一帶及傲龍灣等屋苑相繼落成，令井欄樹、白石窩等的樽頸路段均經常出現交通擠塞。

(三) 預計興建高尚住宅會大幅增加區內私家車流量及泊車位需求，加上選址一帶的道路非常狹窄，擔心會對居民造成進一步影響，因此建議政府提供足夠交通配套及泊車位後才商議改劃建議。

(四) 單靠現時的道路網絡不足以解決西貢的交通問題，因此除發展中九龍幹線外，亦建議於科技大學增設鐵路站，以解決從西貢延伸至彩虹一帶的交通擠塞問題。

社區、醫療配套：

(五) 鄉郊人口結構逐漸老化，擔心未來十年西貢區內會出現社福用地短缺的情況。

(六) 白沙灣的社區設施嚴重不足，不少長者因行動不便而未能前往西貢市或將軍澳使用社區設施，而礙於西貢公路經常擠塞，社福機構難以為有需要人士安排接送服務。修訂白沙灣分區計劃大綱核准圖後人口會增加，進一步加重社福設施的負荷。

(七) 事實上將軍澳的長者設施早已超出負荷，不足以支援西貢鄉郊的需求。

(八) 修訂項目A的選址是設立地區康健中心的分區附屬中心的理想地點，亦可用作建設社區設施、小型體育館或社區會堂。

(九) 綜合以上原因，西貢區議會不贊成政府把珍貴的「政府、機構或社區」用地改劃作住宅用途。



○

環境：

(十) 南圍村的河道因經常被傾倒廢料而造成淤塞，並不斷被來歷不明的污水所污染。由於擬建的大型屋苑正位於上述河道附近，擔心河流會進一步受到污染，嚴重破壞生態環境及影響現有居民。

(十一) 每逢遇上惡劣天氣，南圍路一帶都會出現嚴重水浸，相信有關修訂項目會令水流更加集中，加劇道路水浸的情況，破壞周邊居民的日常生活和家園環境，如遇上自然災害，甚至會對居民造成危險。

(十二) 修訂項目C的「綠化地帶」鄰近旁邊的「自然保育區」地帶，為後者提供緩衝作用，而且用地毗鄰河流及白沙灣，相信會有一定的生態價值，因此關注改劃會破壞生態及影響該處的動植物。

地區發展：

(十三) 政府把西貢規劃作低密度發展，持有小型屋宇地契的居民申請用地作建屋用途不獲批准，但政府卻可以隨時改劃「政府、機構或社區」用地和「綠化地帶」作發展用途，對於申請興建小型屋宇的居民並不公平。

(十四) 建議規劃署積極發展郊區土地，開發西貢荒廢的村落及改善西貢郊區的道路，平衡保育及發展的需要，並正視原居民的意見及住屋需求。

繼《將軍澳分區計劃大綱草圖編號S/TKO/25》的修訂後，政府再一次無視西貢區議會和居民的反對意見，並且在未有提供任何改善方案的情況下，直接把《白沙灣分區計劃大綱核准圖編號S/SK-HH/7》的修訂建議提交予貴會考慮，做法不負責任，亦未有顧及西貢區的整體發展和對居民的長遠影響。

有見及此，本人反對通過《白沙灣分區計劃大綱核准圖編號S/SK-HH/7》的修訂建議，待政府就上述各種問題提出改善方案，並與各持份者及區內居民達成共識後，才進一步考慮建屋建議。

希望 貴委員會能尊重各持份者及區內居民的意見。

  
陳權軍  
( HKID No.: [REDACTED] )

日期：2019年8月21日





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2019 AUG 21 P. 4: 12

TOWN PLANNING BOARD

Form No. S6  
表格第 S6 號

REPRESENTATION IN RESPECT OF  
DRAFT PLAN UNDER SECTION 6(1) OF  
THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)  
第6(1)條就草圖作出申述

3. Details of the Representation (Continued) (use separate sheet if necessary)<sup>#</sup>  
 申述詳情(續)(如有需要,請另頁說明)<sup>#</sup>

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the draft plan? If yes, please specify the details.  
 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。

<sup>#</sup> If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.  
 若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 印文本和 50 份電子複本)。

<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項,如申述與圖則的修訂有關,請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號



香港 北角渣華道333號  
北角政府合署15樓  
城市規劃委員會秘書

委員會秘書：

城市規劃條例(第131章)

白沙灣分區計劃大綱核准圖編號S/SK-HH/7

提出的意見

本人現就上述公告有關《白沙灣分區計劃大綱核准圖編號S/SK-HH/7》，擬更改白沙灣四幅土地的用途提出申述。

規劃署曾出席於2019年5月7日舉行的西貢區議會全體會議，介紹《白沙灣分區計劃大綱核准圖編號 S/SK HH/6》的擬議修訂項目。議員於會議上積極向各部門代表發表意見及表達居民的關注，議會最終一致通過了一項臨時動議－「西貢區議會反對《白沙灣分區計劃大綱圖核准編號 S/SK HH/6》的修訂項目」。

本人提出以下意見：

交通：

(一) 計劃的環境和交通影響評估欠奉，現時南邊圍及清水灣的迴旋處已經非常擠塞，施工中的西貢公路改善工程第一期尚未見成效，第二期的工程仍未落實，相信短時間內西貢整體的交通問題不會有所改善，加上西貢及坑口有不少私人屋苑相繼落成，由新發展項目所帶來的車流會進一步加重西貢交通的負荷。

(二) 現時新、舊清水灣道的塞車問題嚴重，往大埔仔方向的道路狹窄，加上邵氏片場一帶及傲龍灣等屋苑相繼落成，令井欄樹、白石窩等的樽頸路段均經常出現交通擠塞。

(三) 預計興建高尚住宅會大幅增加區內私家車流量及泊車位需求，加上選址一帶的道路非常狹窄，擔心會對居民造成進一步影響，因此建議政府提供足夠交通配套及泊車位後才商議改劃建議。

(四) 單靠現時的道路網絡不足以解決西貢的交通問題，因此除發展中九龍幹線外，亦建議於科技大學增設鐵路站，以解決從西貢延伸至彩虹一帶的交通擠塞問題。

社區、醫療配套：

(五) 鄉郊人口結構逐漸老化，擔心未來十年西貢區內會出現社福用地短缺的情況。

(六) 白沙灣的社區設施嚴重不足，不少長者因行動不便而未能前往西貢市或將軍澳使用社區設施，而礙於西貢公路經常擠塞，社福機構難以為有需要人士安排接送服務。修訂白沙灣分區計劃大綱核准圖後人口會增加，進一步加重社福設施的負荷。

(七) 事實上將軍澳的長者設施早已超出負荷，不足以支援西貢鄉郊的需求。

(八) 修訂項目A的選址是設立地區康健中心的分區附屬中心的理想地點，亦可用作建設社區設施、小型體育館或社區會堂。



(九) 綜合以上原因，西貢區議會不贊成政府把珍貴的「政府、機構或社區」用地改劃作住宅用途。

#### 環境：

(十) 南圍村的河道因經常被傾倒廢料而造成淤塞，並不斷被來歷不明的污水所污染。由於擬建的大型屋苑正位於上述河道附近，擔心河流會進一步受到污染，嚴重破壞生態環境及影響現有居民。

(十一) 每逢遇上惡劣天氣，南圍路一帶都會出現嚴重水浸，相信有關修訂項目會令水流更加集中，加劇道路水浸的情況，破壞周邊居民的日常生活和家園環境，如遇上自然災害，甚至會對居民造成危險。

(十二) 修訂項目C的「綠化地帶」鄰近旁邊的「自然保育區」地帶，為後者提供緩衝作用，而且用地毗鄰河流及白沙灣，相信會有一定的生態價值，因此關注改劃會破壞生態及影響該處的動植物。

#### 地區發展：

(十三) 政府把西貢規劃作低密度發展，持有小型屋宇地契的居民申請用地作建屋用途不獲批准，但政府卻可以隨時改劃「政府、機構或社區」用地和「綠化地帶」作發展用途，對於申請興建小型屋宇的居民並不公平。

(十四) 建議規劃署積極發展郊區土地，開發西貢荒廢的村落及改善西貢郊區的道路，平衡保育及發展的需要，並正視原居民的意見及住屋需求。

繼《將軍澳分區計劃大綱草圖編號S/TKO/25》的修訂後，政府再一次無視西貢區議會和居民的反對意見，並且在未有提供任何改善方案的情況下，直接把《白沙灣分區計劃大綱核准圖編號S/SK-HH/7》的修訂建議提交予貴會考慮，做法不負責任，亦未有顧及西貢區的整體發展和對居民的長遠影響。

有見及此，本人反對通過《白沙灣分區計劃大綱核准圖編號S/SK-HH/7》的修訂建議，待政府就上述各種問題提出改善方案，並與各持份者及區內居民達成共識後，才進一步考慮建屋建議。

希望 貴委員會能尊重各持份者及區內居民的意見。



李家良 區議員

( HKID No.: [REDACTED] )

日期：2019年8月20日

寄件者: SPCF SaiKung [REDACTED]  
寄件日期: 21日08月2019年星期三 3:24  
收件者: tpbpd  
主旨: Representation on Plan S/SK-HH/7  
附件: 申述意見：白沙灣分區計劃大綱草圖S\_SK\_HH\_7.pdf

Dear Sir or Madam,

We would like to make our representation about the plan S/SK-HH/7. Please check the attached PDF file. If there is any problem, please contact us.

In order to confirm this file is well received, please notify us by email

[REDACTED]  
Thanks for your kind attention.

Yours faithfully,  
Carol Ho  
Sai Kung Planning Concern Front  
Contact: [REDACTED]

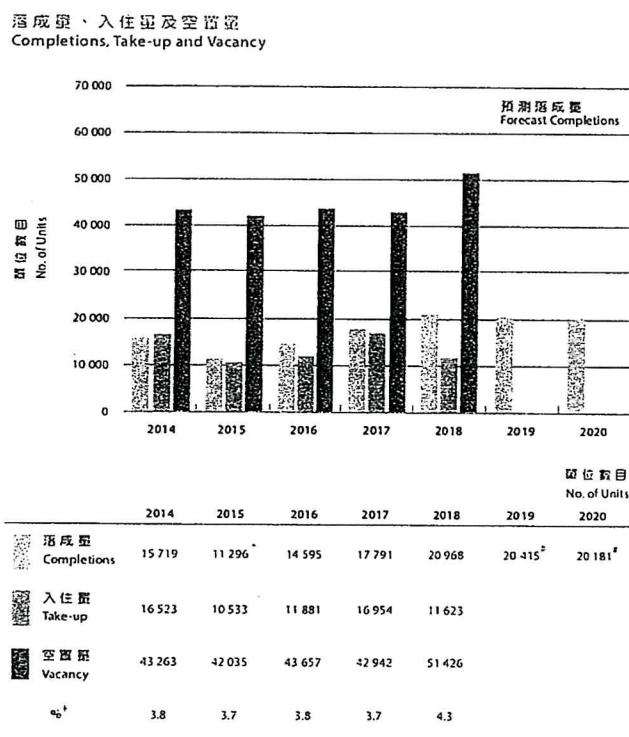
本人就《白沙灣分區計劃大綱草圖編號S/SK—HH/7》提出申述意見如下：

## 1. 改 劃 修 訂 基 礎 理 據 不 符

根據《香港物業報告 2019》，2018 年全港私人住宅空置量為 51,426 伙，空置率約 4.3%，按年上升 0.6 個百分點。（見圖一）西貢區空置單位有 6245 伙，空置率為 9.4%，全港最高。（見圖二）住在西貢居民都觀察到南圍、南邊圍、蠔涌、界咸有好多無人住又不曾放租的空屋。在蠔涌規劃分區，更有大量已批核將會興建的村屋和豪宅項目（例如：鹿尾村，舊亞視舊廠房等土地）。

政府竟然以「鑑於有迫切需要增加房屋供應」為由，堅持要將西貢南圍響鐘兩幅地改劃為可供應 230 伙的住宅用地，反映理據不符事實，故城市規劃委員會（城規會）修訂白沙灣分區計劃大綱核准圖在毫無基礎理據下，不應予以批准。

圖一



\* 2015 年落成量包括在年內落成並預留為資助出售房屋，但其後於 2017 年以市價在公開市場發售的 16 個住宅單位，相關入住量及空置量的數字並沒有修正。  
Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related take-up and vacancy figures.

+ 年底空置量佔總存量的百分率：  
Vacancy at the end of the year as a percentage of stock.

<sup>2</sup> 預測數字  
Forecast figures

表 Table 45

私人貨倉・各區總存量、落成量及空置量  
PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

地區	District	2017 年年底總存量 Stock at year-end	2018 年落成量 Completions	落成量佔 2017 年總存量的百分率 Completions as a % of 2017 Stock	2018 年年底總存量 Stock at year-end	2018 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	43 700	-	-	43 700	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	94 600	-	-	94 600	9 200	9.7
南區	Southern	28 600	-	-	28 600	500	1.7
港島	HONG KONG	166 900	-	-	166 900	9 700	5.8
南區	Yau Tsim Mong	-	-	-	-	-	-
沙田區	Sham Shui Po	142 200	-	-	142 200	25 900	18.2
九龍城	Kowloon City	103 600	-	-	103 600	500	0.5
黃大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
觀塘	Kwun Tong	257 900	-	-	256 800	6 900	2.7
九龍	KOWLOON	505 200	-	-	504 100	33 300	6.6
葵青	Kwai Tsing	1 763 900	3 000	0.2	1 767 900	102 300	5.8
荃灣	Tsuen Wan	435 600	-	-	394 600	8 300	2.1
屯門	Tuen Mun	142 400	-	-	142 400	700	0.5
元朗	Yuen Long	126 000	-	-	126 000	-	-
北區	North	126 100	-	-	126 100	4 900	3.9
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 200	-	-	442 200	10 100	2.3
西貢	Sai Kung	7 400	-	-	7 400	4 500	60.8
離島	Islands	94 400	-	-	94 400	7 600	8.1
新界	NEW TERRITORIES	3 138 600	3 000	0.1	3 101 800	138 400	4.5
全港	OVERALL	3 810 700	3 000	0.1	3 722 800	181 400	4.8

2018 年年底總存量是根據最新的估值而計算出來，  
並不是根據這種類型的 2017 年年底總存量計算。

資料來源：2019

2018 Year-end Stock figures are derived from the latest rating record,  
and not from the 2017 Year-end Stock figures shown here.

Hong Kong Property Review 2019

## 2. 迴 避 及 低 估 交 通 問 題

根據發展局 2019 年的回覆，「根據路政署西貢公路第一期改善工程的設計資料，在清水灣道與新西貢公路之間，以及南邊圍迴旋處與北圍之間的兩段西貢公路，於進行改善工程前的行車量/容車量比率在平日繁忙時間約為 1.1 至 1.2。」西貢公路改善工程第一期於 2016 年 3 月開始，根據運輸處資料，2017 年西貢市中心至清水灣道的一段西貢公路全年平均每日常行車量為 24,050 架次。以上數據提供的單位和運算程式顯然完全不同，邏輯不連貫，根本未能反映道路行車量情況，實有迴避隱瞞之嫌，在政府未能向市民如實公開西貢公路平日上午繁忙時間行車量/容車量比率前，有關部門就斷言有關項目不會對交通構成不良影響，如此的定斷未免太粗疏。



更何況於 2013 年後，西貢市中心至清水灣道附近地區，在西貢市中心至蠔涌一帶有多塊土地被改劃為住宅用地，其中 8 個私人住宅項目規劃申請已獲批，人口將增加 2800-4600（平均每戶以 3-5 人居住計算），未計每年 100 間獲地政署批准的小型屋宇（丁屋）申請。西貢市中心、北港沙角尾、蠔涌、白沙灣四個分區的規劃對整段西貢公路有不能分割的影響，有關部門多次刻意迴避，又未能提供實質證據去說服每天受著交通問題煎熬的西貢居民認同政府的規劃修訂，有關當局一直未有就這些可預見的人口增長，交代對西貢市中心至清水灣道整體的交通影響。

同時，西貢鄉郊車輛持續增長，各村落的私人農地近幾年，紛紛變成棕地停車場。根據運輸處 2019 年 6 月最新的車輛領牌統計，由 2014 年至今，領牌車輛數量增加了 13%，持續增加至 79 萬架次。（圖三）

西貢公路是大部份居民及遊客往返九龍及香港島的唯一通道，響鐘及南圍改劃將增加上 690-1150 人口（平均每戶以 3-5 人居住計算），即增加已批出私人住宅項目四份之一，政府部門多次重重覆覆斷定「有關項目不會對交通構成不良影響」及「表示道路的容車量足以應付預期的行車量。」但事實上西貢交通情況於過去 4 年持續惡化得最厲害，恐怕政府低估了交通擠塞的連鎖效應。因此，本人認為此建議修訂應當否決。

圖三：2014 年至今車輛領牌總數（至 6/2019）

年 / 月 Year/Month	Total		
	首次登記	登記總數	領牌總數
	First Registration	Total Registration	Total Licensed
2014	69 088	769 199	699 540
2015	76 268	797 634	728 263
2016	62 475	817 568	745 677
2017	64 752	839 882	766 200
2018	62 523	865 003	784 434

	2018 / 01	5 042	842 137	769 327	
	02	4 358	844 166	771 006	
	03	5 243	846 424	771 921	
	04	4 857	848 367	774 237	
	05	5 547	850 911	776 161	
	06	5 368	853 061	776 729	
	07	4 993	854 791	777 146	
	08	6 043	857 253	778 839	
	09	5 164	859 152	777 772	
	10	5 534	861 099	780 797	
	11	5 326	863 112	783 379	
	12	5 048	865 003	784 434	
	2019 / 01	4 819	866 497	787 413	
	02	3 522	867 439	787 334	
	03	5 437	869 294	787 595	
	04	4 447	870 309	788 881	
	05	5 252	871 687	790 400	
	06	4 792	872 868	790 336	

### 3. 漠視全港長者及殘疾人士宿位需要

就著香港現在 長者宿位輪候 和 傷殘/智障護理宿位 嚴重不足下，加上未來的人口老化，土地用作社會福利院舍建設用途更形逼切。

根據政府將於將軍澳南第 65C2 及 73A 區及調景嶺 67 區興建福利設施中，計劃中只有 65C 區設有長者鄰舍中心，三個地區的社福建設未有任何宿位院舍。計劃中的白沙灣的長者院舍是私人土地作私營院舍，可有 250 長者護理宿位。計劃中前西貢中心小學以提供一所 60 位嚴重弱智人士宿舍暨 60 位展能中心及一所 100 位合約安老院舍暨 30 位日間護理單位。政府在宿舍服務社福設施方面明顯欠缺承擔，少恩少惠，漠視全香港社福宿位需要。

根據社會福利處資料，護理安老宿位及護養院宿位輪候人數 42,365，平均輪候時間分別為 22 個月及 26 個月。（資料截至 2019 年 7 月 31 日的統計顯示）

傷殘/智障護理宿位輪候人數 11,879，以東九龍（西貢區屬東九龍）嚴重弱智人士宿舍為例，輪候需時 18 年（資料截至 2019 年 6 月 30 日的統計顯示），加上香

港人工作時間長，照顧者對長期病患及特殊康復需要的家人壓力很大。鑑於宿舍服務一直長期不足，以致輪候時間漫長。

建議政府保能將響鐘 GIC 原本「(用)以配合當地居民/或該地區、域，以及全港的需要」作社福康復用途擴展，提供院舍有足夠戶外空間供院友活動，因為長期困於室內的康復模式，是非常不健康的。優質康復宿位及服務在香港長期大排長龍，這是全港逼切需要。

根據發展局回覆，「政府亦計劃在西貢區透過購置物業以營辦社福設施」，這計劃間接承認西貢社福設施用地不足，需要用公帑置業。政府位於響鐘用地交通方便，很適合興建社福設施服務大眾市民，為何要將響鐘用地改劃為私人住宅作日後賣地？難道迎合地產商的土地改劃更合乎公眾利益？更何況西貢區私人住宅空置率為 9.4%，全港最高。

總結：就香港住屋需求、社區交通和社會福利設施需要三方面的真實情況檢視下，政府沒有足夠凌駕理據推翻原本分區計劃大綱草圖，故本人反對《白沙灣分區計劃大綱草圖編號 S/SK-HH/7》的修訂，維持響鐘南圍土地的原本用途。

關注西貢規劃陣線

2019 年 8 月 21 日

Contact No. [REDACTED]

Carol Ho Kit Yee  
[REDACTED]



寄件者: [REDACTED]  
寄件日期: 21日08月2019年星期三 3:10  
收件者: tpbpd  
主旨: HEBE HAVEN OUTLINE ZONING PLAN NO. S/SK-HH/6

**SCHEDULE OF AMENDMENTS TO THE APPROVED HEBE HAVEN OUTLINE ZONING PLAN NO. S/SK-HH/6**

Dear TPB Members,

Item A – Rezoning of a site near the junction of Hiram’s Highway and Heung Chung Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group C)4” (“R(C)4”)

**STRONGLY OBJECT**

Item B – Rezoning of a strip of land at Heung Chung Road from “G/IC” to area shown as ‘Road’.

**OBJECT**

Item C – Rezoning of a site to the south of Nam Wai from “Green Belt” (“GB”) to “R(C)5”

**STRONGLY OBJECT**

Item D – Rezoning of a site occupied by Colour of The River to the south of Nam Wai from “GB” to “R(C)6”.  
Already developed so object to the fact that this site has been developed while zoned GB

Strong objections to the rezoning of GIC zoned sites, particularly when they are government land, to **PRIVATE RESIDENTIAL**. These bring no benefit to the general community, they merely generate land revenue that is squandered on white elephant projects and line the pockets of developers.

There are currently some thousands of larger and more costly units being withheld from the market has demand is not sufficient. It is obvious that market demand is for affordable units. The administration has pledged to resolve the housing crisis, this means the provision of homes for ordinary folk.

Moreover there is an even greater crisis with regard to the provision of community services to be resolved. The government intends to spend \$20B acquiring units on the open market. This is ridiculous when there are appropriately zoned sites available like these.

One of the most urgent needs is custom built units for the elderly. The success of the Tanner Hill development that now has a waiting list is evidence. Sites like these would be an ideal location for a mixture of public and private elderly residential. Site A is conveniently located next to the planned social welfare complex on the old school site, hence synergy. Provision of GIC facilities is a community wide issue and spare GIC zoned sites should be used in a holistic manner, even if local needs are being addressed.

Alternatively there is no mention of a land swap. Developers like these Sai Kung sites as they are very profitable. So demand a swap with a compatible site value wise in urban districts where public housing can be developed. Henderson Land, for example, has accumulated a land bank of urban sites by acquiring units or forcing tenants to sell via the compulsory sale ordinance.

I note no mention of the number of additional vehicles that would impact the narrow country roads.



Item B: why should it be legitimized as part of car park? This should be a buffer lane between any development and the parking facilities.

Item C : Another instance of green buffer not only being pushed back but development would also greatly impact the current green panorama. There are plenty of privately owned brownfield sites appropriately zoned Res that can be used for private developments. But of course this is government land, so this is the easy way out instead of tackling the problems of degradation in NT.

Item D: It is appalling that this is still zoned O, presumably to inflate the allocation of OS in the district that I note is deficient.

It is depressing that despite the obvious desire on the part of the community for a better society, PlanD can come up with nothing more than the same old same old exploitation of community resources to enrich developers at the expense of both the environment and the general welfare.

Mary Mulvihill



寄件者: 西貢鄉民Sai Kung Commons [REDACTED]  
寄件日期: 21日08月2019年星期三 23:29  
收件者: tpbpd  
主旨: 《白沙灣分區計劃大綱草圖S/SK-HH/7》的申述  
附件: 西貢鄉民聯署信內容.pdf; 環團的意見書.pdf; 初步生態調查.pdf; 申述excel.xlsx; 申述列表.pdf

您好，

附件為西貢鄉民收集得來的申述、委託環團進行之初步生態調查及其意見書。當中的'申述列表'跟'申述 excel'內容應一致，不同 format 方便閣下工作。

如有任何疑問，請聯絡陳嘉琳 [REDACTED]。謝謝

西貢鄉民 謹啟

致規劃署署長李啟榮先生及城市規劃委員會委員：

回：白沙灣分區計劃大綱核准圖編號S/SK-HH/6的修訂項目

我們知悉政府有意改劃西貢南圍村及響鐘村附近一帶的土地用途，當中包括改劃一幅位於南圍的綠化用地和響鐘的一幅「政府、機構或社區」地帶改劃為「住宅」地帶。基於以下原因，我們聯署反對修訂項目A、B、C、D，原因如下：

1. 改劃後將興建230個住宅單位，惡化現時擠塞的交通，嚴重影響目前西貢居民及居民日常生活；
2. 西貢社區設施嚴重不足，「政府、機構或社區」地帶應保留作興建有益西貢居民的設施，例如醫療及院舍；
3. 將「綠化地帶」改劃為低密度住宅將進一步破壞西貢鄉郊面貌，立下不良先例。

我們要求規劃署審視是次改劃對西貢的整體影響，全面檢視西貢近郊的規劃狀況，防止自然景觀被進一步破壞。

Dear Director of Planning Mr. LEE Kai Wing, Raymond and Members of the Town Planning Board,

[Oppose to rezone Nam Wai and Heung Chung]

Re: AMENDMENTS TO THE APPROVED HEBE HAVEN OUTLINE ZONING PLAN NO. S/SK-HH/6

We acknowledge that the government has proposed to rezone the land-use for areas close to Nam Wai Village and Heung Chung Village including Greenbelt and G/IC land-use. For the following reasons, we petition to oppose the proposed amendment items A,B,C,D, for the following reason.:

1. Rezoning to build for 230 housing units would only worsen the existing congestion in traffic and cause serious negative impacts to Sai Kung residents' daily lives
2. Sai Kung is facing an acute shortage in community facilities, as such G/IC land-use should be reserved for the construction of facilities that could benefit the locals, including medical facilities and elderly care centres
3. Rezoning Greenbelt for low-density residential area would set an undesirable precedent that further encroaches the rural character of Sai Kung

We urge the Planning Department to review the comprehensive impacts of the proposed rezone and overhaul the general approach of planning for the Sai Kung rural area in order to cease any further damage to the natural environment.

Initiative 發起人：西貢鄉民 Sai Kung Commons

Date 日期：05/2019



生態教育及資源中心  
Eco-Education & Resources Centre



BY EMAIL

The Secretary,  
Town Planning Board,  
15<sup>th</sup> Floor, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong  
(Fax: 2877 0245 or 2522 8426, Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

20<sup>th</sup> August 2019

Dear Sir/Madam

**ECO-EDUCATION & RESOURCES CENTRE AND GREEN POWER'S JOINT  
COMMENTS ON THE PROPOSED AMENDMENT ITEMS ON THE DRAFT OUTLAND  
ZONING PLAN NO. S/SK-HH/7**

1. Regarding to the above-captioned draft plan, Eco-Education & Resources Centre and Green Power would like to express our concerns on rezoning of Green Belt (GB) to Residential (Group C) 5 (RC 5) and the potential environmental impacts to the Conservation Area (CA) and the Coastal Protection Area (CPA).
2. According to the OZP, the planning intention of the Green Belt is "primarily for defining the limits of urban and sub-urban development areas by natural features". With the proposed amendment items, i.e. rezoning of GB area into the RC 5, it would vague the boundary between the urban and sub-urban area that may promote the further development of sub-urban or even natural area in the future and that would clearly violate the original planning intention. In addition, GB also functions as the buffer area between the Residential Area and the ecological sensitive area, i.e. Conservation Area (CA); with proposed rezoning, no buffer zone would be available between RC and CA. Any impacts generated from the construction and operation of the Residential Area would directly affect the CA.
3. Ecological surveys were conducted at terrestrial and coastal area of Nam Wai and Heung Chung since June 2019. 96 butterfly species are recorded within the survey area and that would account for 40% of total number of species recorded in Hong Kong and 3 "Rare" species and 3 "Very Rare" species are included. With the high number of species recorded. Nam Wai and Heung Chung are certainly a hotspot for butterflies. A summary of butterfly species mentioned is enclosed in the



appendix. With the proposed amendment items on the zoning plan, numerous food plants for diverse butterfly species would be eliminated, thus destroying the feeding and breeding habitat of diverse butterfly species.

4. A total of 33 species of bird are recorded in the survey area including 2 rare species, Striated Heron, *Butorides striata*, and Greater Sand Plover, *Charadrius leschenaultia*. Both of them are recorded in the coastal area of Nam Wai. In addition, nesting of Black-crowned Night Heron, *Nycticorax nycticorax*, a species of conservation concern is observed in Nam Wai area, indicating the mangrove and the soft shore of Nam Wai not only provides important feeding ground for water birds including rare species, it also serves as breeding ground for species of conservation important species.
5. Four species of damselfly and dragonfly are recorded during the survey including Mangrove Slimmer (*Orthetrum poecilops*), a species of conservation concern, is recorded during the survey. Mangrove Skimmer is listed as vulnerable in the IUCN red list. As the distribution of Mangrove Skimmer is limited to estuary area, the mangrove of Nam Wai is an important habitat for this species of conservation concern.
6. In addition to the species aforementioned, 13 species of crab and 8 species of fish are recorded in the survey area. All 8 fish species recorded are juveniles and large number of crab and shrimp larvae are also recorded in the plankton sampling in the survey area, This indicates the mangrove of Nam Wai is an important nursery ground for various marine species which indeed nourishing the surrounding species and species of conservation concern.
7. Though the proposed amendment items for zoning does not affect the mangrove of Nam Wai directly, as the mangrove locates at the downstream of the proposed zoning amendment area, sewage or any disturbance created during the construction and operation of the Residential Area would be easily washed off to the downstream area without proper management. As the larvae and juveniles of are sensitive to the pollution or disturbance, these potential pollutions would pose a serious threat to them and which would definitely damage the ecology of the mangrove area of Nam Wai.
8. The biodiversity of Nam Wai and Heung Chung is rich in both terrestrial and coastal area, but both of these ecosystems can easily be damaged by human disturbance. We urge the government to reconsider the amendment of the zoning in area and to impose suitable management to the environment in order to further protect the area.

Summary of survey findings listed as follows:

*Table 1: Summary of ecological survey of Nam Wai and Heung Chung between since June 2019*

Taxa	Number of species recorded
Butterflies	96
Birds	33
Odonates	4
Crabs	13
Fish	8

Should you have any inquiries or need further information, please contact the undersigned at Eco-Education & Resources Centre (T & Fax: 2697 2029, Email: [michelle@erc.org.hk](mailto:michelle@erc.org.hk)).

Thank you for your kind attention.

For and on behalf of  
**Eco-Education & Resources Centre and  
Green Power,**

**Dr. Michelle Cheung Ma Shan**  
**Science Manager,**  
**Eco-Education & Resources Centre**

**Attachment:**

**Appendix A – Lists of species recorded during the ecological surveys of Nam Wai since June 2019**

## **Ecological Survey of Nam Wai and Heung Chung Area**

June 2019 – August 2019

Date: August 2019



**生態教育及資源中心**  
Eco-Education & Resources Centre

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4	REFERENCES .....	3

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Appendix 1 – Summary of butterflies recorded in the Survey Area and WRA between June 2019 to August 2019

Appendix 2 – Summary of birds recorded in the Survey Area and WRA between June 2019 to August 2019

Appendix 3 – Summary of damselflies and dragonflies recorded in the Survey Area and WRA between June 2019 to August 2019

Appendix 4 – Summary of crabs recorded in the Survey Area and WRA between June 2019 to August 2019

Appendix 5 – Summary of fish recorded in the Survey Area and WRA between June 2019 to August 2019



## **1 INTRODUCTION**

**1.1** Nam Wai and Heung Chung located at the Sai Kung area, its main habitat type includes secondary woodland, stream, mangrove and soft shore.

**1.2** This report documents ecological surveys conducted in the Survey Area between June 2019 to August 2019.

## **2 ECOLOGICAL MONITORING**

### **2.1 Monitoring of Butterflies**

**2.1.1** A total of 96 butterflies species were recorded in the Survey Area, including 3 rare and 3 very rare species. Survey findings indicate that Nam Wai is an important butterfly hotspot in Hong Kong as 40% of total butterfly species in Hong Kong were recorded in the survey area. A summary of survey data is provided in Appendix 1.

### **2.2 Monitoring of Birds**

**2.2.1** A total of 33 birds species were recorded in the Survey Area, including 2 rare species, Striated Heron, *Butorides striata*, and Greater Sand Plover, *Charadrius leschenaultia*. In addition, nesting of Black-crowned Night Heron, *Nycticorax nycticorax*, a species of conservation concern is observed in the Survey Area. A summary of survey data is provided in Appendix 2.

### **2.3 Monitoring of damselflies and dragonflies**

**2.3.1** Four damselfly and dragonfly species were recorded during the survey including Mangrove Slimmer (*Orthetrum poecilops*), a species of conservation importance, is recorded during the survey. A summary of survey data is provided in Appendix 3.

### **2.4 Monitoring of crabs**

**2.4.1** A total of 13 crab species were recorded in the Survey Area, A summary of survey data is provided in Appendix 4.

### **2.5 Monitoring of fish**

**2.5.1** A total of 8 fish species were recorded in the Survey Area, A summary of survey data is provided in Appendix 5.

### 3 SUMMARY

#### 3.1 Summary of survey findings listed as follows:

Table 1: Summary of ecological survey of Nam Wai and Heung Chung between since June 2019

Taxa	Number of species recorded
Butterflies	96
Birds	33
Odonates	4
Crabs	13
Fish	8



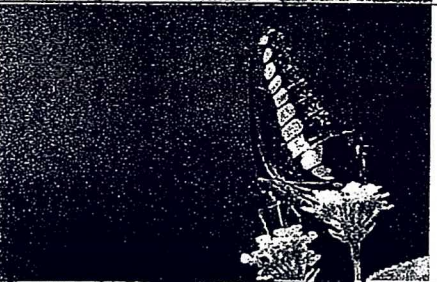


#### 3.2 Survey findings indicate that Nam Wai and Heung Chung supported diversity of various species in both the terrestrial area and the coastal area.

### 4 REFERENCES



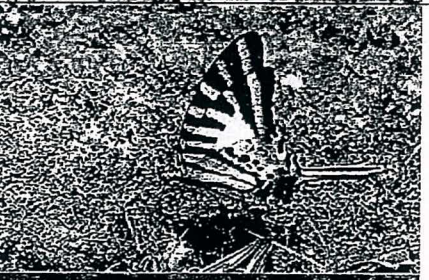



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## Appendix 1



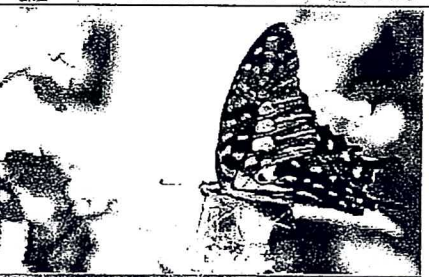
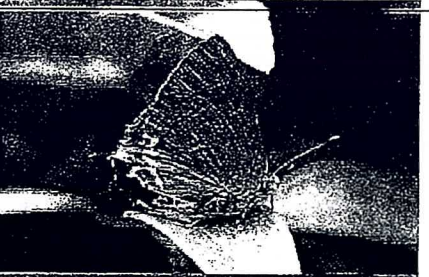
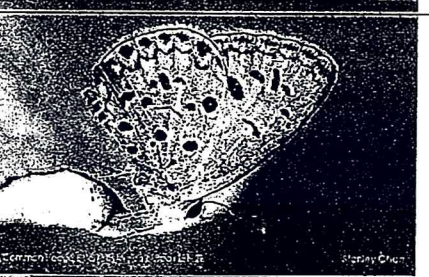
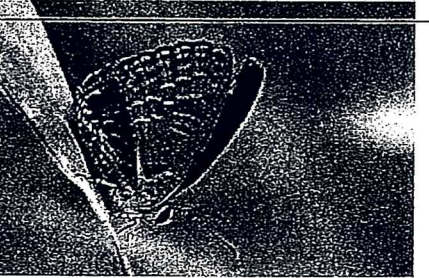
Summary of butterflies recorded in the Survey Area and WRA between June 2019 to August 2019

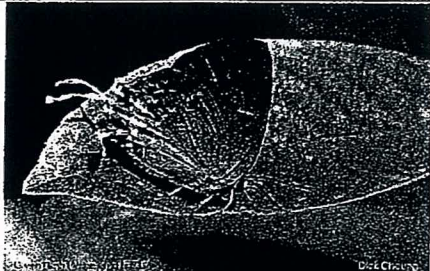
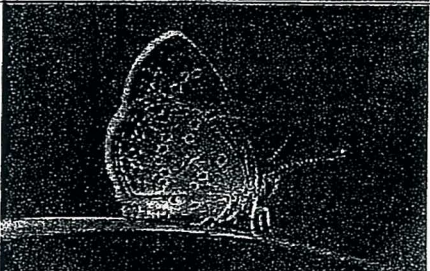
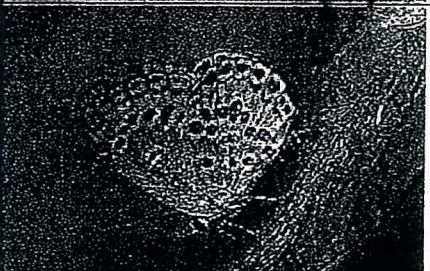

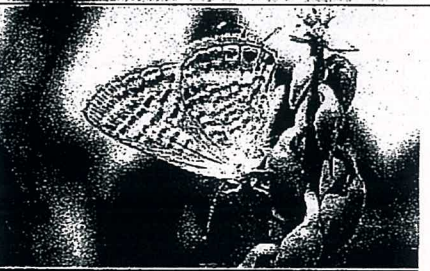
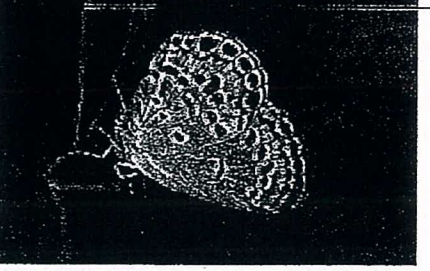
Butterfly		
1		<p>Family : Birdwings (Papilionidae) 鳳蝶科  Common Name : Chinese Peacock  Scientific Name : <i>Papilio bianor</i>  中文名稱 : 碧鳳蝶</p>
2		<p>Family : Birdwings (Papilionidae) 鳳蝶科  Common Name : Common Birdwing  Scientific Name : <i>Troides helena</i>  中文名稱 : 裳鳳蝶</p>
3		<p>Family : Birdwings (Papilionidae) 鳳蝶科  Common Name : Common Bluebottle  Scientific Name : <i>Graphium sarpedon</i>  中文名稱 : 青鳳蝶</p>
4		<p>Family : Birdwings (Papilionidae) 鳳蝶科  Common Name : Common Jay  Scientific Name : <i>Graphium doson</i>  中文名稱 : 木蘭青鳳蝶</p>
5		<p>Family : Birdwings (Papilionidae) 鳳蝶科  Common Name : Common Mine  Scientific Name : <i>Chilasa clytia</i>  中文名稱 : 斑鳳蝶</p>



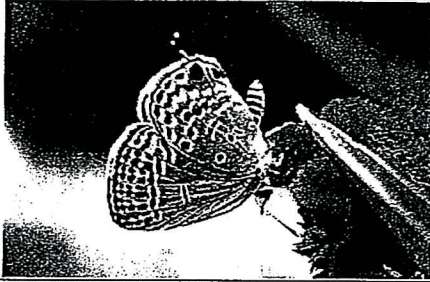
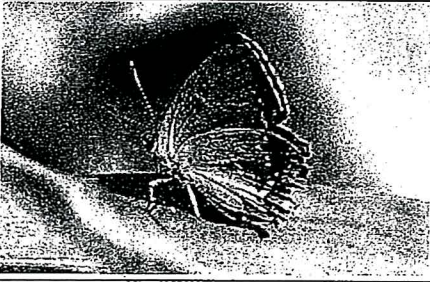

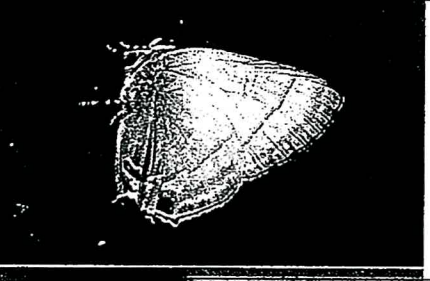
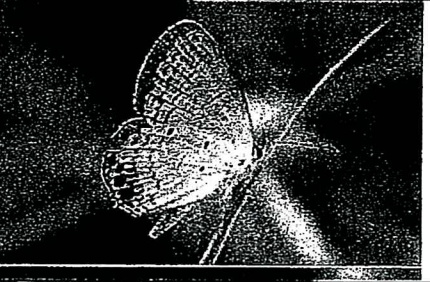
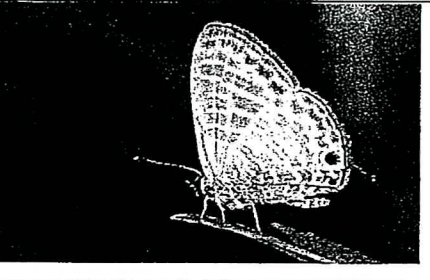
6		<p>Family : Birdwings (Papilionidae) 鳳蝶科</p> <p>Common Name : Common Mormon</p> <p>Scientific Name : <i>Papilio polytes</i></p> <p>中文名稱 : 玉帶鳳蝶</p>
7		<p>Family : Birdwings (Papilionidae) 鳳蝶科</p> <p>Common Name : Common Rose</p> <p>Scientific Name : <i>Pachliopta aristolochiae</i></p> <p>中文名稱 : 紅珠鳳蝶</p>
8		<p>Family : Birdwings (Papilionidae) 鳳蝶科</p> <p>Common Name : Five-bar Swordtail</p> <p>Scientific Name : <i>Pathysa antiphates</i></p> <p>中文名稱 : 綠鳳蝶</p>
9		<p>Family : Birdwings (Papilionidae) 鳳蝶科</p> <p>Common Name : Great Mormon</p> <p>Scientific Name : <i>Papilio memnon</i></p> <p>中文名稱 : 美鳳蝶</p>
10		<p>Family : Birdwings (Papilionidae) 鳳蝶科</p> <p>Common Name : Golden Birdwing</p> <p>Scientific Name : <i>Troides aeacus</i></p> <p>中文名稱 : 金裳鳳蝶</p>
11		<p>Family : Birdwings (Papilionidae) 鳳蝶科</p> <p>Common Name : Paris Peacock</p> <p>Scientific Name : <i>Papilio paris</i></p> <p>中文名稱 : 巴黎翠鳳蝶</p>



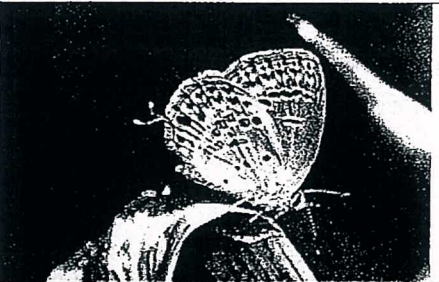
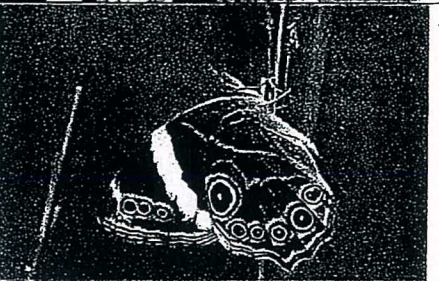

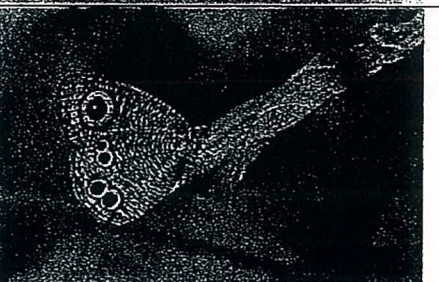


12		<p>Family : Birdwings (Papilionidae) 鳳蝶科</p> <p>Common Name : Red Helen</p> <p>Scientific Name : <i>Papilio helenus</i></p> <p>中文名稱：玉斑鳳蝶</p>
13		<p>Family : Birdwings (Papilionidae) 鳳蝶科</p> <p>Common Name : Spangle</p> <p>Scientific Name : <i>Papilio protenor</i></p> <p>中文名稱：藍鳳蝶</p>
14		<p>Family : Birdwings (Papilionidae) 鳳蝶科</p> <p>Common Name : Tailed Jay</p> <p>Scientific Name : <i>Graphium agamemnon</i></p> <p>中文名稱：統帥青鳳蝶</p>
15		<p>Family : Blues (Lycaenidae) 灰蝶科</p> <p>Common Name : Chocolate Royal</p> <p>Scientific Name : <i>Remelana jangala</i></p> <p>中文名稱：萊灰蝶</p>
16		<p>Family : Blues (Lycaenidae) 灰蝶科</p> <p>Common Name : Common Hedge Blue</p> <p>Scientific Name : <i>Acytolepis puspa</i></p> <p>中文名稱：鈕灰蝶</p>
17		<p>Family : Blues (Lycaenidae) 灰蝶科</p> <p>Common Name : Dark Cerulean</p> <p>Scientific Name : <i>Jamides bochus</i></p> <p>中文名稱：雅灰蝶</p>


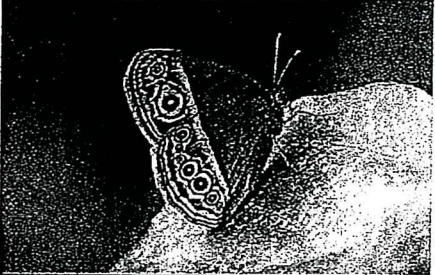

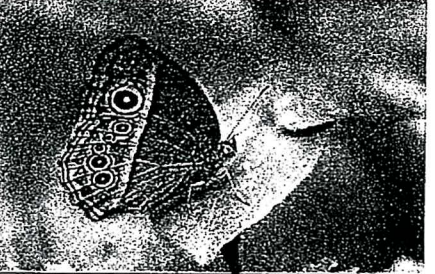
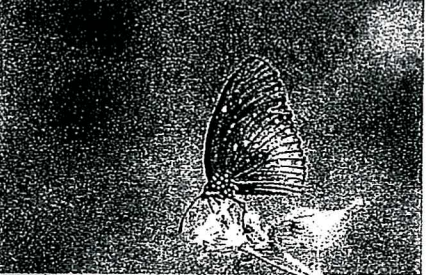

18		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Green Flash  Scientific Name : <i>Artipe eryx</i>  中文名稱 : 綠灰蝶</p>
19		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Lesser Grass Blue  Scientific Name : <i>Zizina otis</i>  中文名稱 : 毛眼灰蝶</p>
20		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Lime Blue  Scientific Name : <i>Chilades lajus</i>  中文名稱 : 紫灰蝶</p>
21		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Long-Banded Silverline  Scientific Name : <i>Spindasis lohita</i>  中文名稱 : 銀線灰蝶</p>
22		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Long-Tailed Blue  Scientific Name : <i>Lampides boeticus</i>  中文名稱 : 亮灰蝶</p>
23		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Pale Grass Blue  Scientific Name : <i>Pseudozizeeria maha</i>  中文名稱 : 酢醬灰蝶</p>




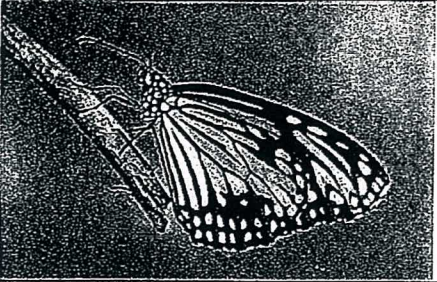
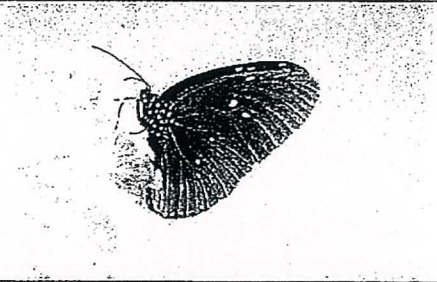
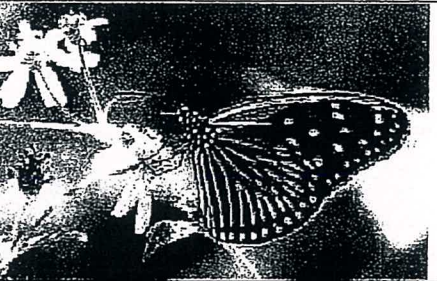

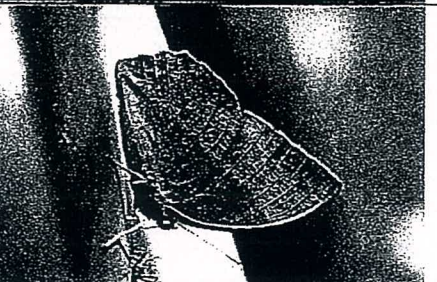
24		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Plains Cupid  Scientific Name : <i>Chilades pandava</i>  中文名稱 : 曲紋紫灰蝶</p>
25		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Purple Sapphire  Scientific Name : <i>Heliophorus epicles</i>  中文名稱 : 斜斑彩灰蝶</p>
26		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Silver Streak Blue  Scientific Name : <i>Iraota timoleon</i>  中文名稱 : 鐵木菜異灰蝶</p>
27		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Slate Flash  Scientific Name : <i>Rapala manea</i>  中文名稱 : 燕灰蝶</p>
28		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Tailed Cupid  Scientific Name : <i>Everes lacturnus</i>  中文名稱 : 長尾藍灰蝶</p>
29		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Transparent Six-Line Blue  Scientific Name : <i>Nacaduba kurava</i>  中文名稱 : 古樓娜灰蝶</p>

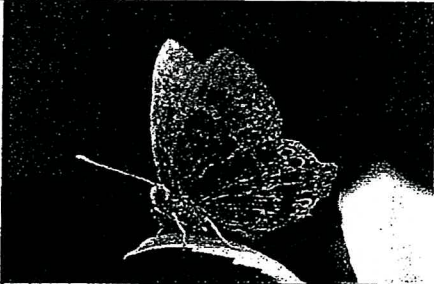
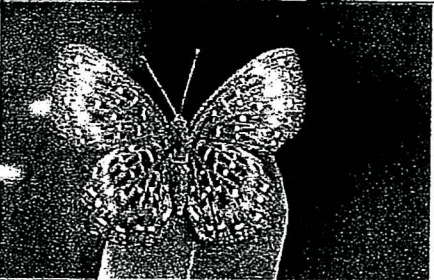
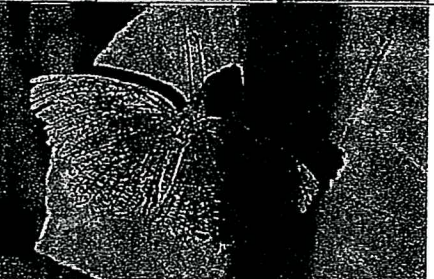



30		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Burmese Bush Blue  Scientific Name : <i>Arhopala birmana</i>  中文名稱 : 緬甸嬌灰蝶</p>
31		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Metallic Cerulean  Scientific Name : <i>Jamides alecto</i>  中文名稱 : 素雅灰蝶</p>
32		<p>Family : Blues (Lycaenidae) 灰蝶科  Common Name : Gram Blue  Scientific Name : <i>Euchrysops cnejus</i>  中文名稱 : 棕灰蝶</p>
30. 33		<p>Family : Browns (Satyridae) 眼蝶科  Common Name : Banded Tree Brown  Scientific Name : <i>Lethe confusa</i>  中文名稱 : 白帶黛眼蝶</p>
34		<p>Family : Browns (Satyridae) 眼蝶科  Common Name : Common Evening Brown  Scientific Name : <i>Melanitis leda</i>  中文名稱 : 暮眼蝶</p>
35		<p>Family : Browns (Satyridae) 眼蝶科  Common Name : Common Five-ring  Scientific Name : <i>Ypthima baldus</i>  中文名稱 : 矚眼蝶</p>



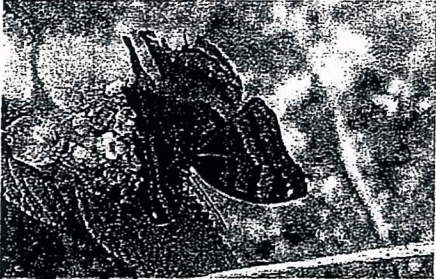

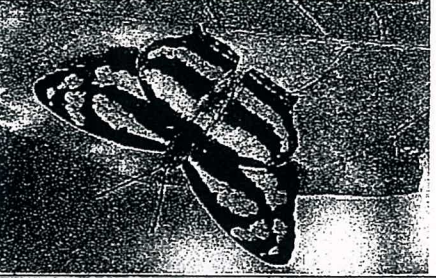
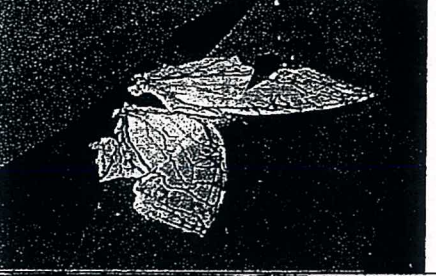


36		<p>Family : Browns (Satyridae) 眼蝶科  Common Name : Common Palmfly  Scientific Name : <i>Elymnias hypermnestra</i>  中文名稱 : 翠袖鋸眼蝶</p>
37		<p>Family : Browns (Satyridae) 眼蝶科  Common Name : Dark-Brand Bush Brown  Scientific Name : <i>Mycalesis mineus</i>  中文名稱 : 小眉眼蝶</p>
38		<p>Family : Browns (Satyridae) 眼蝶科  Common Name : Bamboo Treebrown  Scientific Name : <i>Lethe europa</i>  中文名稱 : 長紋黛眼蝶</p>
39		<p>Family : Browns (Satyridae) 眼蝶科  Common Name : South China Bush Brown  Scientific Name : <i>Mycalesis zonata</i>  中文名稱 : 平頂眉眼蝶</p>
40		<p>Family : Crows &amp; Tigers (Danaiidae) 斑蝶科  Common Name : Blue-spotted Crow  Scientific Name : <i>Euploea midamus</i>  中文名稱 : 藍點紫斑蝶</p>
41		<p>Family : Crows &amp; Tigers (Danaiidae) 斑蝶科  Common Name : Ceylon Blue Glassy Tiger  Scientific Name : <i>Ideopsis similis</i>  中文名稱 : 擬旖斑蝶</p>




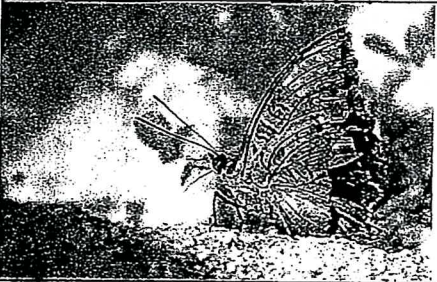
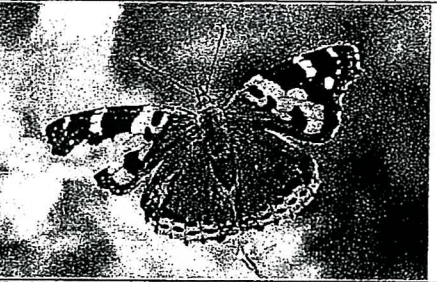
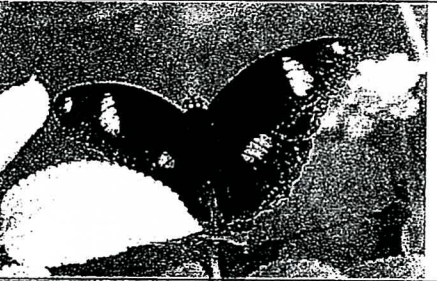
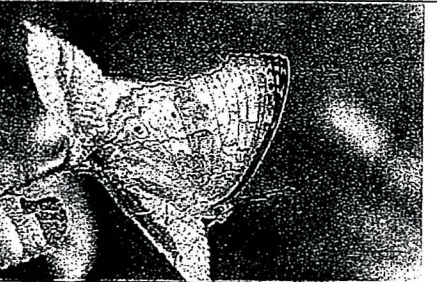

42		<p>Family : Crows &amp; Tigers (Danaiidae) 斑蝶科</p> <p>Common Name : Common Tiger</p> <p>Scientific Name : <i>Danaus genutia</i></p> <p>中文名稱 : 虎斑蝶</p>
43		<p>Family : Crows &amp; Tigers (Danaiidae) 斑蝶科</p> <p>Common Name : Glassy Tiger</p> <p>Scientific Name : <i>Parantica aglea</i></p> <p>中文名稱 : 絹斑蝶</p>
44		<p>Family : Crows &amp; Tigers (Danaiidae) 斑蝶科</p> <p>Common Name : Common Indian Crow</p> <p>Scientific Name : <i>Hypolimnias bolina</i></p> <p>中文名稱 : 幻紫斑蝶</p>
45		<p>Family : Crows &amp; Tigers (Danaiidae) 斑蝶科</p> <p>Common Name : Striped Blue Crow</p> <p>Scientific Name : <i>Euploea mulciber</i></p> <p>中文名稱 : 異型紫斑蝶</p>
46		<p>Family : Duffer_Faun (Amathusiidae) 環蝶科</p> <p>Common Name : Large Faun</p> <p>Scientific Name : <i>Faunis eumeus</i></p> <p>中文名稱 : 串珠環蝶</p>
47		<p>Family : Duffer_Faun (Amathusiidae) 環蝶科</p> <p>Common Name : Common Duffer</p> <p>Scientific Name : <i>Discophora sondaica</i></p> <p>中文名稱 : 鳳眼方環蝶</p>

48		<p>Family : Metalmarks (Riodinidae) 蛱蝶科  Common Name : Plum Judy  Scientific Name : <i>Abisara echerius</i>  中文名稱 : 蛇目褐蛱蝶</p>
49		<p>Family : Metalmarks (Riodinidae) 蛱蝶科  Common Name : Punchinello  Scientific Name : <i>Zemeros flegyas</i>  中文名稱 : 波蛱蝶</p>
50		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Angled Castor  Scientific Name : <i>Ariadne ariadne</i>  中文名稱 : 波蛱蝶</p>
51		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Black Prince  Scientific Name : <i>Rohana parisatis</i>  中文名稱 : 羅蛱蝶</p>
52		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Baron  Scientific Name : <i>Euthalia aconthea</i>  中文名稱 : 矛翠蛱蝶</p>
47. 53		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Blue Admiral  Scientific Name : <i>Kaniska canace</i>  中文名稱 : 琉璃蛱蝶</p>

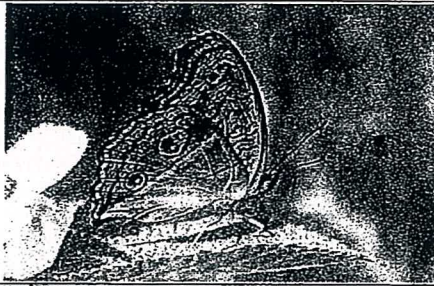

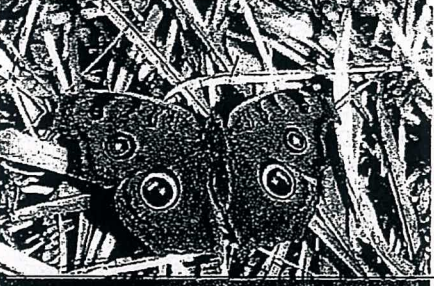





54		<p>Family : Nymphs (Nymphalidae) 蛱蝶科</p> <p>Common Name : Chocolate Pansy</p> <p>Scientific Name : <i>Junonia iphita</i></p> <p>中文名稱 : 鉤翅眼蛱蝶</p>
55		<p>Family : Nymphs (Nymphalidae) 蛱蝶科</p> <p>Common Name : Colour Sergeant</p> <p>Scientific Name : <i>Athyma nefte</i></p> <p>中文名稱 : 相思帶蛱蝶</p>
56		<p>Family : Nymphs (Nymphalidae) 蛱蝶科</p> <p>Common Name : Common Jester</p> <p>Scientific Name : <i>Symbrenthia lilaea</i></p> <p>中文名稱 : 散紋盛蛱蝶</p>
57		<p>Family : Nymphs (Nymphalidae) 蛱蝶科</p> <p>Common Name : Common Mapwing</p> <p>Scientific Name : <i>Cyrestis thyodamas</i></p> <p>中文名稱 : 網絲蛱蝶</p>
58		<p>Family : Nymphs (Nymphalidae) 蛱蝶科</p> <p>Common Name : Common Sailer</p> <p>Scientific Name : <i>Neptis hylas</i></p> <p>中文名稱 : 中環蛱蝶</p>
59		<p>Family : Nymphs (Nymphalidae) 蛱蝶科</p> <p>Common Name : Common Nawab</p> <p>Scientific Name : <i>Polyura athamas</i></p> <p>中文名稱 : 窄斑鳳尾蛱蝶</p>

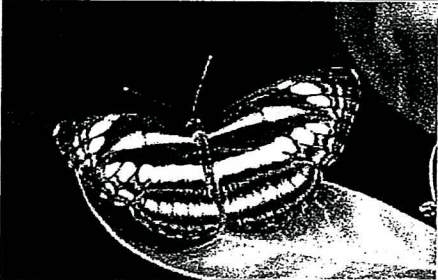


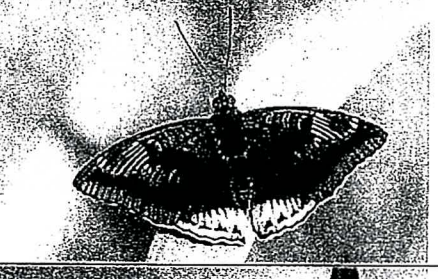
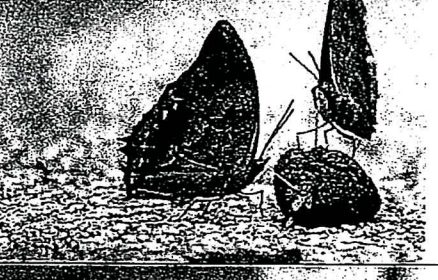




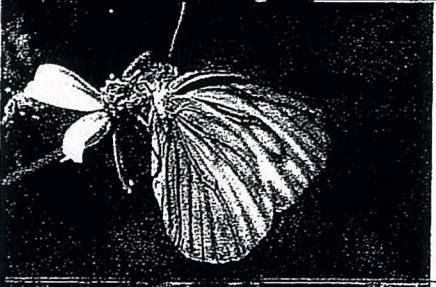




60		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Danaid Egg-Fly  Scientific Name : <i>Hypolimnas misippus</i>  中文名稱：金斑蛱蝶</p>
61		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Gaudy Baron  Scientific Name : <i>Euthalia lubentina</i>  中文名稱：紅斑翠蛱蝶</p>
62		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Indian Red Admiral  Scientific Name : <i>Vanessa indica</i>  中文名稱：大紅蛱蝶</p>
63		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Great Egg-Fly  Scientific Name : <i>Hypolimnas bolina</i>  中文名稱：幻紫斑蛱蝶</p>
64		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Grey Pansy  Scientific Name : <i>Junonia atlites</i>  中文名稱：波紋眼蛱蝶</p>
65		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Indian Fritillary  Scientific Name : <i>Argyreus hyperbius</i>  中文名稱：斐豹蛱蝶</p>



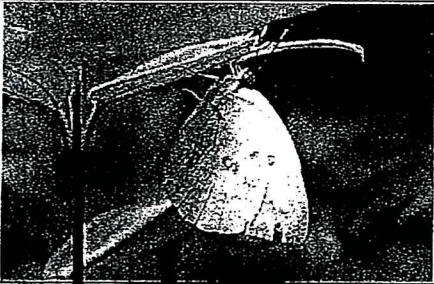
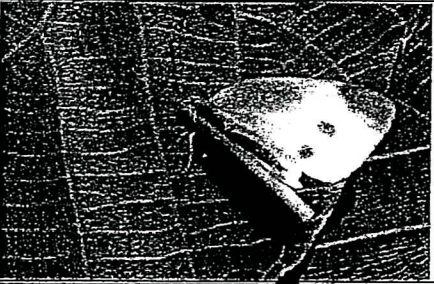


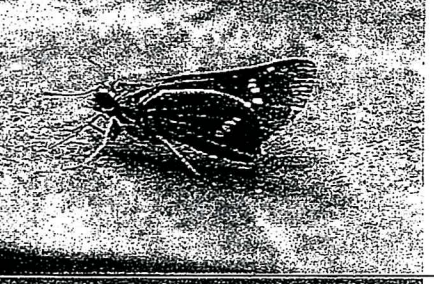

66		<p>Family : Nymphs (Nymphalidae) 蛱蝶科</p> <p>Common Name : Lemon Pansy</p> <p>Scientific Name : <i>Junonia lemonias</i></p> <p>中文名稱 : 蛇眼蛱蝶</p>
67		<p>Family : Nymphs (Nymphalidae) 蛱蝶科</p> <p>Common Name : Common Archduke</p> <p>Scientific Name : <i>Lexias pardalis</i></p> <p>中文名稱 : 小豹律蛱蝶</p>
68		<p>Family : Nymphs (Nymphalidae) 蛱蝶科</p> <p>Common Name : Peacock Pansy</p> <p>Scientific Name : <i>Junonia almana</i></p> <p>中文名稱 : 美眼蛱蝶</p>
69		<p>Family : Nymphs (Nymphalidae) 蛱蝶科</p> <p>Common Name : Red Ring Skirt</p> <p>Scientific Name : <i>Hestina assimilis</i></p> <p>中文名稱 : 黑脈蛱蝶</p>
70		<p>Family : Nymphs (Nymphalidae) 蛱蝶科</p> <p>Common Name : Rustic</p> <p>Scientific Name : <i>Cupha erymanthis</i></p> <p>中文名稱 : 黃襟蛱蝶</p>
71		<p>Family : Nymphs (Nymphalidae) 蛱蝶科</p> <p>Common Name : Short-banded Sailer</p> <p>Scientific Name : <i>Phaedyra columella</i></p> <p>中文名稱 : 柱菲蛱蝶</p>





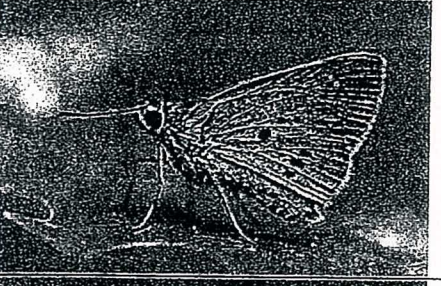
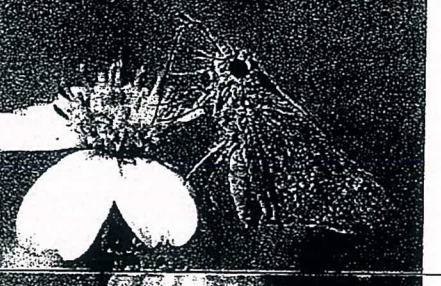


72		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Southern Sullied Sailer  Scientific Name : <i>Neptis clinia</i>  中文名稱 : 珂環蛱蝶</p>
73		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Staff Sergeant  Scientific Name : <i>Athyma selenophora</i>  中文名稱 : 新月帶蛱蝶</p>
74		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Tawny Rajah  Scientific Name : <i>Charaxes bernardus</i>  中文名稱 : 白帶螯蛱蝶</p>
75		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : White-edged Blue Baron  Scientific Name : <i>Euthalia phemius</i>  中文名稱 : 尖翅翠蛱蝶</p>
76		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Yellow Rajah  Scientific Name : <i>Charaxes marmax</i>  中文名稱 : 螯蛱蝶</p>
77		<p>Family : Nymphs (Nymphalidae) 蛱蝶科  Common Name : Common Lascar  Scientific Name : <i>Pantoporia hordonia</i>  中文名稱 : 金蠟蛱蝶</p>


78		<p>Family : Pieridae 粉蝶科  Common Name : Common Grass Yellow  Scientific Name : <i>Eurema hecabe</i>  中文名稱：寬邊黃粉蝶</p>
79		<p>Family : Pieridae 粉蝶科  Common Name : Common Gull  Scientific Name : <i>Cepora nerissa</i>  中文名稱：黑脈圍粉蝶</p>
80		<p>Family : Pieridae 粉蝶科  Common Name : Great Orange Tip  Scientific Name : <i>Hebomoia glaucippe</i>  中文名稱：鶴頂粉蝶</p>
81		<p>Family : Pieridae 粉蝶科  Common Name : Indian Cabbage White  Scientific Name : <i>Pieris canidia</i>  中文名稱：東方菜粉蝶</p>
82		<p>Family : Pieridae 粉蝶科  Common Name : Common Grass Yellow  Scientific Name : <i>Eurema hecabe</i>  中文名稱：報喜斑粉蝶</p>
83		<p>Family : Pieridae 粉蝶科  Common Name : Lemon Emigrant  Scientific Name : <i>Catopsilia pomona</i>  中文名稱：遷粉蝶</p>



84		<p>Family : Pieridae 粉蝶科  Common Name : Mottled Emigrant  Scientific Name : <i>Catopsilia pyranthe</i>  中文名稱：梨花遷粉蝶</p>
85		<p>Family : Pieridae 粉蝶科  Common Name : Small Cabbage White  Scientific Name : <i>Pieris rapae</i>  中文名稱：菜粉蝶</p>
86		<p>Family : Pieridae 粉蝶科  Common Name : Three-spot Grass Yellow  Scientific Name : <i>Eurema blanda</i>  中文名稱：槲黃粉蝶</p>
87		<p>Family : Skipper (Hesperiidae) 弄蝶科  Common Name : Chinese Dart  Scientific Name : <i>Potanthus confucius</i>  中文名稱：孔子黃室弄蝶</p>
88		<p>Family : Skipper (Hesperiidae) 弄蝶科  Common Name : Common Straight Swift  Scientific Name : <i>Pamara guttatus</i>  中文名稱：直紋稻弄蝶</p>
89		<p>Family : Skipper (Hesperiidae) 弄蝶科  Common Name : Formosan Swift  Scientific Name : <i>Borbo cinnara</i>  中文名稱：私弄蝶</p>







90		<p>Family : Skipper (Hesperiidae) 弄蝶科  Common Name : Grass Demon  Scientific Name : <i>Udaspes folus</i>  中文名稱：蓋弄蝶</p>
91		<p>Family : Skipper (Hesperiidae) 弄蝶科  Common Name : Greenish Palm Dart  Scientific Name : <i>Telicota ancilla</i>  中文名稱：紅翅長標弄蝶</p>
92		<p>Family : Skipper (Hesperiidae) 弄蝶科  Common Name : Indian Palm Bob  Scientific Name : <i>Suastus gremius</i>  中文名稱：素弄蝶</p>
93		<p>Family : Skipper (Hesperiidae) 弄蝶科  Common Name : Rare Swift  Scientific Name : <i>Pamara ganga</i>  中文名稱：曲紋稻弄蝶</p>
94		<p>Family : Skipper (Hesperiidae) 弄蝶科  Common Name : Water Snow Flat  Scientific Name : <i>Tagiades litigiousus</i>  中文名稱：沾邊裙弄蝶</p>
95		<p>Family : Skipper (Hesperiidae) 弄蝶科  Common Name : Small Banded Swift  Scientific Name : <i>Pelopidas mathias</i>  中文名稱：隱紋穀弄蝶</p>


96		<p>Family : Skipper (Hesperiidae) 弄蝶科  Common Name : Contiguous Swift  Scientific Name : <i>Polytrema lubricans</i>  中文名稱：黃紋孔弄蝶</p>
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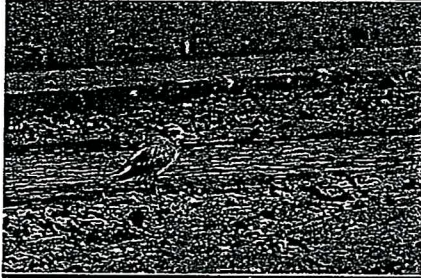

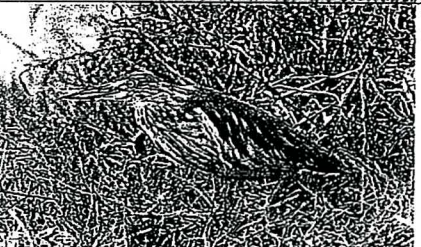


## Appendix 2

### Summary of birds recorded in the Survey Area and WRA between June 2019 to August 2019

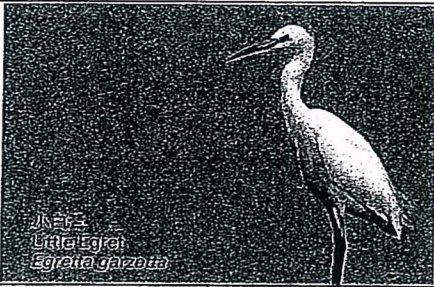



鳥類 Birds (Aves)		
Raptors (Accipitriformes) 鷹形目		
1.		<p>Family : Eagles (Accipitridae) 鷹科  Common Name : Black Kite  Scientific Name : <i>Milvus migrans</i>  中文名稱 : 麻鷹  Size : 60-70cm</p>
2	 <p>蛇鵂  Crested Serpent Eagle  <i>Spilornis cheela</i></p>	<p>Family : Eagles (Accipitridae) 鷹科  Common Name : Crested Serpent Eagle  Scientific Name : <i>Spilornis cheela</i>  中文名稱 : 蛇鵂  Size : 55-80cm</p>
3		<p>Family : Eagles (Accipitridae) 鷹科  Common Name : White-Bellied Sea Eagles  Scientific Name : <i>Haliaeetus leucogaster</i>  中文名稱 : 白腹海鵂  Size : 80-90cm</p>
4		<p>Family : Owls (Strigidae) 鵂科  Common Name : Collared Scops Owl  Scientific Name : <i>Otus lettia</i>  中文名稱 : 領角鵂  Size : 20-25cm</p>

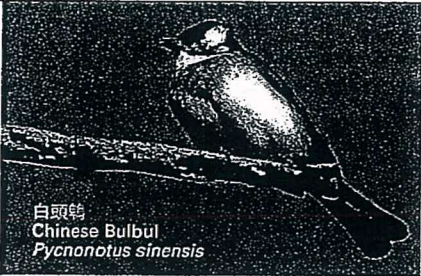
Waterbirds		
5		<p>Family : Coots &amp; Rails (Rallidae) 秧雞科  Common Name : White-Breasted Waterhen  Scientific Name : <i>Amaurornis phoenicurus</i>  中文名稱 : 白胸苦惡鳥  Size : 30-35cm</p>







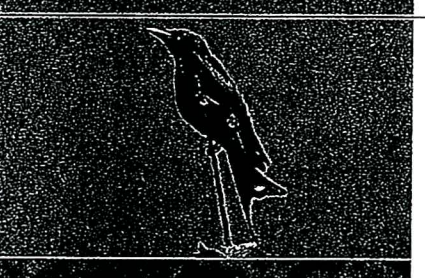

6.		<p>Family : Plovers (Charadriidae) 鴉科  Common Name : Greater Sand Plover  Scientific Name : <i>Charadrius leschenaultii</i>  中文名稱 : 鐵嘴沙鴉  Size : 30-35cm</p>
7		<p>Family : Egrets &amp; Herons (Ardeidae) 鷺科  Common Name : Black-Crowned Night Heron  Scientific Name : <i>Nycticorax nycticorax</i>  中文名稱 : 夜鷺  Size : 55-65cm</p>
8		<p>Family : Egrets &amp; Herons (Ardeidae) 鷺科  Common Name : Chinese Pond Heron  Scientific Name : <i>Ardeola bacchus</i>  中文名稱 : 池鷺  Size : 40-50cm</p>
9		<p>Family : Egrets &amp; Herons (Ardeidae) 鷺科  Common Name : Great Egret  Scientific Name : <i>Ardea alba</i>  中文名稱 : 大白鷺  Size : 80-100cm</p>
10		<p>Family : Egrets &amp; Herons (Ardeidae) 鷺科  Common Name : Grey Heron  Scientific Name : <i>Ardea cinerea</i>  中文名稱 : 蒼鷺  Size : 85-100cm</p>



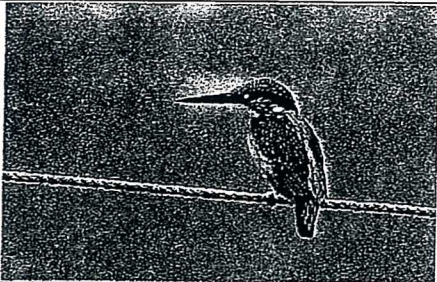
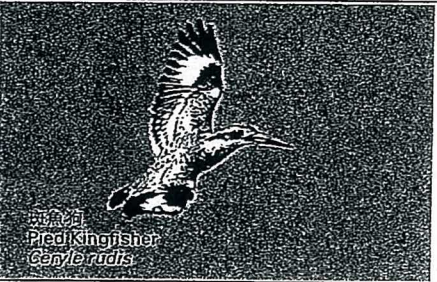
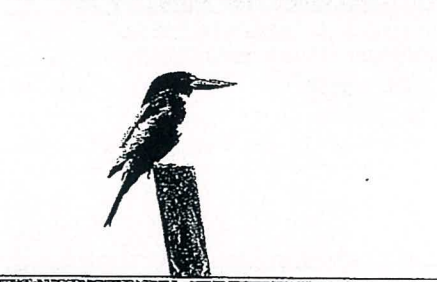



11	 Little Egret <i>Egretta garzetta</i>	Family : Egrets & Herons (Ardeidae) 鷺科 Common Name : Little Egret Scientific Name : <i>Egretta garzetta</i> 中文名稱 : 小白鷺 Size : 55-65cm
12	 Pacific Reef Egret <i>Egretta sacra</i>	Family : Egrets & Herons (Ardeidae) 鷺科 Common Name : Pacific Reef Egret Scientific Name : <i>Egretta sacra</i> 中文名稱 : 岩鷺 Size : 60-65cm
13	 Striated Heron <i>Butorides striata</i>	Family : Egrets & Herons (Ardeidae) 鷺科 Common Name : Striated Heron Scientific Name : <i>Butorides striata</i> 中文名稱 : 綠鷺 Size : 50-60cm
14	 Common Sandpiper <i>Actitis hypoleucos</i>	Family : Sandpipers (Scolopacidae) 鷸科 Common Name : Common Sandpiper Scientific Name : <i>Actitis hypoleucos</i> 中文名稱 : 磯鷸 Size : 15-20cm

Birds (Woodland Birds)		
15	 Chinese Bulbul <i>Pycnonotus sinensis</i>	Family : Bulbuls (Pycnonotidae) 鶇科 Common Name : Chinese Bulbul Scientific Name : <i>Pycnonotus sinensis</i> 中文名稱 : 白頭鶇 Size : 15-20cm


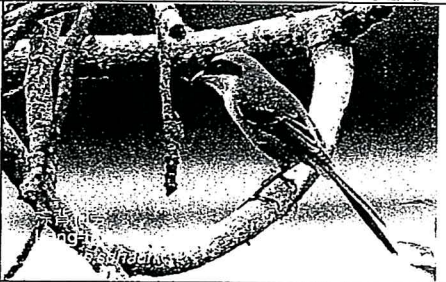






16	 <p>紅耳鸂 Red-whiskered Bulbul <i>Pycnonotus jocosus</i></p>	<p>Family : Bulbuls (Pycnonotidae) 鸂科 Common Name : Red-Whiskered Bulbul Scientific Name : <i>Pycnonotus jocosus</i> 中文名稱 : 紅耳鸂 Size : 15-25cm</p>
17		<p>Family : Cuckoos &amp; Coucal (Cuculidae) 杜鸂科 Common Name : Common Koel Scientific Name : <i>Eudynamys scolopaceus</i> 中文名稱 : 噪鸂 Size : 40-45cm</p>
18	 <p>Common Magpie <i>Pica pica</i></p>	<p>Family : Crows (Corvidae) 鴉科 Common Name : Common Magpie Scientific Name : <i>Pica pica</i> 中文名稱 : 喜鸂 Size : 55-65cm</p>
19	 <p>Spotted Dove <i>Streptopelia chinensis</i></p>	<p>Family : Doves &amp; Pigeons (Columbidae) 鳩鸂科 Common Name : Spotted Dove Scientific Name : <i>Streptopelia chinensis</i> 中文名稱 : 珠頸斑鳩 Size : 30-35cm</p>
20		<p>Family : Drongos (Dicruridae) 卷尾科 Common Name : Black Drongo Scientific Name : <i>Dicrurus macrocercus</i> 中文名稱 : 黑卷尾 Size : 25-30cm</p>
21	 <p>藍鸂翠 Black Capped Kingfisher <i>Halcyon pileata</i></p>	<p>Family : Kingfishers (Alcedinidae) 翠鳥科 Common Name : Black-Capped Kingfisher Scientific Name : <i>Halcyon pileata</i> 中文名稱 : 藍鸂翠 Size : 25-30cm</p>



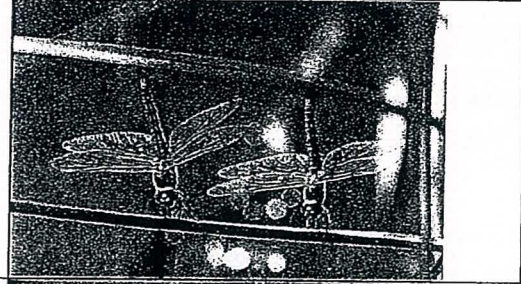
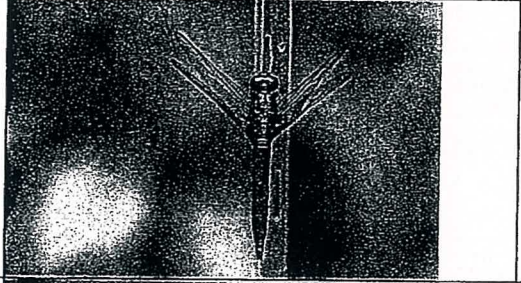
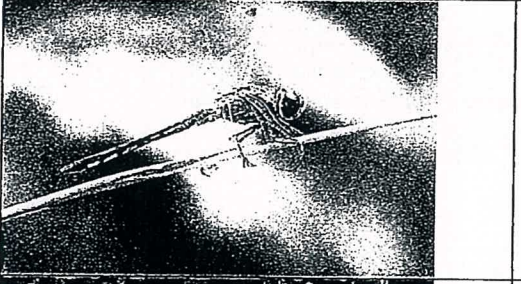
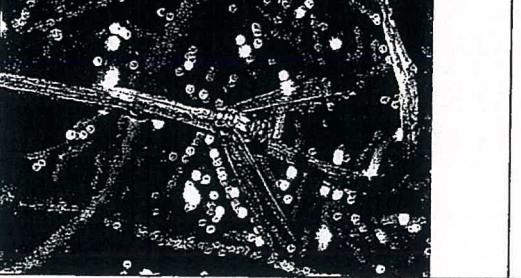
22		<p>Family : Kingfishers (Alcedinidae) 翠鳥科  Common Name : Common Kingfisher  Scientific Name : <i>Alcedo atthis</i>  中文名稱 : 普通翡翠  Size : 10-15cm</p>
23	 <small>Pied Kingfisher <i>Ceryle rudis</i></small>	<p>Family : Kingfishers (Alcedinidae) 翠鳥科  Common Name : Pied Kingfisher  Scientific Name : <i>Ceryle rudis</i>  中文名稱 : 斑魚狗  Size : 25-30cm</p>
24		<p>Family : Kingfishers (Alcedinidae) 翠鳥科  Common Name : White Throated Kingfisher  Scientific Name : <i>Halcyon smyrnensis</i>  中文名稱 : 白胸翡翠  Size : 25-30cm</p>
25		<p>Family : Pipits &amp; Wagtails (Motacillidae) 鵲鵲科  Common Name : Grey Wagtail  Scientific Name : <i>Motacilla cinerea</i>  中文名稱 : 灰鵲鵲  Size : 15-20cm</p>
26		<p>Family : Pipits &amp; Wagtails (Motacillidae) 鵲鵲科  Common Name : White Wagtail  Scientific Name : <i>Motacilla alba</i>  中文名稱 : 白鵲鵲  Size : 15-20cm</p>
27	 <small>Common Tailorbird <i>Orthotomus sutorius</i></small>	<p>Family : Prinias &amp; Tailorbirds (Cisticolidae) 扇尾鶯科  Common Name : Common Tailorbird  Scientific Name : <i>Orthotomus sutorius</i>  中文名稱 : 長尾縫葉鶯  Size : 10-15cm</p>



28	 <p>鸚鵡 Oriental Magpie Robin <i>Copsychus saularis</i></p>	<p>Family : Thrushs (Turdidae) 鸚科 Common Name : Oriental Magpie Robin Scientific Name : <i>Copsychus saularis</i> 中文名稱 : 鸚鵡 Size : 20-25cm</p>
29		<p>Family : Shrikes (Laniidae) 伯勞科 Common Name : Long Tailed Shrike Scientific Name : <i>Lanius schach</i> 中文名稱 : 棕背伯勞 Size : 25-30cm</p>
30		<p>Family : Sparrows (Passeridae) 雀科 Common Name : Eurasian Tree Sparrow Scientific Name : <i>Passer montanus</i> 中文名稱 : 麻雀 Size : 10-15cm</p>
31	 <p>黑領椋鳥 Black-Collared Starling <i>Gracupica nigricollis</i></p>	<p>Family : Starlings (Sturnidae) 椋鳥科 Common Name : Black-Collared Starling Scientific Name : <i>Sturnus nigricollis</i> 中文名稱 : 黑領椋鳥 Size : 25-30cm</p>
32		<p>Family : Starlings (Sturnidae) 椋鳥科 Common Name : Crested Myna Scientific Name : <i>Acridotheres cristatellus</i> 中文名稱 : 八哥 Size : 25-30cm</p>
33	 <p>暗綠繡眼鳥 Japanese White eyes <i>Zosterops japonica</i></p>	<p>Family : WhiteEye (Zosteropidae) 繡眼鳥科 Common Name : Japanese White-eye Scientific Name : <i>Zosterops japonica</i> 中文名稱 : 暗綠繡眼鳥 Size : 10-15cm</p>

### Appendix 3


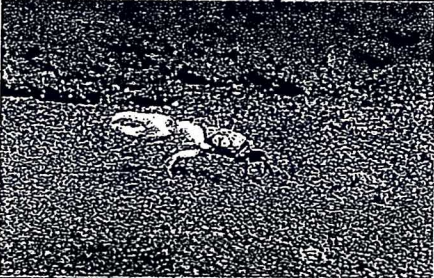
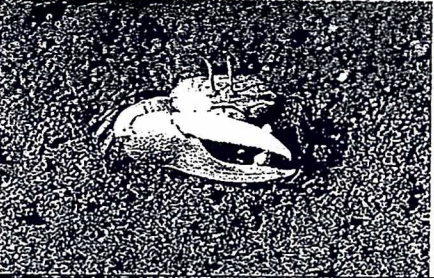


Summary of damselflies and dragonflies recorded in the Survey Area and WRA between June 2019 to August 2019

1	Dragonfly	
		<p>Family : Libellulidae 蜻 科  Common Name : Asian Amberwing  Scientific Name : <i>Brachythemis contaminata</i>  中文名稱 : 黃翅蜻</p>
		<p>Family : Libellulidae 蜻 科  Common Name : Common Red Skimmer  Scientific Name : <i>Orthetrum pruinatum neglectum</i>  中文名稱 : 赤褐灰蜻</p>
		<p>Family : Libellulidae 蜻 科  Common Name : Indigo Dropwing  Scientific Name : <i>Trithemis festiva</i>  中文名稱 : 慶褐蜻</p>
		<p>Family : Libellulidae 蜻 科  Common Name : Mangrove Skimmer  Scientific Name : <i>Orthetrum poecilops</i>  中文名稱 : 斑灰蜻  Remarks: IUCN Red List (Vulnerable)</p>

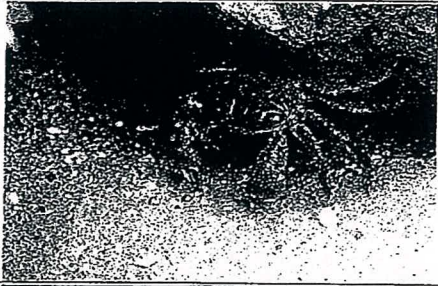

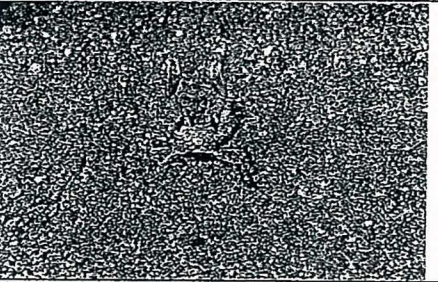

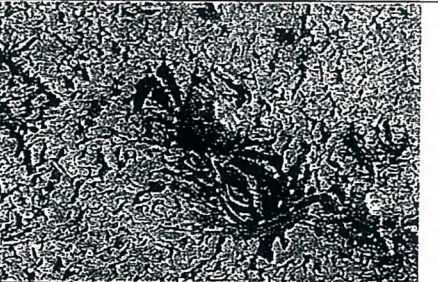
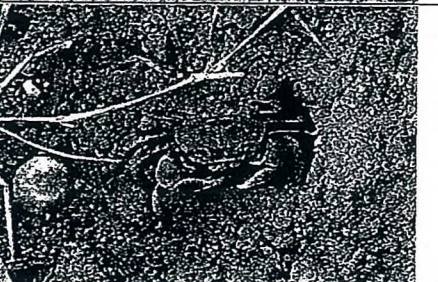



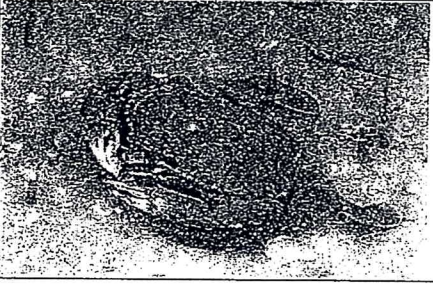
## Appendix 4

Summary of crabs recorded in the Survey Area and WRA between June 2019 to August 2019

Crab (Eubrachyura)		
1		<p>Family : Ocypodidae 沙蟹科  Common Name : Bowed Fiddler Crab  Scientific Name : <i>Tubuca arcuata</i>  中文名稱 : 弧邊管招潮蟹</p>
2		<p>Family : Ocypodidae 沙蟹科  Common Name : Milky Fiddler Crab  Scientific Name : <i>Austruca lactea</i>  中文名稱 : 乳白南方招潮蟹</p>
3		<p>Family : Ocypodidae 沙蟹科  Common Name : Northern Calling Fiddler Crab  Scientific Name : <i>Gelasimus borealis</i>  中文名稱 : 北方丑招潮蟹</p>
4		<p>Family : Ocypodidae 沙蟹科  Common Name : Splendid Fiddler Crab  Scientific Name : <i>Paraleptuca splendida</i>  中文名稱 : 麗彩擬瘦招潮蟹</p>
5		<p>Family : Ocypodidae 沙蟹科  Common Name :  Scientific Name : <i>Macrophthalmidae</i>  中文名稱 : 大眼蟹科</p>



6		<p>Family : Grapsidae 方蟹科  Common Name : Purple Climber Crab  Scientific Name : <i>Metopograpsus frontalis</i>  中文名稱 : 寬額大額蟹</p>
7		<p>Family : Sesarmidae 相手蟹科  Common Name : Red Clawed Crab  Scientific Name : <i>Parasesarma bidens</i>  中文名稱 : 雙齒擬相手蟹</p>
8		<p>Family : Ocypodidae 沙蟹科  Common Name : Buddish Crab  Scientific Name : <i>Tmethypocoelis ceratophora</i>  中文名稱 : 角眼拜佛蟹</p>
9		<p>Family : Ocypodidae 沙蟹科  Common Name : Horned Ghost Crab  Scientific Name : <i>Ocypode ceratophthalmus</i>  中文名稱 : 角眼沙蟹</p>
10		<p>Family : Varunidae 弓蟹科  Common Name :  Scientific Name : <i>Metaplax longipes</i>  中文名稱 : 長足長方蟹</p>
11		<p>Family : Varunidae 弓蟹科  Common Name :  Scientific Name : <i>Chasmagnathus convexus</i>  中文名稱 : 隆背張口蟹</p>

12		<p>Family : Portunidae 梭子蟹科  Common Name : Crenate Swimming Crab  Scientific Name : <i>Thalamita crenata</i>  中文名稱 : 鈍齒短槳蟹</p>
13		<p>Family : Portunidae 梭子蟹科  Common Name : Black Crab  Scientific Name : <i>Scylla serrata</i>  中文名稱 : 鋸緣青蟳</p>

## Appendix 5

Summary of fish recorded in the Survey Area and WRA between June 2019 to August 2019

	Family	Species name	Chinese Name	English Name
1	Ambassidae	<i>Ambassis gymnocephalus</i>	透明疏蘿	Bald glassy
2	Hemiramphidae	<i>Hyporhamphus limbatus</i>	水針	Congaturi halfbeak
3	Lutjanidae	<i>Lutjanus argentimaculatus</i>	紫紅笛鯛 (紅魷)	Mangrove snapper
4	Lutjanidae	<i>Lutjanus russellii</i>	火點	Russell's snapper
5	Mugilidae	<i>Planiliza affinis</i>	鱗魚	Eastern keelback mullet
6	Scatophagidae	<i>Scatophagus argus</i>	金鼓魚	Spotted Scat
7	Siganidae	<i>Siganus canaliculatus</i>	泥鯚	Mottled spinefoot
8	Sparidae	<i>Acanthopagrus latus</i>	黃鰭棘鯛 (黃腳鰺)	Yellowfin seabream



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陳嘉琳

在規劃時應考慮到西貢整體規劃，進行詳盡的交通可行性評估及生態影響調查。西貢近年興建的豪宅出售出現問題，區內的豪宅盤已飽和，沒必要再興建豪宅，更不能解決香港的房屋問題。

以下人士均贊同「西貢鄉民」之意見書，同樣反對修訂項目A、B、C、D，原因如下：

1. 改劃後將興建230個住宅單位，惡化現時擠塞的交通，嚴重影響目前西貢居民及居民日常生活；
2. 西貢社區設施嚴重不足，「政府、機構或社區」地帶應保留作興建有益西貢居民的設施，例如醫療及院舍；
3. 將「綠化地帶」改劃為低密度住宅將進一步破壞西貢鄉郊面貌，立下不良先例。

我們要求規劃署審視是次改劃對西貢的整體影響，全面檢視西貢近郊的規劃狀況，防止自然景觀被進一步破壞。

全名	身份證頭 4個字母	聯絡	補充意見
38 Lam Ho Ching			
39 Ma Chun Ming			
40 NG SIN NA			
41 Cheng yuen yi			停止建屋，正視交通擠塞問題
42 Leung yu pong			
43 Hung wing see cecilia			反對建屋
44 KY WAN			
45 John E. Chu			
46 Ho Sze Wai Mabel			
47 Kwok Sze Chung Benjamin			
48 Yeung Wing Ying			
49 邵智恒			
50 Lee Siu Kwan April			
51 Melody Chan Sui Lin			反對摧毀香港後花園！
52 Deancika Lau			
53 Ho Sze Long			
54 Sum Cho Yi			
55 Veronica Da Rosa			
56 YUEN SHUK LING			
57 LO Nim chi bernie			
58 Yau Nga Fong Carol			
59 YU HON BILL			
60 Lau Tsz Wan			
61 Ng Yin Sun			
62 Ling Ho Fai			
63 Mak Tsz Wub			
64 Fung Chi Wah Stephen			
65 Pui Shan Candy Chow			
66 Lee Siu Tung			
67 Renee shek			
68 Ngai Mei Chung			交通問題都要解決！
69 Kwan Chun Hang			
70 Hung Sui Ling			
71 Tsang Tsz Yeung			
72 Shek WingChi			
73 Kelvin cheung			
74 wong man chi			
75 Lao Mui Kwong			
76 Chan Chun Wai			
77 Wong ming			
78 Mia Rasborn			
79 HUNG PO CHU			
80 Luk Kai Yin			待交通擠塞完全改善，方可大量建屋。
81 CHENG YUEN YAN			反對再起樓，南圍窩美交通情況十分嚴峻，全日幾乎都無車，要等半小時以上先上到車，試過>1小時
82 Chan Pui Hang			

83	Ko Kam Ho
84	LO SIU KEI
85	徐頌欣
86	LAU CHING YEE
87	wong mei sze
88	tsang yuk lung
89	CHUNG LAI HING
90	lee kam ting
91	Leung Siu Mei
92	SHING Carrie Hoi Lam
93	何偉航
94	Tsang yick tat
95	Hui Ming yan
96	hiew kin moi
97	So Wing Laam
98	Shek Kwo Fung
99	CHAN SUK YEE
100	Yu Chi Kit Patrick
101	Yau Po Ki
102	Chung Chui Shan
103	Leung Yat Hei Dorcas
104	Kong Fung Ying
105	謝妙儀
106	Julyanna Hui
107	Tsang Kim Kei
108	Chan size Nga
109	Joyce Shek
110	陳家展
111	Kelsey Lau
112	Lo Chi Shing Joseph
113	Ho Yu Fan
114	YEUNG KIN SANG
115	Hi Yuk Ming
116	Lam King Tong
117	宋慧玲
118	蔡欣盈 Choi Yan Ying Dap
119	陳佩琼
120	Ma Siu Yan
121	YEUNG SIU MUI
122	Lai Hoi Tung Jovia
123	李信樂
124	Wong Ho Chun
125	Li Chun Ting
126	Ms yeung
127	Tso Kwok Ming
128	Chan Siu To Kelvin
129	李家榮
130	Chan Hon Kuen
131	Tse Ka Ho
132	Shing ka ki
133	Tam Cheuk Yi
134	Chan Yu Ching
135	Chan Hiu Wa

[illegible]



136	張家豪
137	Tse Ngai tung
138	Li Ce Art Cecilia
139	Ma Ka Fai
140	Shek Chun Kei
141	Cheung Kwan Nok
142	Wing Man LEE
143	Li Ho Chun
144	Tse Kin Wai
145	Ruth Chan
146	Cheng ya Wei alicé
147	Flora Lee
148	Wong hok sau
149	Lam Lai Ngor
150	Daniel Lau
151	Chow Oi ting Iora
152	Ho Chung Ming Suzie
153	Lam Cheuk Fai Arthur
154	Yeung siu yan
155	Ng ming Ho
156	Jane Wong
157	Tse Wen Chee Anns
158	Ip Ming Yin
159	Wan Wing keung
160	Sara Cheng
161	Chan Kwok Fung Jackson
162	Chan Ping Hoi Sam
163	Mok Cheuk Wai
164	Pau wing ka
165	Wong Wai Kin
166	Lau Ka Leong
167	Chan Cyrus Ho Hong
168	Pamela sin
169	陳俊彥
170	Helen Louise Norton
171	甄榮港
172	Gregory Perilleux
173	Tong Siu Lan Christina
174	Tang Yuen mei
175	Lai kit ting
176	tong hok yin
177	Wu Ka Yan
178	鍾南智
179	Yau Kwok fung
180	Lian Jones
181	Tong Hok lam
182	Yuen kam wah
183	Mok kit tie
184	Wong Kam man
185	Lam Shing Wai Gordon
186	Ka Yan Christine Cheng
187	Tong Chung Yee
188	NG HOI YAN

[illegible]

189	Tsz Ching Tsui
190	Janice Lin
191	LUK WAI LUN
192	KK Kwok
193	Miki ma
194	Candice Lee
195	Lau tsan fung
196	Law On Ying
197	Fan Chi Yan
198	Leung Tim Lung
199	YEUNG MIU CHUN
200	Simon Damodaran
201	chung shui sun
202	Lee Kin Lung
203	Joe Lee
204	Michelle Wong
205	Ma Kwai Fan
206	Katie chan
207	Heung ka wai
208	Tam Kam Ngor
209	Tse wong
210	Law Po Fai
211	黃瑞敏
212	Yeung Ka Man
213	Li On Ki
214	Lui Chi Man
215	許瑩瑩
216	LEUNG WAI YUNG
217	Yip Shui Mei
218	Karrie ho
219	Yip Man Chi
220	Alvin Cheung
221	Victor chu
222	許小儉
223	Alex Broggi
224	Kwok Wai Yin
225	Lam Wing Mui Flora
226	Betty Lee
227	LEE SIU WAH
228	林玉群
229	李煒堅
230	李晉偉
231	Bob Barrell
232	Chow Wai Shan
233	曾子祺
234	CHEUNG CHAK MAN
235	wan ka hing
236	KI CHRISTINE
237	Chak wan chi
238	Chan wan nga
239	Ng Hiu Fung

[illegible]

240	Yu hon man
241	Jerry Siu
242	Cheung Man Yee Leslie
243	Fung Ho Him Wilsa
244	Anna Tse
245	so po ling pauline
246	Keung S
247	Ng chi Yuen
248	NG KA YAN MARY
249	Helen Rigby
250	Connie So
251	Yuen Na Leung
252	Sean Barry
253	Kwok Wing Ting
254	Lee Wai Sang Wilson
255	HO Yuen Man
256	Kayomarz N Palkhiwalla
257	Li Ka Kan Candy
258	Cecilia Yeung
259	Sherrin Loh
260	Tse Viola
261	Tse Viola
262	張秀虹
263	Blair Dunton
264	CHAN CHUN KIT
265	Wong chi kwong
266	Queenie Law
267	Chan Wai Yee
268	Stella Ho
269	NG SAI HO
270	Chan Yuk Kwan
271	TAM WAI KIU
272	Becky Ip
273	Tsui Lok
274	Yuen Chungsze
275	WAN SIU WING
276	Cheung Ming Tak
277	Lee Norman Chun kee
278	LI OI YU SOUL
279	Debra Chow
280	Chan Man Kwong
281	Koolern Chu
282	Kwok Wai Ting
283	Luk Siu Ching
284	Yung po wan kat
285	Chan wui yu
286	Law ka wing
287	Wong chi shing
288	Chan Wai Hang
289	Nic Parker
290	Joey leung

[illegible]



290	霍漢橋
291	Tse Ho Ting
292	陳澤皓
293	Wong Yuet Yi
294	Lau Hoi Man Jan
295	Ho Pui Shan
296	Kit Ho
297	Chan Sing Yu
298	PP YEE LILIAN WAN
299	Osawa Makiko
300	HoYin Wan
301	LAI CHUN HONG
302	Kwok yee lee
303	KAKARLA krishna kumar
304	Robert James Lewington
305	Vincent Wong, KiSun
306	Kwong wing kwan
307	Ma Wing Yan
308	石英雅
309	Amanda Cheng
310	Chow Shuk han
311	Sara Fong
312	Isabella Tam
313	Shek Shui Ping Kitty
314	王志業
315	Chan Cheuk Yiu
316	Chan cho man
317	Gaspar Cecilia
318	LAI PAK KIN
319	So Kar Lok Gabriel
320	Chan Ka Wai
321	FUNG LAI MING
322	Cheung Yuen Yee Tracy
323	Mak Hei Man
324	Ng Yuk Choi
325	Lam Yik Oi
326	Po hon sum
327	Sum Cho Yi
328	James Parsons
329	Elisa Tsang
330	Chan Wai Kai
331	Cheung Kam Mui
332	Tong po lin
333	Ryan Ying
334	Annie hui
335	Hui pui ling annie

保護香港生態！我們不是大自然的主人！
西貢現時交通也負荷不了 新增住戶這會令到西貢的公共交通壓力增加
惡化現時擠塞的交通
Should provide green area and open space for recreational purpose instead of residential buildings.
Facilitate should be add such as badminton court, improve transportation
請保留原先規劃, 不要改建豪宅
西貢的道路交通平日已超負荷, 配套改善工程必然影響當地環境及生態, 影響原居民平靜生活權益。
仿效大嶼山。假期設立禁區紙設定以控制人流
Against the proposal
It's too crowded in Sai Kung, should minimize use of green land.
南圍高美等車等死人

		I am strongly against the proposed amendment items A, B, C and D and also disappointed with the Planning Department of HKSAR proposing to rezone those areas of Sai Kung. Sai kung has been known for its natural, untouched countryside scenery. If this proposal has been insanely granted, this back garden of Hong Kong will soon lose its signature. The overwhelming devastating effects to Sai Kung natural vicinity are surely irreversible if the planning goes ahead. Therefore, please stop and withdraw any plans of rezoning the land-use areas at the above location. Any put forward planning of rezoning the land-use in sai kung will be acted against my will as a local community resident as well as a public member of this consultation. Regards.
336	Leung ka sai	
337	Tsang Yik Yu	
338	Tang Chi Ying	反對於該地段興建230個住宅單位, 因會令西貢其他配套設施例如交通社區設施進一步緊張. 而該230單位並無助於減低香港一般市民舒緩住房問題. 實在全無必要.
339	Hugh Chiverton	
340	邱麗瑤	
341	Hung Shui Yee	
342	Cheung Wai Ling	現在西貢交通已處於飽和狀態, 如再改劃土地用途為住宅, 交通擠塞情況只會越來越嚴重. 西貢居民的日常生活, 絕對被影響!
343	Shiny Wing Yan	
344	Ng Yin Ping	
345	Cheung Kwai fan	
346	何嘉碧	交通擠塞已經非常嚴重!
347	Law Wing Tung	
348	Marina Wang	
349	Lam Wing Tung Rainbow	
350	Mak Wai Tung Lori	
351	Cheng Chok Kong Luke	
352	Chan Shu Leung	
353	Sze Ching Ling	
354	Jean Yu	保護香港後花園
355	Chow Lai Yee	
356	沈靜南	反對
357	yeung shung sang	
358	LeeTszChung	
359	Loong kwong shing	
360	Louis Broggi	
361	Hugo Broggi	
362	Lo Kar Lai	
363	Stephan Ortmann	
364	Li Chi Keung	
365	Ki Hoi Hung	
366	Yuen Nga Lam	
367	Lui Wing Yee	
368	Lo Shuk May	
369	Lai kam hei	The gov. should deal with the traffic problem first
370	shing kwok nung	
371	Ho Lai Ha	
372	TAM CHEUK HUNG	
373	Ma Yuk Lin	
374	Chau Hung	

376	Tam Suk Kuen Grace
377	Lo ki yuen
378	jim chui yung winnie
379	Leung Janice
380	Amanda Pang
381	Choi Chi Kit
382	young lai yin
383	Yeung Hok Leung
384	Lucia Leung
385	Lau Kit Yee Kitty
386	Lau Kit Yee Kitty
387	Pun Suk Mei Stella
388	Fuh chui fan
389	Emma Lo
390	Leung Sze Ngan
391	Neo cheung
392	蔡良發
393	Joanne Yu
394	黃志強
395	Fendi Cheung
396	Joyce Chan Yuk Yu
397	Cheng pak hung
398	So man wai
399	Joyce Chan Yuk Yu
400	Lau Sin Yan
	Joyce Chan Yuk Yu
401	Chan Yuk Sim
402	Tse Cheuk Yu
403	LEUNG PAK YUE
404	Kwong siu lun
405	chow Chung yiu Christoph
406	Ashley Pang
407	April Wong
408	Joshua Nan
409	Chung wong ting
410	Mak Wai Man
411	Chung Wing Yi
412	Chan Ka Wang
413	Cheuk Ming Kei
414	Tse Wai Chun
415	Yau Lai Hung
416	Chan Fuk Hong Thomas
417	Ching Lam Cheuk
418	蔡慧瑩
419	Chiu Christy Sze Chai
420	Li Wing Kar

	反對破壞綠化土地
	反對改劃西貢南圍村及響鐘村附近一帶的土地用途，當中包括改劃一幅位於南圍的綠化用地和響鐘的一幅「政府、機構或社區」地帶改劃為「住宅」地帶，只會破壞生態環境，加重交通負荷。
	請全面檢討丁權及丁屋政策
	西貢係香港人後花園，反對再係西貢興建公共房屋，不單破壞綠化帶，降低樹林覆蓋率，也帶來更嚴重嘅交通堵塞及空氣污染的問題！
	西貢萬萬不應修訂
	每日返工放工都係惡夢，司長你自己黎試吓丫，頂
	Already very crowded and disagree use the land to build private properties.
	起樓在棕地
	Stop burdening the beautiful nature of Sai Kung and the livelihood of Sai Kung residents with all the unplanned and inconsiderated construction.
	西貢交通日益擠塞，南圍屬海邊地段，遇上雨季經常出現水浸，唯一對外行車/行人村路亦波及，連電壓站及網絡亦曾癱瘓；若再加建數百幢房屋，基本如電網、渠務、行人及車輛進出亦成問題。
	西貢生態價值豐富 有很大的保育價值
	review and improve the transport service better than increase the no. of house.



421	溫寶倫
422	Steven Molyneux-Webb
423	Cherries Kwok
424	Yip hon
425	Cheng Sin Ting
426	Candice Wai Man To
427	Yue Chi Pang
428	Pang ting yuen
429	Chan yee lai
430	Yeung Ka yan
431	周志和
432	Winnie Chan
434	tiffany cheng
435	Shek Wing Lee
436	Leung Hoi sing
437	Lam yun fong
438	Leung ching yin
439	Leung Ho ying
440	Leung kin kwong
441	Lam yun wah
442	Ho keung fai
443	Lee Lai Yan
444	Leung kit Yee
445	Leung Hoi leung
446	Siu man fung
447	Jor Chi Keung
448	Leung Hoi leung
449	Boman Ho
450	Stefan kirschner
451	Kong Yee Lok
452	Lee sin yee
453	so man wai
454	Kong Wing Yi
455	Cheryl Lau
456	Christin Pennacchini
457	Leung Hong ken
458	Hui Kwong Shun
459	方子華
460	Ellen Fong
461	Chan Yiu Chor Andrew
462	Wong Ka Man
463	Janice Chu
464	Ricky Suen

In addition to the above, piecemeal rezoning to provide accommodation goes against both the government's efforts towards central development master-planning and efficiency (and is not in line with policies such as the Lantau Tomorrow vision or 2030+ plans) and against similarly long term decarbonisation strategies being formed (and comprising a legal obligation on the government) which require lower carbon footprint living. New housing in areas that are only accessible by road will achieve the opposite of both goals.

大塞車呀

反對任何破壞香港郊野行為

極反感

car parking prices have increased from 700 to 1500 hkd per month as there is no space! more houses = more cars = even more issues

反對

465	Yuen CHI Wai Henry
	Ricky Suen
466	Mok Tsz Kin
467	Queenie Ng
468	陳楚思
469	Wu King Chung
470	Ho Wing Han
471	Chiu Chung Hang
472	Chris Chan
473	Iris Chu
474	shek wai chun
475	KM Wong
476	Lee Shui Ming
477	Wan lok man
478	Karin Chai
479	Yip wai lun
480	Adams Wong
481	Tang kam yin
482	Cheng yee ying
483	George Wong
484	Li wailam
485	Carlos Tang
486	Chan wing to
487	CHIM HOI KIU
488	Benny
489	Tang YY Carlos
490	Tang Yiu Ying
491	Chan wing sze
492	Miao Yali
493	Chan man bun
494	Lam Chi Lung
495	Kwok Man Ka
496	羅景文
497	Jess Wong
498	Fu Heung Leung Betty
499	Dorothy Kai
500	Joseph Chan
501	丘洛翹
502	Tracy Fung
503	CHU KENG HONG
504	Nikita Lee
505	Lai Kin Wah Agnes
506	Leung Hin Yan
507	Tam Suk Han
508	Cheung On Man
509	Wong Man Kit
510	Calvin Law

反對
保留西貢鄉郊風貌, 實踐居民參與規劃
More pollution & cause damage to the green which distroy the main local sign of Sai Kung.
城市規劃應該優先採用棕地及廉租高爾夫球場用地, 勿再增加西貢區內交通負擔!
屌你老母啦林鄭, 生癌過日子啦
反對起住宅
一.保護香港僅有的郊野用地, 溫室氣體全球暖代問題加劇。二.提議政府處理圍村非法霸佔土地, 著手處理元朗等地區圍村問題。低密度住宅未見可實際解決注屋問題
西貢公眾設施根本沒有跟人口增長有任何改善
破壞濕地及鳥類棲息地
As a Hang Hau resident, this rezoning do definitely affect us as there is already, and also gonna be a lot of houses along Clear Water Bay Road, which exceeded the capacity of the road. While Tseung Kwan O's residents are rising drastically, it's inappropriate to build more houses and to further burden this area.

511	Debra Chow
512	SUM KIT YEE
513	CHEUNG YUEN TUNG
514	Kevin Pui
515	Chan Cheong Sang
516	Cheng mei kiu

Build elder home instead



tpbpd

寄件者: Anna Tse [REDACTED]  
寄件日期: 19日08月2019年星期一 14:57  
收件者: tpbpd@pland.gov.hk  
主旨: 白沙灣分區計劃大綱核准圖 編號 S/SK-HH/6 的修訂項目

致規劃署署長李啟榮先生及城市規劃委員會委員：

回：白沙灣分區計劃大綱核准圖 編號 S/SK-HH/6 的修訂項目

我知悉政府有意改劃西貢南圍村及響鐘村附近一帶的土地用途，當中包括改劃一幅位於南圍的綠化用地和響鐘的一幅「政府、機構或社區」地帶改劃為「住宅」地帶。基於以下原因，我反對修訂項目 A、B、C、D，原因如下

1. 改劃後將興建 230 個住宅單位，惡化現時擠塞的交通，嚴重影響目前西貢居民及居民日常生活；
2. 西貢社區設施嚴重不足，「政府、機構或社區」地帶應保留作興建有益西貢居民的設施，例如醫療及院舍；
3. 將「綠化地帶」改劃為低密度住宅將進一步破壞西貢鄉郊面貌，立下不良先例。

我要求規劃署審視是次改劃對西貢的整體影響，全面檢視西貢近郊的規劃狀況，防止自然景觀被進一步破壞。

Tse Wen Chee Anna

TPB/R/S/SK-HH/7-486

城市規劃委員會：

有關白沙灣分區計劃大綱核准圖編號 S/SK-HH/6 擬議修訂之意見書項目 A

西貢中心小學旁的用地是區內所餘無幾的「政府、機構或社區」用地，我們反對把此用地改劃作「住宅（丙類）4」地帶。

西貢鄉郊社福設施匱乏，欠缺非牟利團體提供的長者設施和家庭服務中心，現時西貢鄉郊居民需前往將軍澳使用社福設施，但將軍澳的長者設施早已超出負荷，不足以支援西貢鄉郊的需求。西貢公路、清水灣道交通擠塞情況日益嚴峻及交通不便令居民難以跨區使用社福服務。

現時政府庫房充裕，不必急於將近路的「政府、機構或社區」土地出售，應優先為六萬多位飽受交通問題困擾的西貢居民興建社區設施，不應隨便犧牲用作低密度住宅。日後前西貢中心小學將改作長者日間護理中心，我們建議此用地可作興建支援設施或康健社區中心、室內羽毛球場、籃球場、社區會堂等康體設施。財政預算案提出撥款 200 億購買私人物業作社福設施，當中西貢區佔 8 項，我們認為政府應先善用區內已有「政府、機構或社區」用地提供民生配套，再收購私人物業。

項目 C

南圍村唯一的出入通道狹窄，御采河堤對面的綠化地如改劃作住宅用地，勢必加劇南圍村口的交通樽頸問題，村口根本不能負荷額外數百架的車流。另西貢有多個大型住宅項目正發展，不斷加重早已超負荷的西貢公路、清水灣道、影業路的交通負擔，塞車問題無日無之。

擬議的住宅地處偏僻，自御采河堤興建伊始，南圍河道已積聚大量的砂石及垃圾，水質受污染。該處欠缺排污設施，建築廢料、垃圾及生活污水恐進一步污染河道，影響周邊環境生態及白沙灣海水水質，更加劇水浸災害。

另外，居民多年來在南圍村代表選舉中均有投票權，對於政府突然指土地並非南圍村界範圍感到詫異，政府應召開居民大會向村民解釋。此用地為南圍原居民的祖墳、祖屋所在，部分原居民家庭更是四代同堂，扎根半世紀，家中更有有年邁的長輩，因健康原因不宜挪動，不願遷離土生土長的環境。

基於以上原因，我們強烈反對把此用地改劃作「住宅（丙類）5」地帶。

填妥意見書後，可於限期前透過 WhatsApp 6750-2122 交回方國珊議員辦事處，  
截止日期：2019 年 8 月 21 日

**建議**

將軍澳第 137 區填料庫有 80 公頃的「熟地」，可優先用作各類型的住宅發展，不必見縫插針。

其他意見：\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

姓名： 方國珊

地址： [REDACTED]

電話： [REDACTED]

簽名： [Signature]

身份證： [REDACTED]

填妥意見書後，可於限期前透過 WhatsApp 6750-2122 交回方國珊議員辦事處，  
截止日期：2019 年 8 月 21 日



香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會秘書處

TPB/R/S/SK-HH/7-487

城市規劃委員會：

**有關白沙灣分區計劃大綱核准圖編號 S/SK-HH/6 擬議修訂之意見書**

**項目 A**

西貢中心小學旁的用地是區內所餘無幾的「政府、機構或社區」用地，我們反對把此用地改劃作「住宅（丙類）4」地帶。

西貢鄉郊社福設施匱乏，欠缺非牟利團體提供的長者設施和家庭服務中心，現時西貢鄉郊居民需前往將軍澳使用社福設施，但將軍澳的長者設施早已超出負荷，不足以支援西貢鄉郊的需求。西貢公路、清水灣道交通擠塞情況日益嚴峻及交通不便令居民難以跨區使用社福服務。

現時政府庫房充裕，不必急於將近路的「政府、機構或社區」土地出售，應優先為六萬多位飽受交通問題困擾的西貢居民興建社區設施，不應隨便犧牲用作低密度住宅。日後前西貢中心小學將改作長者日間護理中心，我們建議此用地可作興建支援設施或康健社區中心、室內羽毛球場、籃球場、社區會堂等康體設施。財政預算案提出撥款 200 億購買私人物業作社福設施，當中西貢區佔 8 項，我們認為政府應先善用區內已有「政府、機構或社區」用地提供民生配套，再收購私人物業。

**項目 C**

南園御采河堤對面的綠化地如改劃作住宅用地，除加劇南園村口的交通樽頸問題，西貢現時的道路網絡根本不能負荷額外的車流。另擬議的住宅地處偏僻，欠缺排污設施，建築廢料、垃圾及生活污水恐進一步污染河道，影響周邊環境生態及海水水質。基於以上原因，我們反對把此用地改劃作「住宅（丙類）5」地帶。

**建議**

將軍澳第 137 區填料庫有 80 公頃的「熟地」，可優先用作各類型的住宅發展，不必見縫插針。

其他意見：

匡湖居業主立案法團

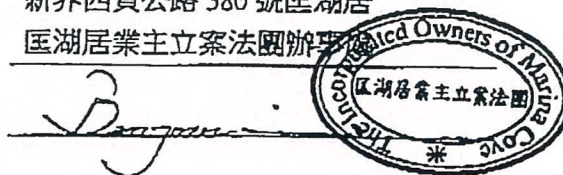
姓名：法團主席 方啟明

地址：

新界西貢公路 380 號匡湖居

電話：2358 0106

簽名：



填妥意見書後，可於限期前透過 WhatsApp 6750-2122 交回方國珊議員辦事處，

**截止日期：2019 年 8 月 21 日**

034

TPB/R/S/SK-HH/7-488

城市規劃委員會：

**有關白沙灣分區計劃大綱核准圖編號 S/SK-HH/6 擬議修訂之意見書****項目 A**

西貢中心小學旁的用地是區內所餘無幾的「政府、機構或社區」用地，我們反對把此用地改劃作「住宅（丙類）4」地帶。

西貢鄉郊社福設施匱乏，欠缺非牟利團體提供的長者設施和家庭服務中心，現時西貢鄉郊居民需前往將軍澳使用社福設施，但將軍澳的長者設施早已超出負荷，不足以支援西貢鄉郊的需求。西貢公路、清水灣道交通擠塞情況日益嚴峻及交通不便令居民難以跨區使用社福服務。

現時政府庫房充裕，不必急於將近路的「政府、機構或社區」土地出售，應優先為六萬多位飽受交通問題困擾的西貢居民興建社區設施，不應隨便犧牲用作低密度住宅。日後前西貢中心小學將改作長者日間護理中心，我們建議此用地可作興建支援設施或康健社區中心、室內羽毛球場、籃球場、社區會堂等康體設施。財政預算案提出撥款 200 億購買私人物業作社福設施，當中西貢區佔 8 項，我們認為政府應先善用區內已有「政府、機構或社區」用地提供民生配套，再收購私人物業。

**項目 C**

南園村唯一的出入通道狹窄，御采河堤對面的綠化地如改劃作住宅用地，勢必加劇南園村口的交通樽頸問題，村口根本不能負荷額外數百架的車流。另西貢有多個大型住宅項目正發展，不斷加重早已超負荷的西貢公路、清水灣道、影業路的交通負擔，塞車問題無日無之。

擬議的住宅地處偏僻，自御采河堤興建伊始，南園河道已積聚大量的砂石及垃圾，水質受污染。該處欠缺排污設施，建築廢料、垃圾及生活污水恐進一步污染河道，影響周邊環境生態及白沙灣海水水質，更加劇水浸災害。

另外，居民多年來在南園村代表選舉中均有投票權，對於政府突然指土地並非南園村界範圍感到詫異，政府應召開居民大會向村民解釋。此用地為南園原居民的祖墳、祖屋所在，部分原居民家庭更是四代同堂，扎根半世紀，家中更有有年邁的長輩，因健康原因不宜挪動，不願遷離土生土長的環境。

基於以上原因，我們強烈反對把此用地改劃作「住宅（丙類）5」地帶。

填妥意見書後，可於限期前透過 WhatsApp 6750-2122 交回方國珊議員辦事處，  
**截止日期：2019 年 8 月 21 日**

020



建議

將軍澳第 137 區填料庫有 80 公頃的「熟地」，可優先用作各類型的住宅發展，不必見縫插針。

其他意見： \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HKID: [REDACTED]  
姓名: YAN HON SEG 地址: [REDACTED]  
電話: [REDACTED] 簽名: [REDACTED]

填妥意見書後，可於限期前透過 WhatsApp 6750-2122 交回方國珊議員辦事處，  
截止日期：2019 年 8 月 21 日



TPB/R/S/SK-HH/7-489

城市規劃委員會：

有關白沙灣分區計劃大綱核准圖編號 S/SK-HH/6 擬議修訂之意見書項目 A

西貢中心小學旁的用地是區內所餘無幾的「政府、機構或社區」用地，我們反對把此用地改劃作「住宅（丙類）4」地帶。

西貢鄉郊社福設施匱乏，欠缺非牟利團體提供的長者設施和家庭服務中心，現時西貢鄉郊居民需前往將軍澳使用社福設施，但將軍澳的長者設施早已超出負荷，不足以支援西貢鄉郊的需求。西貢公路、清水灣道交通擠塞情況日益嚴峻及交通不便令居民難以跨區使用社福服務。

現時政府庫房充裕，不必急於將近路的「政府、機構或社區」土地出售，應優先為六萬多位飽受交通問題困擾的西貢居民興建社區設施，不應隨便犧牲用作低密度住宅。日後前西貢中心小學將改作長者日間護理中心，我們建議此用地可作興建支援設施或康健社區中心、室內羽毛球場、籃球場、社區會堂等康體設施。財政預算案提出撥款 200 億購買私人物業作社福設施，當中西貢區佔 8 項，我們認為政府應先善用區內已有「政府、機構或社區」用地提供民生配套，再收購私人物業。

項目 C

南圍村唯一的出入通道狹窄，御采河堤對面的綠化地如改劃作住宅用地，勢必加劇南圍村口的交通樽頸問題，村口根本不能負荷額外數百架的車流。另西貢有多個大型住宅項目正發展，不斷加重早已超負荷的西貢公路、清水灣道、影業路的交通負擔，塞車問題無日無之。

擬議的住宅地處偏僻，自御采河堤興建伊始，南圍河道已積聚大量的砂石及垃圾，水質受污染。該處欠缺排污設施，建築廢料、垃圾及生活污水恐進一步污染河道，影響周邊環境生態及白沙灣海水水質，更加劇水浸災害。

另外，居民多年來在南圍村代表選舉中均有投票權，對於政府突然指土地並非南圍村界範圍感到詫異，政府應召開居民大會向村民解釋。此用地為南圍原居民的祖墳、祖屋所在，部分原居民家庭更是四代同堂，扎根半世紀，家中更有有年邁的長輩，因健康原因不宜挪動，不願遷離土生土長的環境。

基於以上原因，我們強烈反對把此用地改劃作「住宅（丙類）5」地帶。

填妥意見書後，可於限期前透過 WhatsApp 6750-2122 交回方國珊議員辦事處，  
截止日期：2019 年 8 月 21 日

021

**建議**

將軍澳第 137 區填料庫有 80 公頃的「熟地」，可優先用作各類型的住宅發展，不必見縫插針。

其他意見： \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

姓名： 楊永康 地址： [REDACTED]  
電話： [REDACTED] 簽名： 楊永康  
HKID: [REDACTED]

填妥意見書後，可於限期前透過 WhatsApp 6750-2122 交回方國珊議員辦事處，  
截止日期：2019 年 8 月 21 日



TPB/R/S/SK-HH/7-490

城市規劃委員會：

有關白沙灣分區計劃大綱核准圖編號 S/SK-HH/6 擬議修訂之意見書項目 A

西貢中心小學旁的用地是區內所餘無幾的「政府、機構或社區」用地，我們反對把此用地改劃作「住宅（丙類）4」地帶。

西貢鄉郊社福設施匱乏，欠缺非牟利團體提供的長者設施和家庭服務中心，現時西貢鄉郊居民需前往將軍澳使用社福設施，但將軍澳的長者設施早已超出負荷，不足以支援西貢鄉郊的需求。西貢公路、清水灣道交通擠塞情況日益嚴峻及交通不便令居民難以跨區使用社福服務。

現時政府庫房充裕，不必急於將近路的「政府、機構或社區」土地出售，應優先為六萬多位飽受交通問題困擾的西貢居民興建社區設施，不應隨便犧牲用作低密度住宅。日後前西貢中心小學將改作長者日間護理中心，我們建議此用地可作興建支援設施或康健社區中心、室內羽毛球場、籃球場、社區會堂等康體設施。財政預算案提出撥款 200 億購買私人物業作社福設施，當中西貢區佔 8 項，我們認為政府應先善用區內已有「政府、機構或社區」用地提供民生配套，再收購私人物業。

項目 C

南園村唯一的出入通道狹窄，御采河堤對面的綠化地如改劃作住宅用地，勢必加劇南園村口的交通樽頸問題，村口根本不能負荷額外數百架的車流。另西貢有多個大型住宅項目正發展，不斷加重早已超負荷的西貢公路、清水灣道、影業路的交通負擔，塞車問題無日無之。

擬議的住宅地處偏僻，自御采河堤興建伊始，南園河道已積聚大量的砂石及垃圾，水質受污染。該處欠缺排污設施，建築廢料、垃圾及生活污水恐進一步污染河道，影響周邊環境生態及白沙灣海水水質，更加劇水浸災害。

另外，居民多年來在南園村代表選舉中均有投票權，對於政府突然指土地並非南園村界範圍感到詫異，政府應召開居民大會向村民解釋。此用地為南園原居民的祖墳、祖屋所在，部分原居民家庭更是四代同堂，扎根半世紀，家中更有有年邁的長輩，因健康原因不宜挪動，不願遷離土生土長的环境。

基於以上原因，我們強烈反對把此用地改劃作「住宅（丙類）5」地帶。

填妥意見書後，可於限期前透過 WhatsApp 6750-2122 交回方國珊議員辦事處，  
截止日期：2019 年 8 月 21 日

022



**建議**

將軍澳第 137 區填料庫有 80 公頃的「熟地」，可優先用作各類型的住宅發展，不必見縫插針。

其他意見： \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

姓名： 陸 秀 貞 地址： [REDACTED]  
電話： [REDACTED] 簽名： [Signature]  
身份證： [REDACTED]

填妥意見書後，可於限期前透過 WhatsApp 6750-2122 交回方國珊議員辦事處，  
截止日期：2019 年 8 月 21 日

城市規劃委員會：

TPB/R/S/SK-HH/7-491

有關白沙灣分區計劃大綱核准圖編號 S/SK-HH/6 擬議修訂之意見書

項目 A

西貢中心小學旁的用地是區內所餘無幾的「政府、機構或社區」用地，我們反對把此用地改劃作「住宅（丙類）4」地帶。

西貢鄉郊社福設施匱乏，欠缺非牟利團體提供的長者設施和家庭服務中心，現時西貢鄉郊居民需前往將軍澳使用社福設施，但將軍澳的長者設施早已超出負荷，不足以支援西貢鄉郊的需求。西貢公路、清水灣道交通擠塞情況日益嚴峻及交通不便令居民難以跨區使用社福服務。

現時政府庫房充裕，不必急於將近路的「政府、機構或社區」土地出售，應優先為六萬多位飽受交通問題困擾的西貢居民興建社區設施，不應隨便犧牲用作低密度住宅。日後前西貢中心小學將改作長者日間護理中心，我們建議此用地可作興建支援設施或康健社區中心、室內羽毛球場、籃球場、社區會堂等康體設施。財政預算案提出撥款 200 億購買私人物業作社福設施，當中西貢區佔 8 項，我們認為政府應先善用區內已有「政府、機構或社區」用地提供民生配套，再收購私人物業。

項目 C

南圍村唯一的出入通道狹窄，御采河堤對面的綠化地如改劃作住宅用地，勢必加劇南圍村口的交通樽頸問題，村口根本不能負荷額外數百架的車流。另西貢有多個大型住宅項目正發展，不斷加重早已超負荷的西貢公路、清水灣道、影業路的交通負擔，塞車問題無日無之。

擬議的住宅地處偏僻，自御采河堤興建伊始，南圍河道已積聚大量的砂石及垃圾，水質受污染。該處欠缺排污設施，建築廢料、垃圾及生活污水恐進一步污染河道，影響周邊環境生態及白沙灣海水水質，更加劇水浸災害。

另外，居民多年來在南圍村代表選舉中均有投票權，對於政府突然指土地並非南圍村界範圍感到詫異，政府應召開居民大會向村民解釋。此用地為南圍原居民的祖墳、祖屋所在，部分原居民家庭更是四代同堂，扎根半世紀，家中更有有年邁的長輩，因健康原因不宜挪動，不願遷離土生土長的環境。

基於以上原因，我們強烈反對把此用地改劃作「住宅（丙類）5」地帶。

填妥意見書後，可於限期前透過 WhatsApp 6750-2122 交回方國珊議員辦事處，  
截止日期：2019 年 8 月 21 日

**建議**

將軍澳第 137 區填料庫有 80 公頃的「熟地」，可優先用作各類型的住宅發展，不必見縫插針。

其他意見： \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

姓名： Ho Wai Yi

地址：

[Redacted Address]

電話： [Redacted Phone Number]

簽名：

[Signature]

HKID: [Redacted HKID]

填妥意見書後，可於限期前透過 WhatsApp 6750-2122 交回方國珊議員辦事處，  
截止日期：2019 年 8 月 21 日



TPB/R/S/SK-HH/7-492

城市規劃委員會：

有關白沙灣分區計劃大綱核准圖編號 S/SK-HH/6 擬議修訂之意見書項目 A

西貢中心小學旁的用地是區內所餘無幾的「政府、機構或社區」用地，我們反對把此用地改劃作「住宅（丙類）4」地帶。

西貢鄉郊社福設施匱乏，欠缺非牟利團體提供的長者設施和家庭服務中心，現時西貢鄉郊居民需前往將軍澳使用社福設施，但將軍澳的長者設施早已超出負荷，不足以支援西貢鄉郊的需求。西貢公路、清水灣道交通擠塞情況日益嚴峻及交通不便令居民難以跨區使用社福服務。

現時政府庫房充裕，不必急於將近路的「政府、機構或社區」土地出售，應優先為六萬多位飽受交通問題困擾的西貢居民興建社區設施，不應隨便犧牲用作低密度住宅。日後前西貢中心小學將改作長者日間護理中心，我們建議此用地可作興建支援設施或康健社區中心、室內羽毛球場、籃球場、社區會堂等康體設施。財政預算案提出撥款 200 億購買私人物業作社福設施，當中西貢區佔 8 項，我們認為政府應先善用區內已有「政府、機構或社區」用地提供民生配套，再收購私人物業。

項目 C

南圍村唯一的出入通道狹窄，御采河堤對面的綠化地如改劃作住宅用地，勢必加劇南圍村口的交通樽頸問題，村口根本不能負荷額外數百架的車流。另西貢有多個大型住宅項目正發展，不斷加重早已超負荷的西貢公路、清水灣道、影業路的交通負擔，塞車問題無日無之。

擬議的住宅地處偏僻，自御采河堤興建伊始，南圍河道已積聚大量的砂石及垃圾，水質受污染。該處欠缺排污設施，建築廢料、垃圾及生活污水恐進一步污染河道，影響周邊環境生態及白沙灣海水水質，更加劇水浸災害。

另外，居民多年來在南圍村代表選舉中均有投票權，對於政府突然指土地並非南圍村界範圍感到詫異，政府應召開居民大會向村民解釋。此用地為南圍原居民的祖墳、祖屋所在，部分原居民家庭更是四代同堂，扎根半世紀，家中更有有年邁的長輩，因健康原因不宜挪動，不願遷離土生土長的環境。

基於以上原因，我們強烈反對把此用地改劃作「住宅（丙類）5」地帶。

填妥意見書後，可於限期前透過 WhatsApp 6750-2122 交回方國珊議員辦事處，  
截止日期：2019 年 8 月 21 日

建議

將軍澳第 137 區填料庫有 80 公頃的「熟地」，可優先用作各類型的住宅發展，不必見縫插針。

其他意見： \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

姓名： Cheng Dicky 地址： \_\_\_\_\_  
電話： [REDACTED] 簽名： Cheng  
身份證： [REDACTED]

填妥意見書後，可於限期前透過 WhatsApp 6750-2122 交回方國珊議員辦事處，  
截止日期：2019 年 8 月 21 日



城市規劃委員會：

有關白沙灣分區計劃大綱核准圖編號 S/SK-HH/6 擬議修訂之意見書

項目 A

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項目 C

南圍村唯一的出入通道狹窄，御采河堤對面的綠化地如改劃作住宅用地，勢必加劇南圍村口的交通樽頸問題，村口根本不能負荷額外數百架的車流。另西貢有多個大型住宅項目正發展，不斷加重早已超負荷的西貢公路、清水灣道、影業路的交通負擔，塞車問題無日無之。

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另外，居民多年來在南圍村代表選舉中均有投票權，對於政府突然指土地並非南圍村界範圍感到詫異，政府應召開居民大會向村民解釋。此用地為南圍原居民的祖墳、祖屋所在，部分原居民家庭更是四代同堂，扎根半世紀，家中更有有年邁的長輩，因健康原因不宜挪動，不願遷離土生土長的環境。

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截止日期：2019 年 8 月 21 日



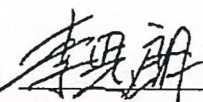
**建議**

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其他意見：\_\_\_\_\_

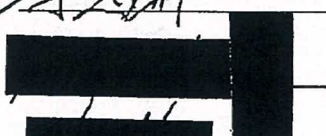
\_\_\_\_\_  
\_\_\_\_\_

姓名：

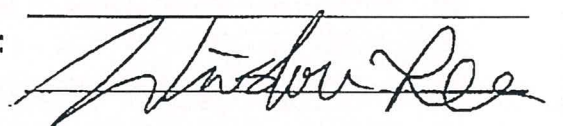


地址：

電話：



簽名：



身份證：



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截止日期：2019 年 8 月 21 日

TPB/R/S/SK-HH/7-494

城市規劃委員會：

有關白沙灣分區計劃大綱核准圖編號 S/SK-HH/6 擬議修訂之意見書項目 A

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項目 C

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截止日期：2019 年 8 月 21 日

027

建議

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其他意見： \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

姓名： LAU TSE KWAN

地址：

\_\_\_\_\_

電話： \_\_\_\_\_

簽名：

\_\_\_\_\_

身份證： \_\_\_\_\_

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截止日期：2019 年 8 月 21 日



城市規劃委員會：

有關白沙灣分區計劃大綱核准圖編號 S/SK-HH/6 擬議修訂之意見書

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項目 C

南圍村唯一的出入通道狹窄，御采河堤對面的綠化地如改劃作住宅用地，勢必加劇南圍村口的交通樽頸問題，村口根本不能負荷額外數百架的車流。另西貢有多個大型住宅項目正發展，不斷加重早已超負荷的西貢公路、清水灣道、影業路的交通負擔，塞車問題無日無之。

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截止日期：2019 年 8 月 21 日

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其他意見：\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

姓名： 黃何賢 地址： \_\_\_\_\_

電話： [REDACTED] 簽名： [Signature]

身份證： \_\_\_\_\_

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截止日期：2019 年 8 月 21 日

tpbpd

寄件者: anita hk [REDACTED]  
 寄件日期: 22日07月2019年星期一 13:10  
 收件者: tpbpd@pland.gov.hk  
 主旨: 西貢居民反對西貢南圍響鐘建大量豪宅 《白沙灣分區計劃大綱核准圖編號S/SK-HH/6》  
 附件: 楊學良 405屋 牌照費 S7477 1971.jpg; 楊學良 405 牌照費RAGLL S7477.jpg; 楊學良差餉2019.jpg; 西貢小巴經營者反對建豪宅簽名表.pdf; 西貢小巴司機反對建豪宅簽名表.pdf; 西貢居民反對建豪宅信.pdf; 西貢居民反對建豪宅簽名表 1.pdf; 西貢居民反對建豪宅簽名表 2.pdf; 西貢居民反對建豪宅簽名表 3.pdf; 西貢居民反對建豪宅簽名表 4.pdf; 南圍居民反對建豪宅信.pdf; 西貢南圍居民反對建豪宅簽名表.pdf

致

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：

西貢南圍居民反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的  
 擬議修訂項目

即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

現呈上反對信及簽名表如下：

	信件	簽名人數
西貢專線小巴經營者	1	9
西貢專線小巴司機及從業員	1	60
西貢居民	1	2,666
西貢南圍居民		368
西貢南圍村民詳細反對理由	1	

簽名總數

3,103

聯絡人：成元嬌小姐 [REDACTED]

-----  
 以下信件已在附件中：

致

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：

602



## 西貢南圍居民反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目

即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

我等乃南圍村居民，大部分為原居民，世代居於南圍村。部分由別處遷移至南圍村，亦當南圍村是我們的家。我們近期得知以上所述的修訂項目，現明確及強烈對其抗議及反對，原因如下：

### (1) 南圍村村民已使用涉及土地逾百年

所涉及的土地原屬南圍村範圍，本已有數戶居住在其中約七、八十年（現居於有關地段的村民地址（以政府文件作實）由 1972 至今也是南圍，請參考有關 405 號屋的三份附件。），南圍村村民的部分祖墳亦在其中或附近為何當初政府規劃村界時在沒有諮詢沒有通知下把該地段剔出南圍村範圍？這是重大的修改，現在政府欲在這地段興建大量豪宅及拆卸那些房屋我們才知悉此事。南圍村村民對此事感到非常震驚。興建豪宅之事規劃署之前並無進行廣泛及高調的諮詢或通知，如此重大的事情，政府理當召開村民大會通知及解釋，但事實上政府並未有如此做，亦沒有區議員通知我們南圍村村民是從鄉事會聽聞此事的。我們覺得政府想木已成舟後才通知村民。得知此事後我們主動向規劃署反影反對理由，但規劃署不予理會，並砌詞西貢交通和環境都不會受到此項目影響。

那些自出生已居住在那地段的南圍村村民現無故被『趕』出南圍村，變成無村村民，政府的理據何在？他們的房屋將被拆毀，規劃署只說一句會根據法例賠償，事前政府完全没有和受影響的村民商議。

### (2) 興建大量六層高別墅的影響

#### (a) 交通方面

現時南圍只有一條車路出村口，在早晚繁忙時段都出現車輛擠塞的情況，若再突然加插 130 個住宅單位，對南圍村口的交通肯定做成很嚴重的擠塞。規劃署預計 130 個住宅單位只會增加約 45 架車，明顯低估了。以現時南圍為例，每個 700 呎豪宅單位最少有一部車，有些 2 部。130 個住宅單位保

守估計增加 200 架車，這些車晚上回家後可泊在那裏？它們亦肯定會加劇南圍和西貢在繁忙時段樽頸位置的擠塞情況。但規劃署和運輸署一概置之不理。

從那些別墅出來的路口又沒有交通燈，很容易和南圍路的車輛發生碰撞，令意外頻生。究竟將來南圍路還是別墅路是主路（有優先行車權）？規劃署不予作答。這令現時使用南圍路的駕駛者非常不安，他們將來不但要飽受在村口塞車之苦，還可能要由主變副，要先讓那些別墅車先行。這實在欺人太甚了。為何那項目不另建一條新路由鄰近鄭植之中學的路段接駁西貢公路？起碼這樣對南圍路的影響少些。

響鐘村若加插 100 個豪宅單位後就可能增加約 150 架車輛。響鐘村出來是繁忙的主要西貢公路和巴士站，若那路口有大量車輛出入，會容易引發意外。

規劃署稱這 230 豪宅單位所增加的車輛流量佔整體西貢很少。我們難以苟同。在繁忙時段樽頸位置這 230 豪宅單位所增加的流量就是百上加斤。規劃署未能提供任何數據來支持他們的說法，反之，任何一個西貢居民都可作證及告訴大家他們每天所承受的搭車塞車之苦。

現在南圍村、窩美村和響鐘村三條村的居民早上上班或返學都很難上到小巴或巴士，因它們在前幾個巴士站早已載滿乘客。運輸署曾說現時西貢的公共交通是足夠的。作為每天都要等車排長龍受塞車之苦的西貢居民，我們實難同意。我們曾要求運輸署提供數據來支持他們的結論，但未有收到若然再突然加插約共八百至一千人入住南圍村和響鐘村，到時我們如何能夠乘車出市區上班上學？平日由下午四時至八時，彩虹地鐵 C2 出口為例，就有放學放工的人大排長龍搭車返西貢。在繁忙時段西貢的公共交通根本是不足夠的，再加人口就更不足夠。

我們懇請政府向我們偉大的祖國學習。中國近年在交通基建有卓越成就。以珠海橫琴為例，都是先建設好交通網絡才讓入民入駐。我們建議香港政府先疏導目前樽頸位置的擠塞的情況，然後才在西貢加建房屋。我們曾建議運輸署考慮興建兩條行車天橋，一條由井欄樹後的交通燈路口直達鑽石山地鐵站，另一條由鄭植之中學直達調頸嶺地鐵站。長遠計，運輸署可考慮興建地鐵由坑口延長至科技大學及南圍。到時新巴士及小巴線可以西貢



至南圍循環行走，現時出彩虹或坑口的樽頸擠塞問題便可解決了。但運輸署想也不想就拒絕了。

### (b) 供電方面

根據中華電力負責南圍村的李先生及岑先生在 2019 年 1 月 30 日告知本村一位聯絡人成元嬌小姐，現時南圍村的供電設施已達飽和，他們未能尋找到一個地方或方法來增加對南圍村的供電。所以，若容許這麼龐大的屋苑加插在南圍中，對整個南圍村的供電都構成嚴重壓力，恐怕是不勝負荷。規劃署辯稱增加供電沒有問題，若然如此，為何現在中電不能滿足現有南圍住戶要求增加其家中的供電？

### (c) 排污方面

南圍村有一條河，原本河水清澈及有魚蝦的。可惜自從有一私人屋苑（御采河堤）在上游興建後，其部分建築廢料被傾倒入河中，做成瘀塞，現在河水亦不斷被不明來歷的日常污水（估計是洗車、洗地、寵物沖涼等）所污染。間中出現大量泡沫或臭味。現在所涉及要興建的大型屋苑就在那御采河堤對面，我們恐怕那條河會進一步受到污染及發出臭味，破壞生態環境及影響附近居民。這些污水會直接流入大海嚴重傷害那裏僅餘的紅樹林

響鐘村也有一條河，該河現在河水亦不斷被不明來歷的日常污水所污染而發出惡臭，影響附近居民。若再興建大型屋苑在附近，對附近生態環境的破壞更不堪設想，尤其是那裏還是靠近海邊。

規劃署辯稱有關政府部門將會處理污染問題，但這只是規劃署一廂情願的講法，沒有任何部門曾承諾會跟進。現在響鐘河的污染，何曾有部門去處理？它的臭味每日有增無減。

### (d) 破壞風水

雖然並非每一個人都相信風水之說，但絕大部分南圍村村民都深信不疑。現在政府計劃容許在村民祖墳前面或附近的地方興建一大群六層高別墅，形成攔腰一斬架局，勢破南圍村的風水，令村民極度不安。雖然南圍村村民大多是善良的，但面對祖墳被毀風水被破難免會受到刺激，恐怕民憤一旦被激發不可收拾，景況堪虞，政府是否願意承擔此後果？



(e) 不通知不諮詢受影響的居民

政府並無就興建別墅一事先通知或諮詢南圍村、窩美村和響鐘村三條村的居民。我們是從鄉事會得悉此事的。如此重大的事情也不通知不諮詢受影響的村民就在區議會討論，政府是否打算暗渡陳倉？對政府如此不尊重受影響的居民，我們真感到惶恐及憤慨。

西貢區議會已於 2019 年 5 月 7 日通過臨時動議否決白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目，規劃署完全沒有合理回應，除了把涉及的問題敷衍了事或推卸給其他部門跟進，而其他部門又未有跟進規劃署便強行呈上城市規劃委員會，是赤裸裸的霸王硬上弓！

政府是否想利用南圍村響鐘村作試點？即漠視民意強行在鄉村加插別墅群若真如此，將來西貢的鄉村面貌將會面目全非，變成總有一座屋苑在咗近到時車多人多，西貢出入市區的交通會更擠塞，簡直是未有最塞，只有更塞！

**我們懇請城市規劃委員會不要通過《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目。**

我們亦懇請政府撤回此修訂項目及儘早與南圍村、窩美村和響鐘村三條村的村民開會磋商日後的土地用途。


我等不勝感激。

祝鈞安！

南圍村居民

2019 年 7 月 22 日

聯絡人： 成元嬌

電話： 

致 城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：

西貢居民反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目  
即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

我等乃西貢居民，現明確及強烈反對以上所述的修訂項目，主要是交通擠塞問題：

- 現時繁忙時段（即早上返工返學，除了暑假和長假期前後）西貢出彩虹或坑口均有嚴重樽頸擠塞問題。規劃處辯稱這 230 豪宅單位所增加的車輛流量佔整體西貢很少。作為每天都要等車排長龍受塞車之苦的西貢居民，我們實難以苟同。我們曾要求運輸署提供數據來支持他們的結論，但未有收到。
- 規劃處只預計增加約 80 輛車，但以現在西貢南圍為例，每個 700 呎豪宅單位最少有一部車，有些 2 部。保守估計 230 豪宅單位所增加的車輛最少有 350 部。在繁忙時段樽頸位置這 230 豪宅單位所增加的車流量就是百上加斤。
- 保守估計 230 豪宅單位所增加的人口最少有八百至一千人。運輸署曾說現時西貢的公共交通是足夠的。但實際上，現在南圍村、窩美村和響鐘村三條村的居民早上上班或返學都很難上到小巴或巴士，因它們在前幾個巴士站早已載滿乘客。若再突然加插約共八百至一千人入住南圍村和響鐘村，到時他們如何能夠乘車出市區上班上學？平日由下午四時至八時，彩虹地鐵 C 出口為例，就有放學放工的人大排長龍搭車返西貢。在繁忙時段西貢的公共交通根本是不足夠的，再加人口就更不足夠。

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我們懇請城市規劃委員會不要通過《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目。

我等不勝感激。

祝鈞安！







西貢居民

2019 年 7 月 3 日

聯絡人： 成元嬌

電話：



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<del>S</del>	"	Gm
L	海	<del>X</del>
Brown	Tex	Qch
S	I	M
A	W Palm	W
Twickenham	BN	Cow

7a		10/17/11
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21

議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

22

議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

23

謝修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

24

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-H/H/6》的擬  
議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

Cam		
NAI		IP
24		
871		張智強
Am		
1		
5	King	g
6		
Am		
16		
Sam		
1		
Dim		

25

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-H/H/6》的擬  
議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

Mr	Ang	Sh
Sh	郭志鵬	張文強
1		
1	張智強	
1	ly	Am
Cam	Sh	1
許國豪	Car	Ch
1	Am	1
Wan	1	1
1	Am	Am
1	Am	Am
1	Am	Am
1	Am	Am
1	Am	Am

26

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-H/H/6》的擬  
議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

1	1	1
1	Elaine	Joo
1	Am	Am
1	Am	Am
1	Am	Am
1	Am	Am
1	Am	Am
1	Am	Am
1	Am	Am
1	Am	Am
1	Am	Am
1	Am	Am
1	Am	Am
1	Am	Am
1	Am	Am

27

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-H/H/6》的擬  
議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

陳澤雄	1	1
何家豪	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1

28


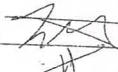








西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-111/5》的擬議修訂項目，即反對興建大量大屋高別墅(約 230 單位及地庫停車場)。

Un	有拉可	A
<del>St</del>	B	S-
GJ	喜议	FJS
Lgn	南江	Ben
CW	H. H. H.	O. C. H.
J. J. A.	V	Rd
T	Jo	M
W	Y. J.	P
K	Com.	
X	Nr	Cu
gr	AGy	To
m	GA	Sc
low	Z	Thursly

29

西貢居民強烈反對《白沙灣分區計劃大綱後修訂編號 S/SK-4/H/6》的擬議修訂項目，即反對興建六幢六層高別墅（約 230 單位及地庫停車場）。

	Mon	
张马坤		
张庆红	Lee	李庆红
张	Tommy Tan	
张红白	何志明	李靖
张红乙	宋子明	Angus
John	王良义	
董富强	董巍玲	
	李其	Jack
	陳少輝	Lin
Li		Serena
郑明敏	Lin	李燕翼
黎天美	TAO	Keith

30

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-A/46》的擬議修訂項目，即反對興建大量大層高別墅(約 230 單位及地庫停車場)。

by	<del>the</del>	in
JA	AP	li
Am	Man.	for
De	Isle	Dr
man	Soe	<del>James</del>
hw	Ey	<del>John</del>
PK	ay	JO
D.	<del>Alley</del>	<del>John</del>
rin	→	John
Yr	A-	→
<del>John</del>	<del>John</del>	<del>John</del>
<del>John</del>	John	in
John	<del>John</del>	John

31

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-A/1/E》的擬議修訂項目，即反對興建大量大屋高別墅(約 230 單位及地庫停車場)。

[illegible]

7, 2

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/DR-15/6》的提議修訂項目，即反對興建大量大層高別墅(約 230 單位及地庫停車場)。

1664

33

西貢居民強烈反對《白沙灣分區計畫大塘後港圖編號 S/SK-4-4/3》的擬議修訂項目，即反對興建大屋六層高別墅(約 230 單位及地庫停車場)。

102

34

西貢居民強烈反對《白沙灣分區計劃大綱修訂圖編號 S/534-P/1/6》的擬議修訂項目，即反對興建大量高層別墅(約 230 單位及地庫停車場)。

742

35

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/3K-L/18》的擬議修訂項目，即反對興建大體六層高別墅(約 230 單位及拖庫停車場)。

1000000

36

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/E》的擬  
議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

楊	James	Ch
✓	Lanade	Lo
Yan	<del>Lo</del>	An
W	Ja	Lo Shun
Yan	<del>Lo</del>	Lo
✓	陳國榮	Lawson
✓	陳國良	AP
✓	廖建侯	W
✓	Lox	W
✓	Lox	W
W	Lo	W
W	Lo	W
Yan	W	W

37

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/E》的擬  
議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

曾女士	Teppe	王
Zu	W	王
Lo Shun	Lo	王
Lo	Lo	王
王振宇	余廣南	張國偉
黃家俊	劉	Lo
Lo Shun	王	Lo
王國華	王	Lo
Eric	王	W
Lo	W	Lo
Lo	王	Lo
楊	W	Lo

38

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/E》的擬  
議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

王	王	W Tichen
Daniel	W	W
王國良	W	W
Lo Shun	W	W
王國良	W	W
李國英	W	W
王國良	W	W
王國良	W	W
王國良	W	W
王國良	W	W
王國良	W	W
王國良	W	W
王國良	W	W
王國良	W	W

39

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/E》的擬  
議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

王	王	W
王	W	W
王	W	W
王	W	W
王	W	W
王	W	W
王	W	W
王	W	W
王	W	W
王	W	W
王	W	W
王	W	W
王	W	W
王	W	W

40



西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-H/6》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

	Phy	Lin
	He	Gu
李德福	GLI	D
	Ch	Phy
		Chen
		Anthony
		A
	張順有	IF

41

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-H/6》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

	H	Sh

42

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-H/6》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

李德福		
	Phy	
	Lin	
Phy		
	GLI	

43

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-H/6》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

	Ch	Lin
張新榮		

44

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-PH/5》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

陳志強	Sam	1/12
陸生	Ray	鄭志強
吳	Ashley	吳志強
吳	Ben Lee	吳志強
吳	Ben	吳志強
子	Michael Tsang	吳志強
吳	劉家珍	吳志強
吳	吳	吳志強
吳	吳	吳志強
吳	吳	吳志強
劉國民	吳	吳志強

45

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-PH/6》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

NH6	Sam	1/12
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam

46

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-PH/7》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

陳	Sam	鄭志強
陳	Sam	鄭志強
陳	Sam	鄭志強
陳	Sam	鄭志強
陳	Sam	鄭志強
陳	Sam	鄭志強
陳	Sam	鄭志強
陳	Sam	鄭志強
陳	Sam	鄭志強
陳	Sam	鄭志強
陳	Sam	鄭志強

47

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-PH/8》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam
Sam	Sam	Sam

48

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

1	2	3
4	5	6
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10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
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112	113	114
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121	122	123
124	125	126
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604	605	606
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610	611	612
613	614	615
616	617	618
619	620	621
622	623	624
625	626	627
628	629	630
631	632	633
634	635	636
637	638	639
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646	647	648
649	650	651
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661	662	663
664	665	666
667	668	669
670	671	672
673	674	675
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679	680	681
682	683	684
685	686	687
688	689	690
691	692	693
694	695	696
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718	719	720
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727	728	729
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733	734	735
736	737	738
739	740	741
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748	749	750
751	752	753
754	755	756
757	758	759
760	761	762
763	764	765
766	767	768
769	770	771
772	773	774
775	776	777
778	779	780
781	782	783
784	785	786
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790	791	792
793	794	795
796	797	798
799	800	801
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811	812	813
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817	818	819
820	821	822
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832	833	834
835	836	837
838	839	840
841	842	843
844	845	846
847	848	849
850	851	852
853	854	855
856	857	858
859	860	861
862	863	864
865	866	867
868	869	870
871	872	873
874	875	876
877	878	879
880	881	882
883	884	885
886	887	888
889	890	891
892	893	894
895	896	897
898	899	900
901	902	903
904	905	906
907	908	909
910	911	912
913	914	915
916	917	918
919	920	921
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958	959	960
961	962	963
964	965	966
967	968	969
970	971	972
973	974	975
976	977	978
979	980	981
982	983	984
985	986	987
988	989	990
991	992	993
994	995	996
997	998	999
1000	1001	1002
1003	1004	1005
1006	1007	1008
1009	1010	1011
1012	1013	1014
1015	1016	1017
1018	1019	1020
1021	1022	1023
1024	1025	1026
1027	1028	1029
1030	1031	1032
1033	1034	1035
1036	1037	1038
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1054	1055	1056
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1063	1064	1065
1066	1067	1068
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1075	1076	1077
1078	1079	1080
1081	1082	1083
1084	1085	1086
1087	1088	1089
1090	1091	1092
1093	1094	1095
1096	1097	1098
1099	1100	1101
1102	1103	1104
1105	1106	1107
1108	1109	1110
1111	1112	1113
1114	1115	1116
1117	1118	1119
1120	1121	1122
1123	1124	1125
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西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/S1/11/18》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

53

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

54

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-21/1/3》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

55

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SC/4/1/16》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

56

41 Signatures



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劉	陶峰	陶
龍國恩	丁政	杜
長	尊錫	周志万

李雨	何玉燕	林明
李雨	蔡泽泳	田平
范兴	叶玉泉	马钟
范文	陈少卿	苏楠
范文红	潘国雄	杨池
周大岩	王小平	健文
纪劲	胡松	李秀
梅	Lun	董月秀
Mary Lo	刘嘉光	阿玲
陈梅英	吴	文强
白伟	郑如峰	黄永华
阿诗	余雪兰	陈春燕
董正成	翁金	Lun

侯振源	袁晨有	翁少鋒
陳婫娣	馮金梅	翁少鋒
馮一華	陳玉蓮	翁張天
劉子良	劉新娣	翁文海
張丁嬌	金怡卿	翁全
溫代喜	何一	馮詠然
劉錦麟	周玉華	丘玉金
劉遠喬	丘外机	丘玉軒
閔麗娟	尹銀像	丘慧珍
劉昭然	丘曉珍	丘加慧
蔡鳳兰	丘展圖	車標仙
丘宏輝	丘浩灝	王毓昇
羅勻廷	翁俊景	孔菊英

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西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-H/16》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

Li Li	Ann Chan	
方永明	黃志輝	
鄧子琪	黃旭文	
PO Lee	黃果揚	
鄧子琪		
潘維倫		
吳斯信		
劉錦林		
陳澤		
曉青		
王倩		
黃志強		
Ng		

劉敬君	陳大民	劉敬君	陳大民

西貢居民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-H/16》的擬議修訂項目，即反對興建大量六層高別墅(約 230 單位及地庫停車場)。

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2019

159  
致 城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：

西貢小巴經營者反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目

即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

我們是經營西貢小巴各路線的公司，現明確及強烈反對以上所述的修訂項目，主要是交通擠塞問題，令我們經營飽受困難。

現時繁忙時段（即早上返工返學，除了暑假和長假期前後）西貢出彩虹或坑口均有嚴重樽頸擠塞問題。規劃處辯稱這 230 豪宅單位所增加車輛流量佔整體西貢很少。我們實難同意。規劃處只預計增加約 80 輛車，但以現在西貢南圍為例，每個 700 呎豪宅單位最少有一部車，有些 2 部。保守估計 230 豪宅單位所增加的車輛最少有 350 部。在繁忙時段樽頸位置這 230 豪宅單位所增加車流量就是百上加斤。

西貢至彩虹的車程原本只是二十多分鐘，但繁忙時段塞車時就要個多小時。繁忙時段指平日早上七時至十時出市區、下午五時至八時入西貢、假日七時至十一時入西貢、下午四時至八時出市區。若沒有塞車，小巴原本一



小時可走一循環（西貢—彩虹—西貢），塞車就要三小時才可走一循環。即我們賺少了兩倍。遇著道路有小小交通事故，可塞上幾小時才行完原本二十分鐘的車程。我們司機的時間就常常浪費了在塞車上，而不是運送乘客。我們如何能賺到利潤呢？若再加多 350 部車輛就更加塞車，我們經營就更艱難了！很多司機因賺不夠錢過活，已被迫轉行。西貢區小巴現在長期缺乏司機，可鄰的居民排隊等車就要等更長時間了。只有減少塞車，即減少私家車，公共小巴才有生存空間，所以絕不可以再容許增加大量私家車在道路上。現在西貢公路正在進行的工程，只是治標不治本，完全不能解決樽頸擠塞的問題。運輸署亦沒有任何計劃去認真改善樽頸擠塞的問題。

我們懇請城市規劃委員會不要通過《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目。

不勝感激。

祝鈞安！

西貢專線小巴  
2019 年 7 月 3 日

路線：1, 1A

聯絡人：

馮耀源 黃耀明  
成發興 李俊明  
阮耀昌 梁順發

電話：

致

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：

西貢南圍居民反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目

即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

我等乃南圍村居民，大部分為原居民，世代居於南圍村。部分由別處遷移至南圍村，亦當南圍村是我們的家。我們近期得知以上所述的修訂項目，現明確及強烈對其抗議及反對，原因如下：

#### (1) 南圍村村民已使用涉及土地逾百年

所涉及的土地原屬南圍村範圍，本已有數戶居住在其中約七、八十年（現居於有關地段的村民地址（以政府文件作實）由 1972 至今也是南圍，請參考有關 405 號屋的三份附件。），南圍村村民的部分祖墳亦在其中或附近，為何當初政府規劃村界時在沒有諮詢沒有通知下把該地段剔出南圍村範圍？這是重大的修改，現在政府欲在這地段興建大量豪宅及拆卸那些房屋我們才知悉此事。南圍村村民對此事感到非常震驚。興建豪宅之事規劃署之前並無進行廣泛及高調的諮詢或通知，如此重大的事情，政府理當召開村民大會通知及解釋，但事實上政府並未有如此做，亦沒有區議員通知我們，南圍村村民是從鄉事會聽聞此事的。我們覺得政府想木已成舟後才通知村民。得知此

事後我們主動向規劃署反影反對理由，但規劃署不予理會，並砌詞西貢交通和環境都不會受到此項目影響。

那些自出生已居住在那地段的南園村村民現無故被『趕』出南園村，變成無村村民，政府的理據何在？他們的房屋將被拆毀，規劃署只說一句會根據法例賠償，事前政府完全没有和受影響的村民商議。

## (2) 興建大量六層高別墅的影響

### (a) 交通方面

現時南園只有一條車路出村口，在早晚繁忙時段都出現車輛擠塞的情況，若再突然加插 130 個住宅單位，對南園村口的交通肯定做成很嚴重的擠塞。規劃署預計 130 個住宅單位只會增加約 45 架車，明顯低估了。以現時南園為例，每個 700 呎豪宅單位最少有一部車，有些 2 部。130 個住宅單位保守估計增加 200 架車，這些車晚上回家後可泊在那裏？它們亦肯定會加劇南園和西貢在繁忙時段樽頸位置的擠塞情況。但規劃署和運輸署一概置之不理。

從那些別墅出來的路口又沒有交通燈，很容易和南園路的車輛發生碰撞，令意外頻生。究竟將來南園路還是別墅路是主路（有優先行車權）？規劃署不予作答。這令現時使用南園路的駕駛者非常不安，他們將來不但要飽受在村口塞車之苦，還可能要由主變副，要先讓那些別墅車先行。這實在欺人太甚了。為何那項目不另建一條新路由鄰近鄭植之中學的路段接駁西貢公路？起碼這樣對南園路的影響少些。



響鐘村若加插 100 個豪宅單位後就可能增加約 150 架車輛。響鐘村出來是繁忙的主要西貢公路和巴士站，若那路口有大量車輛出入，會容易引發意外。

規劃署稱這 230 豪宅單位所增加的車輛流量佔整體西貢很少。我們難以苟同。在繁忙時段樽頸位置這 230 豪宅單位所增加的流量就是百上加斤。規劃署未能提供任何數據來支持他們的說法，反之，任何一個西貢居民都可作證及告訴大家他們每天所承受的搭車塞車之苦。

現在南圍村、窩美村和響鐘村三條村的居民早上上班或返學都很難上到小巴或巴士，因它們在前幾個巴士站早已載滿乘客。運輸署曾說現時西貢的公共交通是足夠的。作為每天都要等車排長龍受塞車之苦的西貢居民，我們實難同意。我們曾要求運輸署提供數據來支持他們的結論，但未有收到。若然再突然加插約共八百至一千人入住南圍村和響鐘村，到時我們如何能夠乘車出市區上班上學？平日由下午四時至八時，彩虹地鐵 C2 出口為例，就有放學放工的人大排長龍搭車返西貢。在繁忙時段西貢的公共交通根本是不足夠的，再加人口就更不足夠。

我們懇請政府向我們偉大的祖國學習。中國近年在交通基建有卓越成就。以珠海橫琴為例，都是先建設好交通網絡才讓入民入駐。我們建議香港政府先疏導目前樽頸位置的擠塞的情況，然後才在西貢加建房屋。我們曾建議運輸署考慮興建兩條行車天橋，一條由井欄樹後的交通燈路口直達鑽石山地鐵站，另一條由鄭植之中學直達調頸嶺地鐵站。長遠計，運輸署可考慮興建地鐵由坑口延長至科技大學及南圍。到時新巴士及小巴線可以西貢至南圍循環行走，現時出彩虹或坑口的樽頸擠塞問題便可解決了。但運輸署想也不想就拒絕了。

(b) 供電方面

根據中華電力負責南園村的李先生及岑先生在 2019 年 1 月 30 日告知本村一位聯絡人成元嬌小姐，現時南園村的供電設施已達飽和，他們未能尋找到一個地方或方法來增加對南園村的供電。所以，若容許這麼龐大的屋苑加插在南園中，對整個南園村的供電都構成嚴重壓力，恐怕是不勝負荷。規劃署辯稱增加供電沒有問題，若然如此，為何現在中電不能滿足現有南園住戶要求增加其家中的供電？

### (c) 排污方面

南園村有一條河，原本河水清澈及有魚蝦的。可惜自從有一私人屋苑（御采河堤）在上游興建後，其部分建築廢料被傾倒入河中，做成淤塞，現在河水亦不斷被不明來歷的日常污水（估計是洗車、洗地、寵物沖涼等）所污染。間中出現大量泡沫或臭味。現在所涉及要興建的大型屋苑就在那御采河堤對面，我們恐怕那條河會進一步受到污染及發出臭味，破壞生態環境及影響附近居民。這些污水會直接流入大海嚴重傷害那裏僅餘的紅樹林。

響鐘村也有一條河，該河現在河水亦不斷被不明來歷的日常污水所污染而發出惡臭，影響附近居民。若再興建大型屋苑在附近，對附近生態環境的破壞更不堪設想，尤其是那裏還是靠近海邊。

規劃署辯稱有關政府部門將會處理污染問題，但這只是規劃署一廂情願的講法，沒有任何部門曾承諾會跟進。現在響鐘河的污染，何曾有部門去處理？它的臭味每日有增無減。

### (d) 破壞風水

雖然並非每一個人都相信風水之說，但絕大部分南圍村村民都深信不疑。現在政府計劃容許在村民祖墳前面或附近的地方興建一大群六層高別墅，形成攔腰一斬架局，勢破南圍村的風水，令村民極度不安。雖然南圍村村民大多是善良的，但面對祖墳被毀風水被破難免會受到刺激，恐怕民憤一旦被激發不可收拾，景況堪虞，政府是否願意承擔此後果？

(e) 不通知不諮詢受影響的居民

政府並無就興建別墅一事事先通知或諮詢南圍村、窩美村和響鐘村三條村的居民。我們是從鄉事會得悉此事的。如此重大的事情也不通知不諮詢受影響的村民就在區議會討論，政府是否打算暗渡陳倉？對政府如此不尊重受影響的居民，我們真感到惶恐及憤慨。

西貢區議會已於2019年5月7日通過臨時動議否決《白沙灣分區計劃大綱核准圖編號S/SK-HH/6》的擬議修訂項目，規劃署完全沒有合理回應，除了把涉及的問題敷衍了事或推卸給其他部門跟進，而其他部門又未有跟進，規劃署便強行呈上城市規劃委員會，是赤裸裸的霸王硬上弓！

政府是否想利用南圍村響鐘村作試點？即漠視民意強行在鄉村加插別墅群？若真如此，將來西貢的鄉村面貌將會面目全非，變成總有一座屋苑在咗近！到時車多人多，西貢出入市區的交通會更擠塞，簡直是未有最塞，只有更塞！

我們懇請城市規劃委員會不要通過《白沙灣分區計劃大綱核准圖編號S/SK-HH/6》的擬議修訂項目。



我們亦懇請政府撤回此修訂項目及儘早與南園村、窩美村和響鐘村三條村的村民開會磋商日後的土地用途。

我等不勝感激。

祝鈞安！

南園村居民

2019年7月22日

聯絡人：成元嬌



電話：



南園村村民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目，圖示 C 及 D，即反對興建大量六層高別墅。

成天送	成樹松	成掌燈
成澤輝	任志強	成志海
成樹輝	成俊賢	成兆基
成松樹	成	成修偉
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南園村村民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目，圖示 C 及 D，即反對興建大量六層高別墅。

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南園村村民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目，圖示 C 及 D，即反對興建大量六層高別墅。

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南園村村民強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目，圖示 C 及 D，即反對興建大量六層高別墅。

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成祥泰	Hai	陳
Pearl Creamy	Jimmy Chan Angie	黃楚芳 陳美英
Lisa Wendy	Melissa Aly	李麗儀 吳
林淑嫻 葛思恩	Catherine Wong Jojo	馮國強 梁麗珍
王佩珊	Jane 蔡樹枝	李佩珊 李依
Natasha Rachael Nina	Wendy Tso Graham To	鄧文迪 何志光
dora	Amy Emily	郭少明 楊玉蓮

4

[illegible]

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馬志平	A	Am
陳浩南	AL	wing
11.11	f	zc-
姚一夫	成子生	王
Ju	陸吉	丁
Fanny	鍾興	張利華
鄧嘉白	Anita Yung	沈可奇
何國	Mary	(V)
周美蓮	Helen Yung	+
Poon	楊玉芳	蕭麗貞
X	+	王
Anne	?	王
王	王	王

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Julien	Christine	
Deeny	Don	
Janey	Chris	
Toby		
Nina	成 成 成	
★	成 成 成	
Jess	成 成 成	
★	成 成 成	
★		

16

tpbpd

寄件者: anita hk  
寄件日期: 22日07月2019年星期一 15:46  
收件者: tpbpd@pland.gov.hk  
主旨: Fwd: 西貢居民反對西貢南圍響鐘建大量豪宅 《白沙灣分區計劃大綱核准圖編號S/SK-HH/6》

致  
城市規劃委員會秘書  
香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：

西貢南圍居民反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》  
的擬議修訂項目  
即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

本人現欲補充以下資料：  
我身份証號碼前 4 位是

我是代表簽了名的三千多人發言的。如有需要進一步資料，請聯絡我：  
成元嬌 電話：

----- Forwarded message -----

From: anita hk <[anitahealthy@gmail.com](mailto:anitahealthy@gmail.com)>  
Date: Mon, 22 Jul 2019, 13:09  
Subject: 西貢居民反對西貢南圍響鐘建大量豪宅 《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》  
To: <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

致  
城市規劃委員會秘書  
香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：

西貢南圍居民反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的  
擬議修訂項目  
即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

現呈上反對信及簽名表如下：

	信件	簽名人數
西貢專線小巴經營者	1	9
西貢專線小巴司機及從業員	1	60
西貢居民	1	2,666
西貢南圍居民		368
西貢南圍村民詳細反對理由	1	

簽名總數 -----  
3,103

聯絡人：成元嬌小姐

電話：[REDACTED]

-----  
以下信件已在附件中：

致

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：

西貢南圍居民反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目

即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

我等乃南圍村居民，大部分為原居民，世代居於南圍村。部分由別處遷移至南圍村，亦當南圍村是我們的家。我們近期得知以上所述的修訂項目，現明確及強烈對其抗議及反對，原因如下：

#### (1) 南圍村村民已使用涉及土地逾百年

所涉及的土地原屬南圍村範圍，本已有數戶居住在其中約七、八十年（現居於有關地段的村民地址（以政府文件作實）由 1972 至今也是南圍，請參考有關 405 號屋的三份附件。），南圍村村民的部分祖墳亦在其中或附近為何當初政府規劃村界時在沒有諮詢沒有通知下把該地段剔出南圍村範圍？這是重大的修改，現在政府欲在這地段興建大量豪宅及拆卸那些房屋我們才知悉此事。南圍村村民對此事感到非常震驚。興建豪宅之事規劃署之前並無進行廣泛及高調的諮詢或通知，如此重大的事情，政府理當召開村民大會通知及解釋，但事實上政府並未有如此做，亦沒有區議員通知我們



南圍村村民是從鄉事會聽聞此事的。我們覺得政府想木已成舟後才通知村民。得知此事後我們主動向規劃署反影反對理由，但規劃署不予理會，並砌詞西貢交通和環境都不會受到此項目影響。

那些自出生已居住在那地段的南圍村村民現無故被『趕』出南圍村，變成無村村民，政府的理據何在？他們的房屋將被拆毀，規劃署只說一句會根據法例賠償，事前政府完全没有和受影響的村民商議。

## (2) 興建大量六層高別墅的影響

### (a) 交通方面

現時南圍只有一條車路出村口，在早晚繁忙時段都出現車輛擠塞的情況，若再突然加插 130 個住宅單位，對南圍村口的交通肯定做成很嚴重的擠塞。規劃署預計 130 個住宅單位只會增加約 45 架車，明顯低估了。以現時南圍為例，每個 700 呎豪宅單位最少有一部車，有些 2 部。130 個住宅單位保守估計增加 200 架車，這些車晚上回家後可泊在那裏？它們亦肯定會加劇南圍和西貢在繁忙時段樽頸位置的擠塞情況。但規劃署和運輸署一概置之不理。

從那些別墅出來的路口又沒有交通燈，很容易和南圍路的車輛發生碰撞，令意外頻生。究竟將來南圍路還是別墅路是主路（有優先行車權）？規劃署不予作答。這令現時使用南圍路的駕駛者非常不安，他們將來不但要飽受在村口塞車之苦，還可能要由主變副，要先讓那些別墅車先行。這實在欺人太甚了。為何那項目不另建一條新路由鄰近鄭植之中學的路段接駁西貢公路？起碼這樣對南圍路的影響少些。

響鐘村若加插 100 個豪宅單位後就可能增加約 150 架車輛。響鐘村出來是繁忙的主要西貢公路和巴士站，若那路口有大量車輛出入，會容易引發意外。

規劃署稱這 230 豪宅單位所增加的車輛流量佔整體西貢很少。我們難以苟同。在繁忙時段樽頸位置這 230 豪宅單位所增加的流量就是百上加斤。規劃署未能提供任何數據來支持他們的說法，反之，任何一個西貢居民都可作證及告訴大家他們每天所承受的搭車塞車之苦。

現在南圍村、窩美村和響鐘村三條村的居民早上上班或返學都很難上到小巴或巴士，因它們在前幾個巴士站早已載滿乘客。運輸署曾說現時西貢的公共交通是足夠的。作為每天都要等車排長龍受塞車之苦的西貢居民，我們實難同意。我們曾要求運輸署提供數據來支持他們的結論，但未有收到。若然再突然加插約共八百至一千人入住南圍村和響鐘村，到時我們如何能夠乘車出市區上班上學？平日由下午四時至八時，彩虹地鐵 C2 出口為例，就有放學放工的人大排長龍搭車返西貢。在繁忙時段西貢的公共交通根本是不足夠的，再加人口就更不足夠。

我們懇請政府向我們偉大的祖國學習。中國近年在交通基建有卓越成就。以珠海橫琴為例，都是先建設好交通網絡才讓入民入駐。我們建議香港政府先疏導目前樽頸位置的擠塞的情況，然後才在西貢加建房屋。我們曾建議運輸署考慮興建兩條行車天橋，一條由井欄樹後的交通燈路口直達鑽石山地鐵站，另一條由鄭植之中學直達調頸嶺地鐵站。長遠計，運輸署可考慮興建地鐵由坑口延長至科技大學及南圍。到時新巴士及小巴線可以西貢至南圍循環行走，現時出彩虹或坑口的樽頸擠塞問題便可解決了。但運輸署想也不想就拒絕了。

#### (b) 供電方面

根據中華電力負責南圍村的李先生及岑先生在 2019 年 1 月 30 日告知本村一位聯絡人成元嬌小姐，現時南圍村的供電設施已達飽和，他們未能尋找一個地方或方法來增加對南圍村的供電。所以，若容許這麼龐大的屋苑加插在南圍中，對整個南圍村的供電都構成嚴重壓力，恐怕是不勝負荷。規劃署辯稱增加供電沒有問題，若然如此，為何現在中電不能滿足現有南圍住戶要求增加其家中的供電？

#### (c) 排污方面

南圍村有一條河，原本河水清澈及有魚蝦的。可惜自從有一私人屋苑（御采河堤）在上游興建後，其部分建築廢料被傾倒入河中，做成淤塞，現在河水亦不斷被不明來歷的日常污水（估計是洗車、洗地、寵物沖涼等）所污染。間中出現大量泡沫或臭味。現在所涉及要興建的大型屋苑就在那御采河堤對面，我們恐怕那條河會進一步受到污染及發出臭味，破壞生態環境及影響附近居民。這些污水會直接流入大海嚴重傷害那裏僅餘的紅樹林



響鐘村也有一條河，該河現在河水亦不斷被不明來歷的日常污水所污染而發出惡臭，影響附近居民。若再興建大型屋苑在附近，對附近生態環境的破壞更不堪設想，尤其是那裏還是靠近海邊。

規劃署辯稱有關政府部門將會處理污染問題，但這只是規劃署一廂情願的講法，沒有任何部門曾承諾會跟進。現在響鐘河的污染，何曾有部門去處理？它的臭味每日有增無減。

#### (d) 破壞風水

雖然並非每一個人都相信風水之說，但絕大部分南圍村村民都深信不疑。現在政府計劃容許在村民祖墳前面或附近的地方興建一大群六層高別墅，形成攔腰一斬架局，勢破南圍村的風水，令村民極度不安。雖然南圍村村民大多是善良的，但面對祖墳被毀風水被破難免會受到刺激，恐怕民憤一旦被激發不可收拾，景況堪虞，政府是否願意承擔此後果？

#### (e) 不通知不諮詢受影響的居民

政府並無就興建別墅一事先通知或諮詢南圍村、窩美村和響鐘村三條村的居民。我們是從鄉事會得悉此事的。如此重大的事情也不通知不諮詢受影響的村民就在區議會討論，政府是否打算暗渡陳倉？對政府如此不尊重受影響的居民，我們真感到惶恐及憤慨。

西貢區議會已於 2019 年 5 月 7 日通過臨時動議否決《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目，規劃署完全沒有合理回應，除了把涉及的問題敷衍了事或推卸給其他部門跟進，而其他部門又未有跟進規劃署便強行呈上城市規劃委員會，是赤裸裸的霸王硬上弓！

政府是否想利用南圍村響鐘村作試點？即漠視民意強行在鄉村加插別墅群若真如此，將來西貢的鄉村面貌將會面目全非，變成總有一座屋苑在咗近到時車多人多，西貢出入市區的交通會更擠塞，簡直是未有最塞，只有更塞！

我們懇請城市規劃委員會不要通過《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目。



我們亦懇請政府撤回此修訂項目及儘早與南圍村、窩美村和響鐘村三條村的村民開會磋商日後的土地用途。

我等不勝感激。

祝鈞安！

南圍村居民

2019年7月22日

聯絡人：成元嬌

電話：[REDACTED]

致

吳仕福先生 西貢區區議會主席 全體西貢區區議員

1/3/13

王水生先生 西貢鄉事委員會主席 全體西貢鄉事委員會執行委員

陳偉信先生 規劃署助理署長/新界區 運輸處 西貢地政處

抄送

鄉議局主席 劉業強先生 鄉議局副主席

張學明先生  
林偉強先生

敬啟者：

5月7日西貢區議會討論有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目

即在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

我等乃南圍村居民，大部分為原居民，世代居於南圍村。部分由別處遷移至南圍村，亦當南圍村是我們的家。我們近期得知以上所述的修訂項目，現明確及強烈對其抗議及反對，原因如下：

(1) 南圍邊界被收窄

(a) 所涉及的土地原屬南圍村範圍，本已有數戶居住在其中，南圍村村民的部分祖墳亦在其中或附近，為何該地段突然被剔出南圍村範圍？這是重大的修改，政府事前並無進行廣泛及高調的諮詢或通知，南圍村村民對此事感到震驚。如此重大的事情，政府理當召開村民大會通知及解釋，但事實上政府並未有如此做，南圍村村民有被暗奪土地的感覺。規劃處基於一份 1990 年使用的地圖辯稱發展項目在南圍村界以外，固不涉及南圍。我們認為應以 1972 年（即丁屋政策生效年）的村界圖為準，可惜規劃處未能公開此村界圖。現居於有關地段的村民地址（以政府文件作實）由 1972 至今也是南圍，請參考有關 405 號屋的三份附件。

(b) 那些自出生已居住在那地段的南圍村村民現無故被『趕』出南圍村，變成無村村民。政府的理據何在？事前政府有沒有和受影響的村民商議？

## (2) 興建大量六層高別墅

### (a) 交通方面：

- 現時南圍只有一條車路出村口，在早晚繁忙時段都出現車輛擠塞的情況，若再突然加插約 130 個住宅單位，而每戶估計有一兩部車，對南圍村口的交通肯定做成很嚴重的擠塞。從那些別墅出來的路口又沒有交通燈，很容易和南圍路的車輛發生碰撞，令意外頻生。究竟將來南圍路還是別墅路是主路（有優先行車權）？規劃處也未能作答。這令使用南圍路的駕駛者非常不安，他們將來不但要飽受在村口塞車之苦，還可能要由主變副，要先讓那些別墅車先行。這實在欺人太甚了。為何那項目不建一條新路由鄰近鄭植之中學的路段接駁西貢公路？起碼這樣對南圍路的影響少些。
- 響鐘村若加插 100 個豪宅單位後就可能增加約 150 架車輛。響鐘村出來是繁忙的主要西貢公路和巴士站，若那路口有大量車輛出入，會容易引發意外。

現在南圍村、窩美村和響鐘村三條村的居民早上上班或返學都很難上到小巴或巴士，因它們在前幾個巴士站早已載滿乘客。若然再突然加插約共八百至一千人入住南圍村和響鐘村，到時我們如何能夠乘車出市區上班上學？規劃處辯稱這 230 豪宅單位所增加的車輛流量佔整體西貢很少。我們難以苟同。在繁忙時段樽頸位置這 230 豪宅單位所增加的流量就是百上加斤。我們懇請政府向我們偉大的祖國學習。中國近年在交通基建有卓越成就。以珠海橫琴為例，都是先建設好交通網絡才讓人民入駐。我們建議香港政府先疏導目前樽頸位置的擠塞的情況，然後才在西貢建屋。運輸處可考慮興建兩條行車天橋，一條由井欄樹直達鑽石山地鐵站，另一條由鄭植之直達調頸嶺地鐵站。長遠計，運輸處可考慮興建地鐵由坑口延長至科技大學及南圍。到時新巴士及小巴線可以西貢至南圍循環行走，現時出彩虹或坑口的樽頸擠塞問題便可解決了。

(b) 供電方面：根據中華電力負責南圍村的李先生及岑先生在 2019 年 1 月 30 日告知本村一位聯絡人成元嬌小姐，現時南圍村的供電設施已達



飽和，他們未能尋找到一個地方或方法來增加對南圍村的供電。所以，若容許這麼龐大的屋苑加插在南圍中，對整個南圍村的供電都構成嚴重壓力，恐怕是不勝負荷。

(c) 排污方面：南圍村有一條河，原本河水清澈及有魚蝦的。可惜自從有一私人屋苑（御采河堤）在上游興建後，其部分建築廢料被傾倒入河中，做成淤塞，現在河水亦不斷被不明來歷的日常污水所污染。間中出現大量泡沫或臭味。現在所涉及要興建的大型屋苑就在那御采河堤對面，我們恐怕那條河會進一步受到污染及發出臭味，破壞生態環境及影響附近居民。

響鐘村也有一條河，該河現在河水亦不斷被不明來歷的日常污水所污染而發出臭味，影響附近居民。若再興建大型屋苑在附近，對附近生態環境的破壞更不堪設想，尤其是那裏還是海邊。

(d) 破壞風水：雖然並非每一個人都相信風水之說，但絕大部分南圍村村民都深信不疑。現在政府計劃容許在村民祖墳前面或附近的地方興建一大群六層高別墅，勢破南圍村的風水，令村民極度不安。

(e) 政府並無就興建別墅一事先通知或諮詢南圍村、窩美村和響鐘村三條村的居民。我們是從鄉事會得悉此事的。如此重大的事情也不通知不諮詢受影響的村民就在區議會討論，政府是否打算暗渡陳倉？對政府如此不尊重受影響的居民，我們真感到惶恐及憤慨。

政府是否想利用南圍村作試點？即先收窄鄉村的邊界，然後把剔出來的土地更改用途讓發展商去建大型屋苑。若真如此，將來西貢的鄉村面貌將會面目全非，變成總有一座屋苑在咗近！到時車多人多，西貢出市區的交通會更擠塞，簡直是未有最塞，只有更塞！

我們懇請西貢區區議會及鄉事會全力支持南圍村村民及強烈反對政府的有關修訂項目：《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目。

我們亦懇請政府撤回此修訂項目及儘早與南圍村、窩美村和響鐘村三條村的村民開會磋商日後的土地用途。

我等不勝感激。

祝鈞安！

南圍村居民

2019年5月2日

聯絡人： 成元嬌

電話：

致 城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：

西貢小巴司機及從業員反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目  
即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

我們是西貢小巴司機及從業員，現明確及強烈反對以上所述的修訂項目，主要是交通擠塞問題，令我們生計大受影響。

現時繁忙時段（即早上返工返學，除了暑假和長假期前後）西貢出彩虹或坑口均有嚴重樽頸擠塞問題。規劃處辯稱這 230 豪宅單位所增加的車輛流量佔整體西貢很少。作為每天都要飽受塞車之苦的司機，我們實難同意。我們曾要求運輸署提供數據來支持他們的結論，但尚未有收到。規劃處只預計增加約 80 輛車，但以現在西貢南圍為例，每個 700 呎豪宅單位最少有一部車，有些 2 部。保守估計 230 豪宅單位所增加的車輛最少有 350 部。在繁忙時段樽頸位置這 230 豪宅單位所增加的車流量就是百上加斤。

西貢至彩虹的車程原本只是二十多分鐘，但繁忙時段塞車時就要個多小時。繁忙時段指平日早上七時至十時出



市區、下午五時至八時入西貢、假日七時至十一時入西貢、下午四時至八時出市區。若沒有塞車，小巴原本一小時可走一循環（西貢－彩虹－西貢），塞車就要三小時才可走一循環。即我們賺少了兩倍。遇著道路有小小交通事故，可塞上幾小時才行完原本二十分鐘的車程。我們的時間就常常浪費了在塞車上，而不是運送乘客。我們如何能賺到錢過活？若再加多 350 部車輛就更加塞車，我們搵食就更艱難了！很多司機因賺不夠錢過活，已被迫轉行。西貢區小巴現在長期缺乏司機，可鄰的居民排隊等車就要等更長時間了。只有減少塞車，即減少私家車，公共小巴司機才有生存空間，所以絕不可以再容許增加大量私家車在道路上。現在西貢公路正在進行的工程，只是治標不治本，完全不能解決樽頸擠塞的問題。運輸署亦沒有任何計劃去認真改善樽頸擠塞的問題。

我們懇請城市規劃委員會不要通過《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目。

不勝感激。

祝鈞安！

西貢小巴司機及從業員

2019 年 7 月 3 日

聯絡人： 邱光生

電話：

西貢小巴司機和從業員強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目，圖示 C 及 D，即反對興建大量六層高別墅。

郭玉霞	張敬忠	<del>A</del>
<del>111</del>	王啟芳	<del>112</del>
<del>113</del>	陳國明	<del>114</del>
陳平	劉海明	<del>115</del>
江偉光	張志強	鄧文基
徐心榮	胡云秋	邱偉基
<del>116</del>	<del>117</del>	<del>118</del>
<del>119</del>	<del>120</del>	<del>121</del>
廖楚平	邱勇軍	<del>122</del>
張偉光	劉曉鳴	<del>123</del>
王月明	李國強	<del>124</del>
何厚名	胡子明	<del>125</del>
長榮方	謝國強	李偉倫

西貢小巴司機和從業員強烈反對《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目，圖示 C 及 D，即反對興建大量六層高別墅。

鍾耀邦	麥子傑	
<del>126</del>	林能輝	
李國強	陳啟明	
陳樹標	<del>127</del>	
倪偉光	鄭敬修	
石錦維	<del>A</del>	
李月明	鄧文基	
黃偉光	蘇國輝	
謝國強	謝國強	
邱國明		
王月明		
<del>128</del>		

tpbpd

寄件者: anita hk  
寄件日期: 21日08月2019年星期三 11:46  
收件者: tpbpd@pland.gov.hk  
主旨: Fwd: 西貢居民反對西貢南圍響鐘建大量豪宅 《白沙灣分區計劃大綱核准圖編號S/SK-HH/6》

致  
城市規劃委員會秘書  
香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：

西貢南圍居民反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》  
的擬議修訂項目  
即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

本人等現欲補充以下資料：

TPB/R/S/SK-HH/7-497

(1) WONG LAI PING

029

我是代表簽了名的西貢專線小巴經營者發言的。

(2) SING CHING ON

TPB/R/S/SK-HH/7-498

030

我是代表簽了名的西貢南圍居民發言的。我是南圍村村代表。

(3) YAU KEUNG HING

TPB/R/S/SK-HH/7-499

031

我是代表簽了名的西貢專線小巴司機及從業員發言的。

如有需要進一步資料，請聯絡：

成元嬌 電話：

----- Forwarded message -----

From: anita hk

Date: Mon, Jul 22, 2019 at 3:45 PM

Subject: Fwd: 西貢居民反對西貢南圍響鐘建大量豪宅 《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》

To: <tpbpd@pland.gov.hk>

致  
城市規劃委員會秘書  
香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：



西貢南圍居民反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》  
的擬議修訂項目

即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

本人現欲補充以下資料：  
我身份証號碼前 4 位是

我是代表簽了名的三千多人發言的。如有需要進一步資料，請聯絡我：  
成元嬌 電話：[REDACTED]

----- Forwarded message -----

From: anita hk [REDACTED]

Date: Mon, 22 Jul 2019, 13:09

Subject: 西貢居民反對西貢南圍響鐘建大量豪宅 《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》

To: <tpbpd@pland.gov.hk>

致

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：

西貢南圍居民反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的  
擬議修訂項目

即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

現呈上反對信及簽名表如下：

	信件	簽名人數
西貢專線小巴經營者	1	9
西貢專線小巴司機及從業員	1	60
西貢居民	1	2,666
西貢南圍居民		368
西貢南圍村民詳細反對理由	1	

簽名總數

-----  
3,103

聯絡人：成元嬌小姐

電話：[REDACTED]

-----  
以下信件已在附件中：

致

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：

西貢南圍居民反對有關《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目

即反對在南圍和響鐘興建六層高別墅群共 230 豪宅單位及地庫車場

我等乃南圍村居民，大部分為原居民，世代居於南圍村。部分由別處遷移至南圍村，亦當南圍村是我們的家。我們近期得知以上所述的修訂項目，現明確及強烈對其抗議及反對，原因如下：

#### (1) 南圍村村民已使用涉及土地逾百年

所涉及的土地原屬南圍村範圍，本已有數戶居住在其中約七、八十年（現居於有關地段的村民地址（以政府文件作實）由 1972 至今也是南圍，請參考有關 405 號屋的三份附件。），南圍村村民的部分祖墳亦在其中或附近為何當初政府規劃村界時在沒有諮詢沒有通知下把該地段剔出南圍村範圍？這是重大的修改，現在政府欲在這地段興建大量豪宅及拆卸那些房屋我們才知悉此事。南圍村村民對此事感到非常震驚。興建豪宅之事規劃署之前並無進行廣泛及高調的諮詢或通知，如此重大的事情，政府理當召開村民大會通知及解釋，但事實上政府並未有如此做，亦沒有區議員通知我們南圍村村民是從鄉事會聽聞此事的。我們覺得政府想木已成舟後才通知村民。得知此事後我們主動向規劃署反影反對理由，但規劃署不予理會，並砌詞西貢交通和環境都不會受到此項目影響。

那些自出生已居住在那地段的南圍村村民現無故被『趕』出南圍村，變成無村村民，政府的理據何在？他們的房屋將被拆毀，規劃署只說一句會根據法例賠償，事前政府完全没有和受影響的村民商議。

#### (2) 興建大量六層高別墅的影響

## (a) 交通方面

現時南圍只有一條車路出村口，在早晚繁忙時段都出現車輛擠塞的情況，若再突然加插 130 個住宅單位，對南圍村口的交通肯定做成很嚴重的擠塞。規劃署預計 130 個住宅單位只會增加約 45 架車，明顯低估了。以現時南圍為例，每個 700 呎豪宅單位最少有一部車，有些 2 部。130 個住宅單位保守估計增加 200 架車，這些車晚上回家後可泊在那裏？它們亦肯定會加劇南圍和西貢在繁忙時段樽頸位置的擠塞情況。但規劃署和運輸署一概置之不理。

從那些別墅出來的路口又沒有交通燈，很容易和南圍路的車輛發生碰撞，令意外頻生。究竟將來南圍路還是別墅路是主路（有優先行車權）？規劃署不予作答。這令現時使用南圍路的駕駛者非常不安，他們將來不但要飽受在村口塞車之苦，還可能要由主變副，要先讓那些別墅車先行。這實在欺人太甚了。為何那項目不另建一條新路由鄰近鄭植之中學的路段接駁西貢公路？起碼這樣對南圍路的影響少些。

響鐘村若加插 100 個豪宅單位後就可能增加約 150 架車輛。響鐘村出來是繁忙的主要西貢公路和巴士站，若那路口有大量車輛出入，會容易引發意外。

規劃署稱這 230 豪宅單位所增加的車輛流量佔整體西貢很少。我們難以苟同。在繁忙時段樽頸位置這 230 豪宅單位所增加的流量就是百上加斤。規劃署未能提供任何數據來支持他們的說法，反之，任何一個西貢居民都可作證及告訴大家他們每天所承受的搭車塞車之苦。

現在南圍村、窩美村和響鐘村三條村的居民早上上班或返學都很難上到小巴或巴士，因它們在前幾個巴士站早已載滿乘客。運輸署曾說現時西貢的公共交通是足夠的。作為每天都要等車排長龍受塞車之苦的西貢居民，我們實難同意。我們曾要求運輸署提供數據來支持他們的結論，但未有收到。若然再突然加插約共八百至一千人入住南圍村和響鐘村，到時我們如何能夠乘車出市區上班上學？平日由下午四時至八時，彩虹地鐵 C2 出口為例，就有放學放工的人大排長龍搭車返西貢。在繁忙時段西貢的公共交通根本是不足夠的，再加人口就更不足夠。



我們懇請政府向我們偉大的祖國學習。中國近年在交通基建有卓越成就。以珠海橫琴為例，都是先建設好交通網絡才讓入民入駐。我們建議香港政府先疏導目前樽頸位置的擠塞的情況，然後才在西貢加建房屋。我們曾建議運輸署考慮興建兩條行車天橋，一條由井欄樹後的交通燈路口直達鑽石山地鐵站，另一條由鄭植之中學直達調頸嶺地鐵站。長遠計，運輸署可考慮興建地鐵由坑口延長至科技大學及南圍。到時新巴士及小巴線可以西貢至南圍循環行走，現時出彩虹或坑口的樽頸擠塞問題便可解決了。但運輸署想也不想就拒絕了。

#### (b) 供電方面

根據中華電力負責南圍村的李先生及岑先生在 2019 年 1 月 30 日告知本村一位聯絡人成元嬌小姐，現時南圍村的供電設施已達飽和，他們未能尋找到一個地方或方法來增加對南圍村的供電。所以，若容許這麼龐大的屋苑加插在南圍中，對整個南圍村的供電都構成嚴重壓力，恐怕是不勝負荷。規劃署辯稱增加供電沒有問題，若然如此，為何現在中電不能滿足現有南圍住戶要求增加其家中的供電？

#### (c) 排污方面

南圍村有一條河，原本河水清澈及有魚蝦的。可惜自從有一私人屋苑（御采河堤）在上游興建後，其部分建築廢料被傾倒入河中，做成瘀塞，現在河水亦不斷被不明來歷的日常污水（估計是洗車、洗地、寵物沖涼等）所污染。間中出現大量泡沫或臭味。現在所涉及要興建的大型屋苑就在那御采河堤對面，我們恐怕那條河會進一步受到污染及發出臭味，破壞生態環境及影響附近居民。這些污水會直接流入大海嚴重傷害那裏僅餘的紅樹林

響鐘村也有一條河，該河現在河水亦不斷被不明來歷的日常污水所污染而發出惡臭，影響附近居民。若再興建大型屋苑在附近，對附近生態環境的破壞更不堪設想，尤其是那裏還是靠近海邊。

規劃署辯稱有關政府部門將會處理污染問題，但這只是規劃署一廂情願的講法，沒有任何部門曾承諾會跟進。現在響鐘河的污染，何曾有部門去處理？它的臭味每日有增無減。

#### (d) 破壞風水

雖然並非每一個人都相信風水之說，但絕大部分南圍村村民都深信不疑。現在政府計劃容許在村民祖墳前面或附近的地方興建一大群六層高別墅，形成攔腰一斬架局，勢破南圍村的風水，令村民極度不安。雖然南圍村村民大多是善良的，但面對祖墳被毀風水被破難免會受到刺激，恐怕民憤一旦被激發不可收拾，景況堪虞，政府是否願意承擔此後果？

#### (e) 不通知不諮詢受影響的居民

政府並無就興建別墅一事事先通知或諮詢南圍村、窩美村和響鐘村三條村的居民。我們是從鄉事會得悉此事的。如此重大的事情也不通知不諮詢受影響的村民就在區議會討論，政府是否打算暗渡陳倉？對政府如此不尊重受影響的居民，我們真感到惶恐及憤慨。

西貢區議會已於 2019 年 5 月 7 日通過臨時動議否決《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目，規劃署完全沒有合理回應，除了把涉及的問題敷衍了事或推卸給其他部門跟進，而其他部門又未有跟進規劃署便強行呈上城市規劃委員會，是赤裸裸的霸王硬上弓！

政府是否想利用南圍村響鐘村作試點？即漠視民意強行在鄉村加插別墅群若真如此，將來西貢的鄉村面貌將會面目全非，變成總有一座屋苑在咗近到時車多人多，西貢出入市區的交通會更擠塞，簡直是未有最塞，只有更塞！

**我們懇請城市規劃委員會不要通過《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目。**

我們亦懇請政府撤回此修訂項目及儘早與南圍村、窩美村和響鐘村三條村的村民開會磋商日後的土地用途。

我等不勝感激。

祝鈞安！

南圍村居民

2019 年 7 月 22 日

聯絡人： 成元嬌

電話：





tpbpd

寄件者: Amy Chung  
寄件日期: 17日08月2019年星期六 20:01  
收件者: tpbpd@pland.gov.hk  
主旨: 反對西貢南圍及響鐘興建新豪宅

敬啟者，

有關「白沙灣分區計劃大綱核准圖編號 S/SK-HH/6 的擬議修訂項目」

上述計劃早於 5 月 7 日已經區議會通過動議否決有關計劃，但城規會仍在 6 月刊憲。本人居住西貢超過 20 年，由出生到現在，見證西貢的變化。近年愈來愈多人進出西貢及有不少新興建的住宅，交通已不勝負荷，每天早上出門上班上學都由十多二十分鐘的路程到現在需要預早多一個小時出門 避免大量的上班人士和學生門在同差不多的時間等車和多車一同行駛而致塞死。再者，很多時候道路交通使用者都新搬到西貢或因不熟悉路況而發生很多交通意外再導致只有兩線出入的西貢塞死。當初沒有一位議員通知/告知這計劃，令我們險些錯過反對期限，這些明顯是知道居民會反對想偷偷通過從中獲利！

在這 我本人 Amy Chung 反對這計劃 反對再興建住宅，這些住宅完全不會令等上公屋或大部分香港人獲益，只會給有錢人，大陸人有利。不要再用一些提供更多居住地方給香港人做藉口，連一個新移民只來港兩年多用了一年時間申請就能上公屋 而香港人就要超過十年！現在閱讀這電郵的你經過這幾個月的光復香港 還能沈默嗎？雖然，可能你不住在西貢，但我相信香港大全部 18 區都面對同樣的問題！不只是交通問題，而是有必要興建沒有年輕一代能負擔的樓嗎？如果你有小孩，你覺得他們的未來是怎樣？住五百多萬的小房子只有二百多呎？或者是連二百多呎的住不上？

請停止在西貢興建任何沒有港人得益的住宅！  
強烈譴責及反對計劃！

祝鈞安！  
西貢居民  
鍾小姐 啟

寄件者: [REDACTED]  
寄件日期: 19日08月2019年星期一 10:47  
收件者: tpbpd  
主旨: Re: OPPOSE TO REZONING IN NAM WAI, HEUNG CHEUNG

Dear Christina. below is the number .. Full name is Daniel McLoughlin - [REDACTED] ( first four alpha numeric )

Hebe Haven OZP No. S/SK-HH/7,

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**From:** "tpbpd" <tpbpd@pland.gov.hk>  
**To:** "mcloughlin" <[REDACTED]>  
**Sent:** Monday, August 19, 2019 10:27:16 AM  
**Subject:** RE: OPPOSE TO REZONING IN NAM WAI, HEUNG CHEUNG

Dear Sir/Madam,

I refer to your preceding email dated 15.8.2019.

As you have not mentioned any draft Outline Zoning Plan (OZP) number / Application number in your e-mail, I write to seek your clarification on which draft plan / application case your representation / comment submission relates to. Your reply by 23.8.2019 is highly appreciated.

Furthermore, your attention is specially drawn to the latest guidelines TPB PG-No 29B in relationship to the submission of representations / comments / further representation. In particular, if the full name and the first four alphanumeric characters of HKID card / passport number are not provided, the submission shall be treated as not having been made.

Thanks.

(Christina TSE)  
Town Planning Board Secretariat

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**From:** [REDACTED]  
**Sent:** Thursday, August 15, 2019 10:16 AM  
**To:** tpbpd@pland.gov.hk  
**Subject:** OPPOSE TO REZONING IN NAM WAI, HEUNG CHEUNG

Dear Sir / Madam

I write to oppose the plan of rezoning in Nam Wai. there are many reasons bu this area has environmental qualities such as the mangroves and building could negatively impact upon this. Also there is one road in and out of Nam Wai, really another 230 flats would have adverse impacts on the traffic flow in and out of the village. I don't think this has been thought out properly

regards dan

tpbpd

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寄件者: Green Sense環保觸覺 [REDACTED]  
寄件日期: 21日08月2019年星期三 18:25  
收件者: tpbpd  
主旨: 有關：白沙灣分區計劃大綱核准圖（申請編號 S/SK-HH/7 ）—環保觸覺意見書  
附件: 20190821 S\_SK\_HH\_7\_環保觸覺意見書.pdf

Dear Sir/Madam,

Please find the attachment.

Thank you.

環保觸覺 Green Sense



致城市規劃委員會：

## 有關白沙灣分區計劃大綱核准圖（S/SK-HH/7）意見書

本會環保觸覺就白沙灣分區計劃大綱核准圖（S/SK-HH/7）中修訂項目 C 及 D 將一幅位於南圍以南的用地由「綠化地帶」改劃為「住宅(丙類) 5」地帶及把一幅位於南圍以南，現為「御采·河堤」佔用的用地由「綠化地帶」改劃為「住宅(丙類) 6」地帶提出反對，原因如下：

### 開發綠化地帶 破壞西貢自然景觀

是次計劃大綱將南圍以南的綠化地帶改劃為低密度住宅用地，過程定必會砍伐大量樹木及破壞原有植被生態，降低西貢鄉郊的景觀質素及剝奪當區居民該擁有的生活空間。綠化地帶原意是作為城郊之間的緩衝，並不宜進行發展；但是次計劃大綱卻與之相違背，亦將破壞西貢自然環境景觀。

### 進一步惡化西貢交通問題

西貢交通擠塞問題困擾當區居民多時。縱使政府開展了改善西貢公路及蠔涌區內的道路工程，但新建的低密度住宅，只會令更多車輛進出西貢，進一步加重西貢的交通負荷，令工程作用不大。

### 計劃未能為當區帶來益處

計劃大綱不但沒有令西貢居民有任何得益，改劃後興建的低密度住宅亦未能改善極大部分香港市民的住屋需要，卻只是將發展不斷擴散至近郊及鄉郊地區。另外，修訂項目 A 及將原本可興建對西貢居民有利的公共設施的「政府、機構或社區」用地改為住宅，並未真正顧及到居民需要。

就以上各個理由，本會誠希城市規劃委員會重新審視是次用地改劃對西貢及當區居民的影響，亦不應輕易破壞環境，失去規劃綠化地帶的原意。

為減少行政開支及紙張，請勿郵寄確認信予本會。回覆請致電 8100-4877 或 電郵至 info@greensense.org.hk 與譚先生聯絡。

環保觸覺  
二零一九年八月二十一日

Hi  
Please see below regarding my objection.

Name: Derek Roy Crane

The map displays a coastal area with various land parcels labeled R(C)2, GR, GRC, CFA, etc., and zones A, B, C, D. Key roads include CLEAR WATER BAY ROAD and MARINA COVE DRIVE. The map also shows existing infrastructure like the TONG KEE MOUNTAIN LANE and SHAN HING STREET.

**行政長官會同市政會議於二〇一一年一月四日**

**批准道路（工程、使用及雜項）條例（第370章）**

**擬議的清水灣與馬禮遜道的一條新公路分段中線工程，**

**該段路線內的地區為：**

**有權力將有關的道路顯示在這份圖上以供參考之用。**

THE ROADS AS DESCRIBED IN THE ROAD SCHEME FOR BRIDGING OF IRAM'S HIGHWAY BETWEEN CHIAI WATERS BAY ROAD AND MARINA COVE AND IMPROVEMENT TO LOCAL ACCESS TO HO CHUNG, AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE ROADS WORKS, USE AND COMPENSATION ORDINANCE (CHAPTER 370 ON 4.10.2011 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY)

**路門「A」有特種編號許可**

**ROAD JUNCTION**

**(SUBJECT TO DETAILED DESIGN)**

**行政長官會同市政會議於二〇一一年一月四日**

**根據道路（工程、使用及雜項）條例（第370章）**

**擬議的清水灣與馬禮遜道之一條新公路分段中線工程，**

**該段路線內的地區為：**

**有權力將有關的道路顯示在這份圖上以供參考之用。**

THE ROADS AS DESCRIBED IN THE ROAD SCHEME FOR BRIDGING OF IRAM'S HIGHWAY BETWEEN CHIAI WATERS BAY ROAD AND MARINA COVE AND IMPROVEMENT TO LOCAL ACCESS TO HO CHUNG, AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE ROADS WORKS, USE AND COMPENSATION ORDINANCE (CHAPTER 370 ON 4.10.2011 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY)

**A** COMMUNITY REZONING  
**B** COMMUNITY REZONING  
**C** RESIDENTIAL ZONE  
**D** INDUSTRIAL ZONE

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

Sent: Monday, August 19, 2019 10:27 AM

To: Derek Crane [REDACTED]

Subject: RE: Nam Wai rezoning.

Dear Sir/Madam,

I refer to your preceding email dated 16.8.2019.

As you have not mentioned any draft Outline Zoning Plan (OZP) number / Application number in your e-mail, I write to seek your clarification on which draft plan / application case your representation / comment submission relates to. Your reply by 23.8.2019 is highly appreciated.

Furthermore, your attention is specially drawn to the latest guidelines TPB PG-No 29B in relationship to the submission of representations / comments / further representation. In particular, if the full name and the first four alphanumeric characters of HKID card / passport number are not provided, the submission shall be treated as not having been made.

Thanks.

(Christina TSE)

Town Planning Board Secretariat

-----Original Message-----

From: Derek Crane [REDACTED]

Sent: Friday, August 16, 2019 8:47 PM

To: tpbpd@pland.gov.hk

Subject: Nam Wai rezoning.

Dear Sir/Madam

Please note that I object the rezoning of land in Nam Wai from "Green Belt" to "Residential (Group C)5" for private housing development.

I strongly believe that Nam Wai land is a conservation area and should not be rezoned which would damage the land. If additional housing is required in that area then why not convert the old school and paint factory.

Please take this email as signing a petition against the rezoning.

Derek Crane

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The information contained in this email (including all attached files) is confidential and may be legally privileged. If you are not the intended recipient, you may not disclose or use the information in this email in any way. If you have received this email in error, please notify us immediately by return e-mail and delete the email and all attachments from your system. Please follow the attached URL to an important disclosure regarding our firm's privacy policy: <https://www.pag.com/en/privacy-policy> Thank you.



寄件者: Samuel HUREAU [REDACTED]  
寄件日期: 20日08月2019年星期二 12:30  
收件者: tpbpd  
主旨: Re: Objection to the rezoning in Heung Chun and Nam Wai (Sai Kung)

Dear Mrs Tse,

We oppose the Hebe Haven outline Zoning plan NO S/SK-HH/6

My full name is HUREAU SAMUEL MARIE VELERY RAYMOND and my four first alphanumeric characters of my HKID card is [REDACTED]

My wife full name is DUPAS FREDERIQUE MARIE HELENE and her first four alphanumeric characters of her HKID card is [REDACTED]

Please let me know if you've all the necessary info to take into consideration our submission

Thanks a lot

Best regards

Samuel Hureau  
Frederique Dupas-Hureau

On Tue, Aug 20, 2019 at 11:01 AM tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)> wrote:

Dear Sir/Madam,

I refer to your preceding email dated 19.8.2019.

As you have not mentioned any draft Outline Zoning Plan (OZP) number / Application number in your e-mail, I write to seek your clarification on which draft plan / application case your representation / comment submission relates to. Your reply by 23.8.2019 is highly appreciated.

Furthermore, your attention is specially drawn to the latest guidelines TPB PG-No 29B in relationship to the submission of representations / comments / further representation. In particular, if the full name and the first four alphanumeric characters of HKID card / passport number are not provided, the submission shall be treated as not having been made.

Thanks.

(Christina TSE)

Town Planning Board Secretariat

**From:** Samuel HUREAU [REDACTED]  
**Sent:** Monday, August 19, 2019 12:32 PM  
**To:** [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)  
**Subject:** Objection to the rezoning in Heung Chun and Nam Wai (Sai Kung)

Dear Town Planning Board,

We write to you to strongly express our disapproval for the re-zoning project in the Heung Chun and Nam Wai area

To re-zone a Green Belt is unacceptable as Hong Kong is now facing huge pollution levels on a monthly basis

Also the global warming is now making the typhoons stronger and stronger

Please keep our Green Belt safe and enjoyable by all Hong Kong citizens

Thank you very much for your attention

Best regards

Samuel Hureau

Frederique Dupas-Hureau

(Sai Kung Residents for more than 6 years, Hong Kong residents for more than 11 years and parents of a little girl born and raised in Hong Kong)

--  
Samuel Hureau

Business Manager - RCHK





新界鄉議局  
HEUNG YEE KUK NEW TERRITORIES

TPB/R/S/SK-HH/7-505

新界沙田石門安睦街 30 號  
30 On Muk Street, Shek Mun, Shatin, N.T., Hong Kong.  
Tel: 2336 1151-2, 2338 8818, 2336 8659 Fax: 2338 3125  
Website: www.hyknt.org Email: nthyk@netvigator.com

檔案編號：三十五／六／三十七／〇〇七三號

日期：二〇一九年八月二日

郵遞及傳真

(傳真：2877 0245)

香港北角渣華道 333 號  
北角政府合署 15 樓

城市規劃委員會秘書：



有關反對西貢《白沙灣分區計劃大綱草圖（編號：S/SK-HH/7）》的  
申述意見

本局收到西貢南圍村居民反映，對標題所述規劃圖則的反對意見。本局認為南圍村居民訴求合理，對大綱草圖表示反對，主要意見如下：

- 一、南圍村村民已使用涉及土地逾百年，有關在該地段興建大量豪宅的計劃，事前完全沒有進行充分諮詢，村民只能從鄉事委員會得知消息，很多自出生起已居住在該地段的村民房屋將被拆毀，並非簡單一句根據法例賠償就可以交代；
- 二、交通方面，規劃署嚴重低估興建大量六層高別墅對村民的影響，首先興建豪宅必定加劇南圍和西貢在繁忙時段的交通擠塞情況，該道路負荷本已相當沉重，容易造成交通意外。村民曾經建議運輸署考慮興建地鐵和行車天橋，紓緩彩虹或坑口的交通擠塞問題，但規劃署和運輸署對建議置之不理；
- 三、供電方面，規劃署聲稱增加供電沒有問題，但村民反映現時南圍村的供電設施已飽和，假如政府於南圍興建大型屋苑，對整個南圍村的供電都會構成嚴重壓力，恐怕不勝負荷；
- 四、排污方面，南圍村附近河流本已因為來自附近私人屋苑的建築廢料而出現淤塞，河流出現不明來歷污水，甚至混雜大量泡沫及臭味。村民憂慮屋苑落成後，污染問題將進一步惡化，嚴重破壞生態環境及影響附近居民的生活；

五、西貢區議會已於 2019 年 5 月 7 日通過臨時動議，反對《白沙灣分區計劃大綱草圖(編號：S/SK-HH/7)》，規劃署仍然漠視民意，強行將草圖提交城規會討論，令村民感到惶恐和憤慨；及

六、風水方面，擬議規劃容許在村民祖墳前面或附近地方興建大型屋苑，形成「攔腰斬」格局，勢必破壞南圍村風水，影響後人福澤，尤其令村內長者感到非常不安。

鑑於上述原因，西貢區鄉事委員會亦認同南圍村村民的訴求，本局對標題所述規劃圖則表示反對，希望規劃署本著以人為本的精神，盡快與西貢區鄉事委員會及受影響鄉村的村代表及村民召開會議，回應村民鄉事會及村民的訴求。

專此奉達，敬祈 亮察。如有查詢請致電 2336-1151 與本局秘書處聯絡。

新界鄉議局主 席：劉業強

副主席：林偉強

莫錦貴

(秘書處代行)

副本送：西貢區鄉事委員會



致：城市規劃委員會主席及各位委員

事由：

5月7日西貢區議會討論有關（白沙灣分區計劃大綱核准圖編號S/SKHH/6）的擬議修訂項目

即在南圍村綠化帶【R（C）5】地段，改建六層高別墅群計劃

敬啟者

我本人是涉及今次收地事件受影響的居民，本人一家現今住的房屋是先嚴在1971年政府批准在此地興建，由建成至今住也近五十年了。

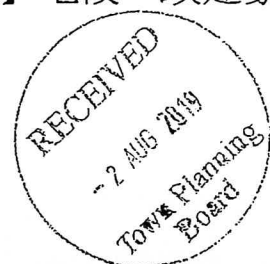
當年父母輩都是從斜的山坡開墾成屋地，建築用的沙石都是從山下用擔子擔上來，他們趕蛇驅蟲保護我們幼少的平安，摸黑偷早的把屋建成，我家三代，一住下來都半世紀了。此屋是我們的祖屋也是我們的家。

貴會是一個精英雲集的委員會，今天我懇請主席和各位委員可否暫援這【豪宅】建屋計劃，能規劃一個的屋宇建設大計利於大眾市民，勿把餘下的綠化地帶也變為貪婪地產商的商品【豪宅】，把餘下的綠地變成地產商銷售賣點，把香港的後花園（西貢區、白沙灣區）蠶食成為一叢一叢石屎建築物，把美麗綠色地帶和內裡孕育的稀有植物、昆蟲、鳥類及海岸綫受到破壞。。。。

雖然我此想法尤如【螳臂擋車】

但是我們在此還是懇請城市規劃委員會主席和各委員能全力支持反對，

反對政府的有關修訂項目：南圍村綠化地帶【R（C）5】地段，改建豪宅型墅群的計劃



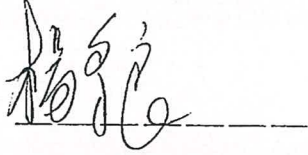


我們亦懇請政府撤回此修訂項目，使我們得以可以留住在祖屋，這是我  
家三代人的願望！

我等不勝感激。

祝鈞安！

405 住宅鄉民 楊學良上

A handwritten signature in black ink, appearing to be '楊學良' (Yang Xue Liang), written over a horizontal line.

聯誼電話：



2019 年 7 月 31 日

致規劃署署長李啟榮先生及城市規劃委員會委員：

事由：白沙灣分區計劃大綱核准圖編號 S/SK—HH/6 的修訂項目

敬啟者：

就上述修訂項目計劃，我們是南圍村綠化地區(第 7 頁 C 區計劃地段)改建影響的原居民，並於 5 月 7 日的西貢區議會會議日呈交了一封反對書(附件一)。

我們明白隨著時代的進步，鄉村可以發展得更好，但我們不明白，為何發展項目可以令一個已住了五十多年，經歷四代人的根拔除？

我們的外祖父為南圍原居民，因膝下無兒只得女兒，故於 1969 年向政府租得此地，並與爸爸親手開墾荒蕪的土地建成房屋。屋是父母親手建造，到我們還小的時候，開始幫爸爸重新鋪橋補路，見證著通往家園而沒有圍欄的木橋被水沖毀，改建成較堅固而有圍欄且安全的木橋，堅固的木橋再經不起風吹雨打，最後建成石橋，現在石橋也被鄰近的豪宅改建，但沒有顧慮去積水問題，所以每逢大雨天，橋上積水浸過腳踝。

現在外祖父母不在，爸爸也於幾年前離世，餘下母親話當年。年邁的母親身體不再壯健，記憶力也開始衰退，對於年長老人，我們不想母親經歷遷居之變，也希望繼續保存我們的祖屋。

此外，環境局在 2016 年的《香港生物多樣性策略及行動計劃 2016—21》網頁第 6 頁提到：「樹林約佔香港五分之一的土地面積，是野生生物的重要生境，更有助防止集水區水土流失。風水林面積雖小但蒼鬱茂密，是本地僅存的低地常綠闊葉林，亦有不少稀有樹種和其他生物，甚具生態價值。」就在我們這個小小綠化範圍中，也發現了不少稀有動物了(附件二)。

還有，我們以為現居的地方可以長達至 2047 年(附件三)，故此，希望貴署能因應上述各項原因，考慮將上述收地改建豪宅計劃撤回或暫緩推行。

此致



聯絡電話：

(兒：楊永康 女：楊小梅 楊小恩)

Mang

1-8-2019

楊氏丘春喜

附件一

家民更多，故自家家老出入二陸，小澤及卜下之陸，或入，卜下行醫之陸。

有章定則孰成時，在蘇杭門外亦有寫字樓的公用屋，其地每間約始至防車寬易於往來課閱，但他們因其在橋和河街，生意頗闊所煙膏，有來此課習都頗覺其三十歲已結識好。

是次是第三世章嘉呼图克图，往後何去何從。

所以我們強烈反對把餘下的煤田也變為商業地產的某主，把餘下的煤田變成商業用的田產，把我們認為是煤田之地，已經成為地產之地，驅使我們流

我們懇請西班牙區前議會及鄉甲會全力支援反對，強烈反對政府的好戰挑訂印

我們亦懇請政府撤回此項新項目，使我們可以保留下限和上限，這與九代人的期望。

我們再不相識了。

吳幼安：  
戚正安先生  
鄭村民代表黃祥才先生  
邱民代表鄭全先生

[illegible]

我們現在所學到的歷史知識，都是從父老兄長傳述下來的。這些知識雖然經過了歷代史家的修訂，但其中仍不免有錯誤。我們現在所學到的歷史知識，都是從父老兄長傳述下來的。這些知識雖然經過了歷代史家的修訂，但其中仍不免有錯誤。我們現在所學到的歷史知識，都是從父老兄長傳述下來的。這些知識雖然經過了歷代史家的修訂，但其中仍不免有錯誤。

他這樣的日子要久去了，屋伴的對面一地那聚宅，山坡上的樹多都被砍下，他們系深地是弄到沙即荒夫……風吹出慘聲無了，慘聲正室就聽的許多，

有連往打石口、慈路上，若化城坑的設想永遠和行人道、銅鑼灣般易騎崩，歷史之路問題仍下苦，那日又美滿省港的時候都產主與增之使。另外徐遠夫說時，要求把管理公司替換，會等上兩三個月才榜上，首以能取政司管理



Young



攝於 2019 年  
畫眉鳥



紅翅鳳頭鵒



貓頭鷹



攝於 2018 年  
松鼠



米雞



褐翅鴉鵂



紅嘴藍鵲



銀耳相思



(未確認：灰喉山椒)



髮冠卷尾



紫嘯鸚



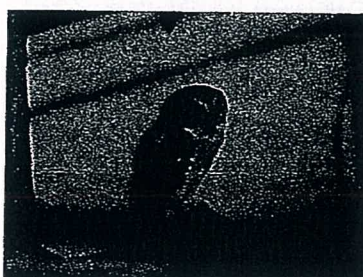
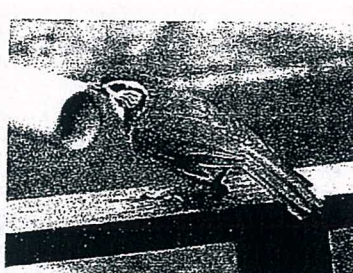
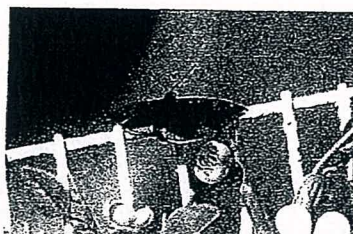
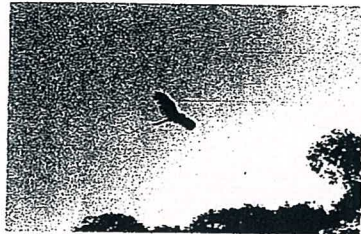
箭豬



young



攝於 2017 年及之前



~ 完 ~

尚有很多，未能一一盡列。

*Yemoy*

## 新界鄉郊物業的地租

「中英聯合聲明附件三」規定，在 1997 年 6 月 30 日前滿期而沒有續期權利的土地契約，可自動續期至 2047 年 6 月 30 日，無須補地價，但須於續期日起繳交一項新地租。自 1985 年 6 月 27 日或以後批出的土地契約，亦須由 1997 年 7 月 1 日起繳交這項地租。

這項新地租是根據物業應課差餉租值的 3% 而釐定，日後也會按照應課差餉租值的變動而調整。

在新界區，某些鄉郊物業只須繳付優惠租金。「原居村民」（或「祖」或「堂」）如自 1984 年 6 月 30 日開始一直擁有小型屋宇土地或其他鄉郊土地，或者一直擁有在 1984 年 6 月 30 日之後批出的小型屋宇地段，可向地政總署署長申請租金優惠，以便繼續繳交現行的地租。

有關申請詳情可向下列地政總署的租金優惠小組辦事處查詢：—

位於西貢、沙田、大埔及北區的物業：

租金優惠小組辦事處（東區）  
新界大埔  
廣福道 152 - 172 號  
大埔商業中心  
10 樓 1002 室  
電話：2654 7090

位於葵青、葵香、屯門、元朗及離島的物業：

租金優惠小組辦事處（西區）  
新界葵青  
西樓角路 38 號  
葵青政府合署 12 樓  
電話：2416 3271

已獲豁免繳交差餉的「原居村民」並不會自動獲得土地的租金優惠。在獲得租金優惠之前，你可能會收到徵收新地租通知書。若你已提出租金優惠的申請，請通知本署，以便在審批結果公布或暫緩印發徵收地租通知書。

如果你有其他疑問，請與本署聯絡。地址及電話如下：

香港銅鑼灣  
軒尼詩道 500 號  
興利中心 23 樓  
電話：2305 7668

屋宇物業估價署  
1997 年 6 月





寄件者: SaiKung Green [REDACTED]  
寄件日期: 13日08月2019年星期二 12:23  
收件者: tpbpd@pland.gov.hk  
副本: [REDACTED]  
主旨: 緊急-反對南圍以南部份土地毀林建屋

城市規劃委員會各位委員：

我們是西貢南圍村一群關心環境保護人士，對政府有關<<白沙灣分區大綱核准圖編號 S/SK-HH/6>>C 項土地由綠化帶改劃為“住宅(丙類)”的做法持保留態度。

上述地塊目前是自然保育區與居民區之間僅餘的寶貴緩沖地帶，現況是樹林茂密，物種繁多，生氣盎然。我們親眼見到的野生動物包括猴子、野豬、箭豬、一些狸科動物，數十種鳥類蝴蝶等。一位前漁農處西貢區區長告訴我們，他曾在該處發現一種本港罕有的毛色金黃的鼠類，又說林中有很多我們不熟悉的有價值樹種，更有珍貴的沉香樹和名貴藥材。

政府長期以來對這片人見人愛的土地漠不關心。我們時不時見到一些形跡可疑人物在此出沒，有一次更目睹幾名大漢在距民居十餘呎的地方砍伐一棵樹幹直徑近二呎的沉香樹。我們經常會將各種可疑情況報告警方及有關部門，警方的回覆僅是：據調查分析，這些人主要是來偷伐沉香，請我們放心！至今區內大型沉香樹已所餘無幾，但還有為數不少的小型沉香樹亟待援手！

該區有一條小溪逶迤而過，南圍先民在溪水兩邊用石砌成結實而整齊的河堤，是該區的一道風景綫。可惜日久失修，加上十幾年前附近的“采堤”地產項目施工，影響到部份河堤崩塌，水土流失，溪水斷流，溪面雜草叢生，蚊蟲為患。當其時，一群熱心人士自告奮勇，從河水中搬起散落的大石，盡量按原貌砌回，又清除河中汙泥，斷斷續續做了年餘，才使一段近百呎長的溪流回復昔日美態。之後，我們驚喜地發現，原本已不復見的魚、蝦蟹、蟾、龜又再重現生機。可惜好景不長，二年前，西貢公路一架運油車翻側漏油，政府使用大量化學劑清洗路面，溪流生態大受打擊，西貢公路改善工程開展後，持續的黃泥水不斷流入溪流

現今憑肉眼已不見魚蝦。如果該區再有建築工程，有理由相信，溪中千百年來的原生物種勢將滅絕。

今年五月七日，政府在諮詢西貢區議會時，有議員問及該地塊改劃用途有沒有做“環評”政府官員僅回應，該地塊未來的地產發展規模不大，無需做“環評”，這給所有熱心人士澆了一盆冷水。當初政府將該地塊劃為“綠化帶”，一定有其需要，現在要毀林建屋，一定要有充足理據，其中“環評”更是必不可少，政府在區議員不分黨派全票否決的情況下，趁現今社會動盪，混水摸魚倉卒向城劃會呈上有關修訂，做法為人不齒，唯望各位委員為大自然主持公道。

一群關心環保熱心人士

上

CC：南圍村居民代表成小姐



寄件者: [REDACTED]  
寄件日期: 21日08月2019年星期三 21:59  
收件者: tpbpd@pland.gov.hk; rkwee@pland.gov.hk; imkchung@pland.gov.hk; ceo@ceo.gov.hk  
主旨: 反對 S/SK-HH/7 《白沙灣計劃大綱藍圖修訂》改劃私人住宅

致 行政長官林鄭月娥女士、規劃署李啟榮署長

本人現反對 S/SK-HH/7 《白沙灣計劃大綱藍圖修訂》改劃私人住宅，並希望保留響鐘政府地作社福用途。

原因如下：

1) 回應全港宿舍服務長期不足問題

就著香港現在 長者宿位輪候 和 傷殘/智障護理宿位 嚴重不足下，加上未來的人口老化，土地用作社會福利院舍建設用途更形逼切。

根據政府將於將軍澳南第65C2及73A區及調景嶺67區興建福利設施中，計劃中只有65C區設有長者鄰舍中心，三個地區的社福建設！未有任何宿位院舍！

根據社會福利處資料，護理安老宿位及護養院宿位輪候人數42,365，平均輪候時間分別為22個月及26個月。（資料截至2019年7月31日的統計顯示）

傷殘/智障護理宿位輪候人數11,879，以東九龍（西貢區屬東九龍）嚴重弱智人士宿舍為例，輪候需時18年（資料截至2019年6月30日的統計顯示），加上香港人工作時間長，照顧者對長期病患及特殊康復需要的家人壓力很大。

計劃中的白沙灣的長者院舍是私人土地作私營院舍，可有250長者護理宿位。計劃中前西貢中心小學以提供一所60位嚴重弱智人士宿舍暨60位展能中心及一所100位合約安老院舍暨30位日間護理單位。這350個長者及60個弱智宿位，相對實際嚴重短缺情況，是九牛一毛！政府在宿舍服務社福設施方面明顯欠缺承擔，少恩少惠，漠視全香港社福宿位需要！

本人建議政府保能將響鐘GIC原本用途，以配合當地居民/或該地區域，以及全港的需要作社福康復用途擴展，提供院舍有足夠戶外空間供院友活動，因為長期困於室內的康復模式，是非常不健康的。優質康復宿位及服務在香港長期大排長龍，這是全港逼切需要。

2) 損害公眾利益

根據發展局回覆，「政府亦計劃在西貢區透過購置物業以營辦社福設施」，這計劃間接承認西貢社福設施用地不足，需要用公帑置業。政府位於響鐘用地交通方便，很適合興建社福設施服務大眾市民，為何要將響鐘用地改劃為私人住宅作日後賣地？難道迎合地產商的土地改劃更合乎公眾利益？更何況西貢區私人住宅空置率為9.4%，全港最高。

本人希望行政長官及李署長能以普羅大眾嘅利益為依歸。

余國威

身分證號碼：[REDACTED]

聯絡電話：[REDACTED]



TPB/R/S/SK-HH/7-510

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

190802-154323-35635

提交限期

Deadline for submission:

21/08/2019

提交日期及時間

Date and time of submission:

02/08/2019 15:43:23

「申述人」全名

Full Name of "Representer":

先生 Mr. Brian Ng for The Hong Kong and China Gas Co Ltd

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/SK-HH/7

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A, C, D.		We have no objection on the amendment item A, C & D. However, we note that there will be some residential developments in the close vicinity of the existing High Pressure gas pipeline at the New Hiram's Highway. In this regards, we would request the future developer/ project proponent to conduct a Quantitative Risk Assessment for evaluating the potential risk and determining necessary mitigation measures if required. The future developer/ project proponent should also consult our company in the design stage and close coordinate with our company during the construction stage and provide protective measures.

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):