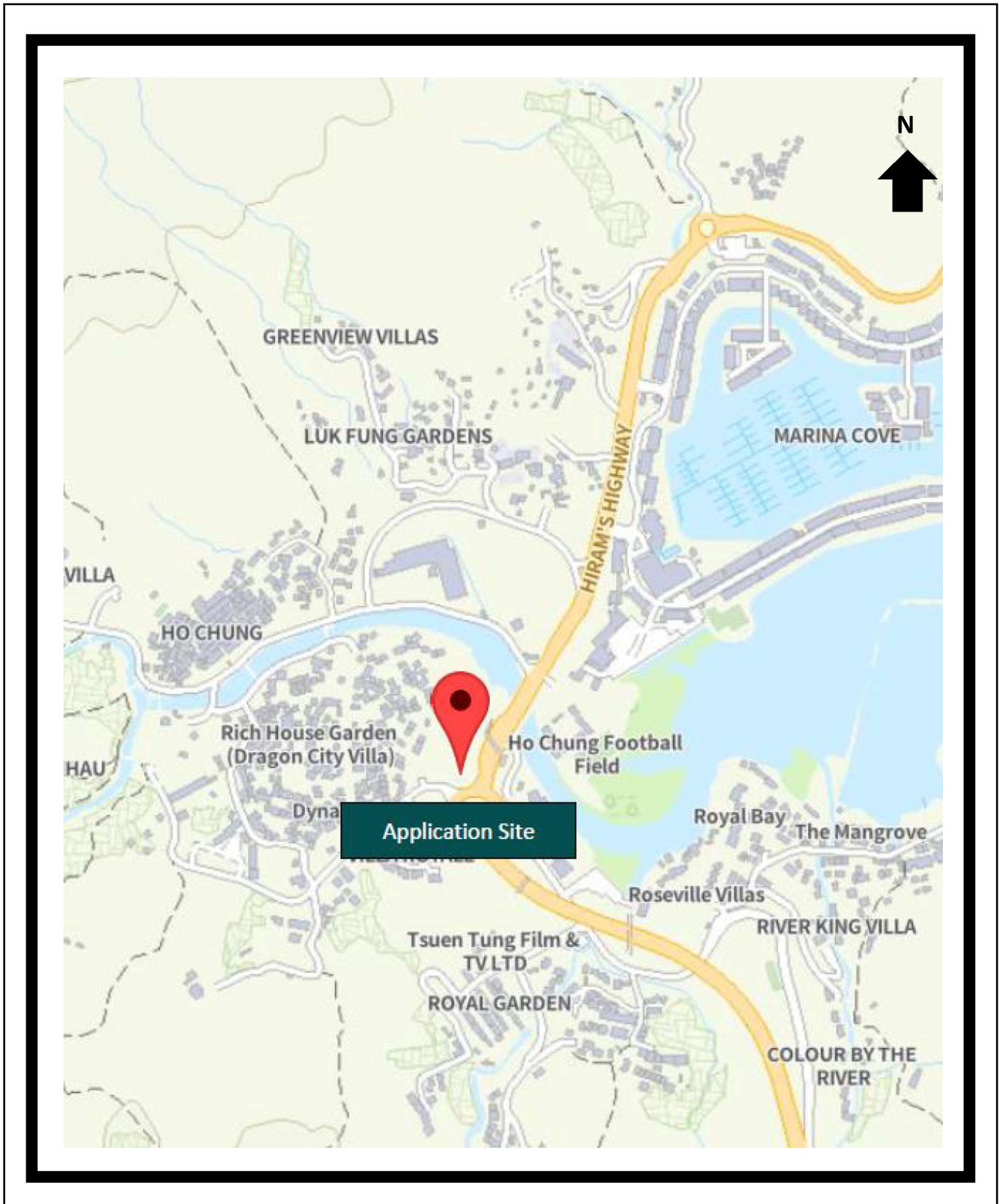


Appendix A

Location Plan

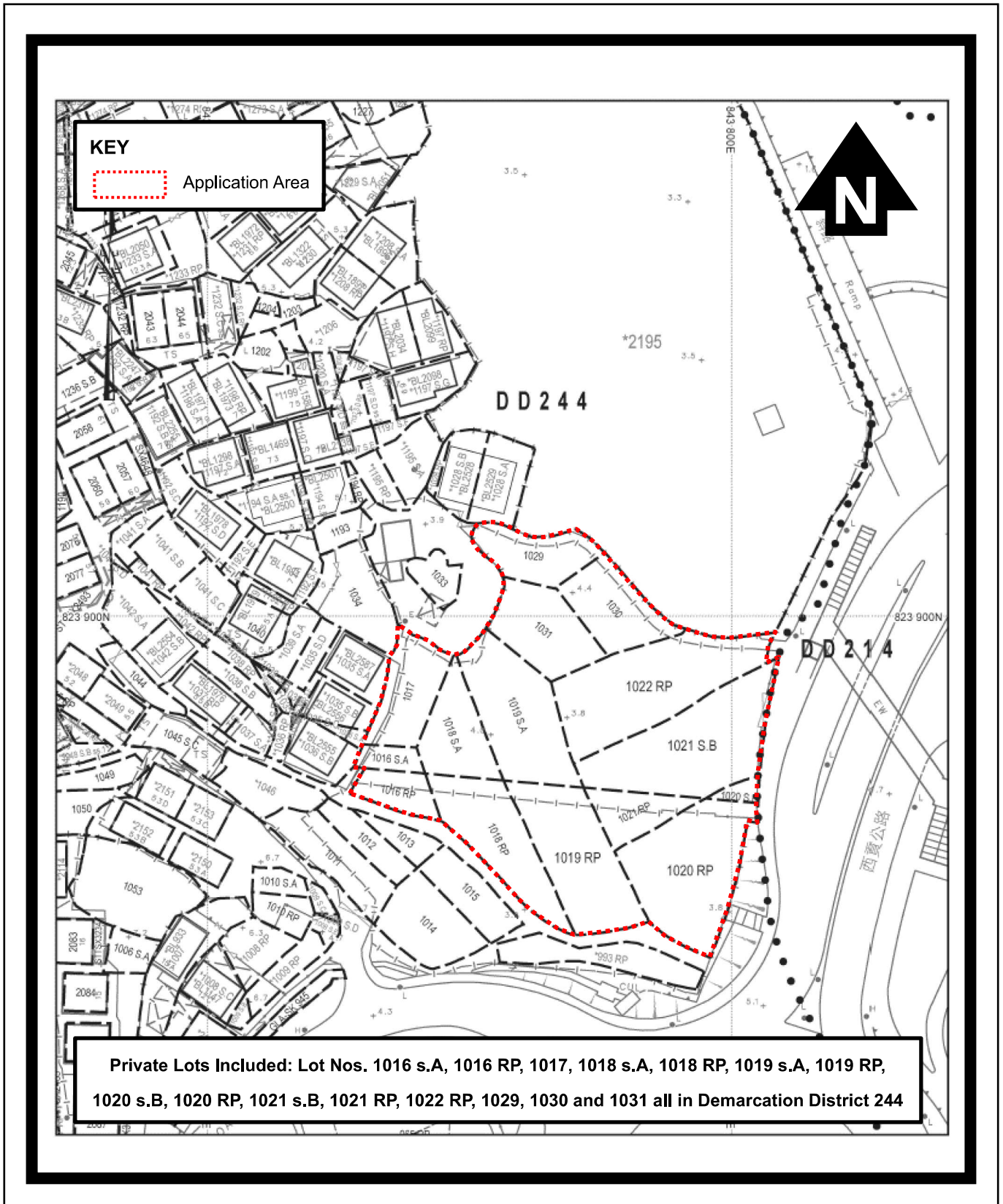


Location Plan

For Identification Purposes Only

Appendix B

Application Site



Application Site

For Identification Purposes Only
Basemap Source: Lands Department (2024)

Appendix C

TPB Approval Letter A/SK-

HC/340 dated 23 June 2023

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/SK-HC/340

By Email

23 June 2023

Dear Sir/Madam,

**Proposed Comprehensive Residential Development with
Minor Relaxation of Building Height Restriction at Phase 2 Site
in “Comprehensive Development Area” zone and area shown as ‘Road’,
Various Lots in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung**

I refer to my letter to you dated 7.6.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 9.6.2027, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (f) below, to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and construction of the proposed road junction to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the submission of a revised noise impact assessment and the implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (e) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (f) the submission and implementation of a development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

Regarding the determination on commencement of an approved development, please refer to TPB Guidelines No. 35D for details. If you wish to seek an extension of the validity of this permission, you may submit an application under 16A of the Town Planning Ordinance to the TPB no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider the application if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35D and 36B for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/720_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 9.6.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 14.7.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Jane Kwan of Sai Kung & Islands District Planning Office at 2158 6162. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/SK-HC/340)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
環境保護署 Environmental Protection Department	環境評估科 Environmental Assessment Division	李俊良先生 Mr. LI Chun Leung, Alan	2835 1114	2591 0558

Extracted from Confirmed Minutes of 720th Meeting of RNTPC held on 9.6.2023

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/340 Proposed Comprehensive Residential Development with Minor Relaxation of Building Height Restriction at Phase 2 Site in “Comprehensive Development Area” zone and area shown as ‘Road’, Various Lots in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung
(RNTPC Paper No. A/SK-HC/340A)

Presentation and Question Sessions

22. With the aid of a PowerPoint presentation, Ms Jane W.L. Kwan, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

23. Two Members raised the following questions:

- (a) noting the public comments expressing concerns that the application site (the Site) would be served with proper vehicular access whereas the nearby village would not, whether there were differential treatment in the provision of vehicular access and whether public funds had been involved in the provision of vehicular access to the Site; and
- (b) whether the existing pedestrian access between Phases 1 and 2 of the “CDA” zone would be adversely affected by the proposed development as mentioned in the public comments.

24. In response, with the aid of some PowerPoint slides, Ms Jane W.L. Kwan, STP/SKIs, made the following main points:

- (a) under the Hiram's Highway Improvement Stage 1, vehicular ingress/egress points had been reserved to areas or local roads along the relevant section of Hiram's Highway including the Site. There were two existing vehicular accesses serving the Site and the nearby villages, i.e. Nam Pin Wai Road and Ho Chung Road, which further branched off to informal local tracks within the villages. The applicant proposed to construct a vehicular access connecting the Site and Nam Pin Wai Road. For nearby villages, improvement works on local road networks, if required, could be considered to be undertaken via local minor works managed by the Home Affairs Department; and
- (b) there were local concerns over the closure of an existing pedestrian access between Phase 1 and Phase 2 sites of the "CDA" zone. While private land dispute should be handled separately by the concerned parties, the applicants were advised to liaise with the local stakeholders to address their concerns regarding the pedestrian access.

[Dr C.H. Hau and Ms Clara K.W. U joined the meeting during the question and answer session.]

Deliberation Session

25. The Chairman recapitulated that the Site fell within an area zoned "CDA" which required the submission of a Master Layout Plan for approval by the Town Planning Board. Phase 1 development had commenced and the current application was for Phase 2 development. The proposed development parameters, including gross floor area and plot ratio, under the current application were generally in line with the restrictions stipulated for the "CDA" zone on the outline zoning plan, except that the building height (BH) with the adoption of 'split-level design', as proposed by the applicant, required a minor relaxation of the BH restriction from three storeys over one storey of carport to six storeys (in split levels) over one storey of carport. The Committee also noted that while there was a 100% increase in number of storeys due to the adoption of "split-level design", the absolute BH of the proposed houses remained as 12m as per the stipulated BH restriction for the Site.

26. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 9.6.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (f) below, to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and construction of the proposed road junction to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the submission of a revised noise impact assessment and the implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (e) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (f) the submission and implementation of a development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the Director of Planning or of the TPB.”

27. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Appendix D

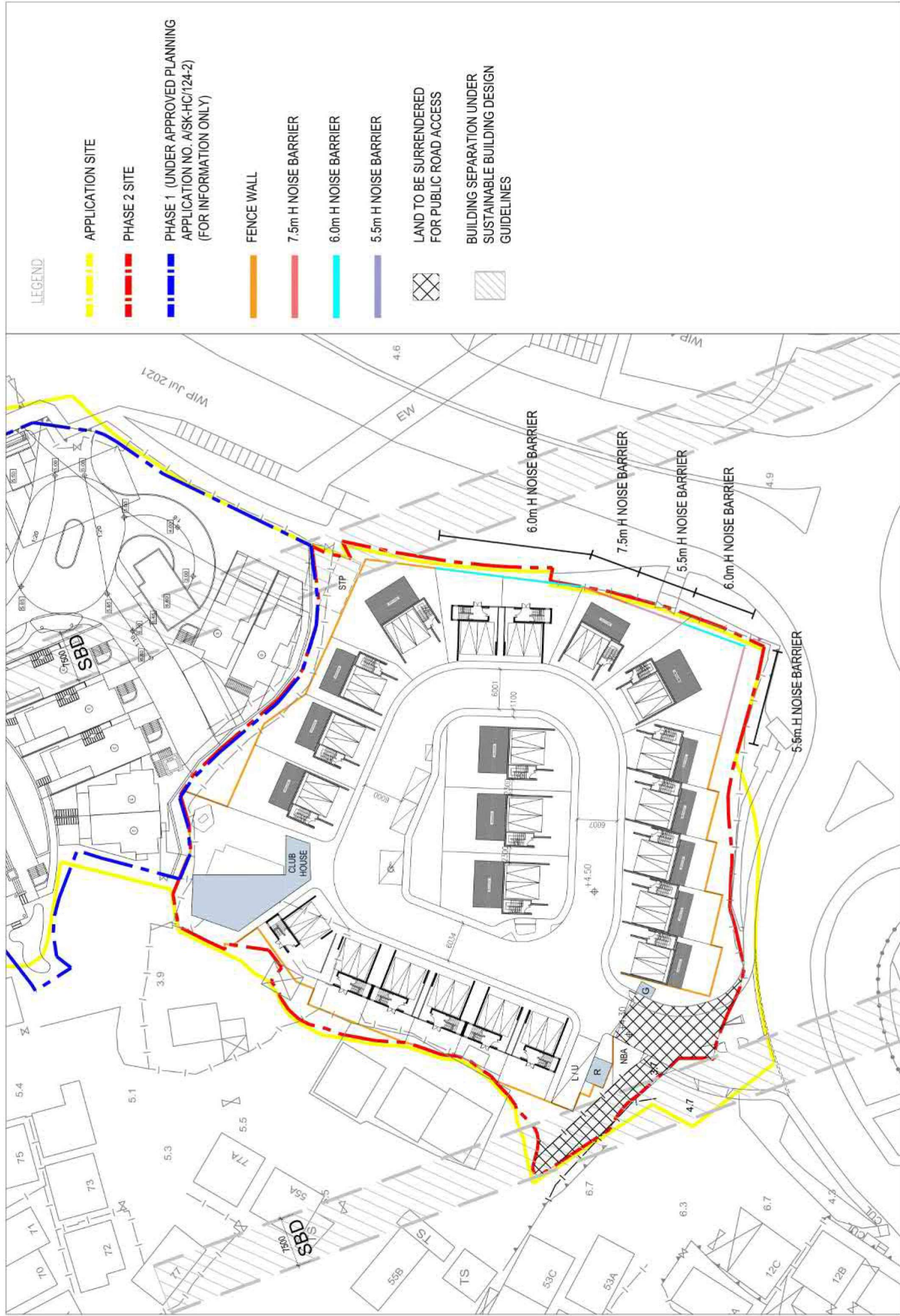
Extract from RNTPC Paper No.

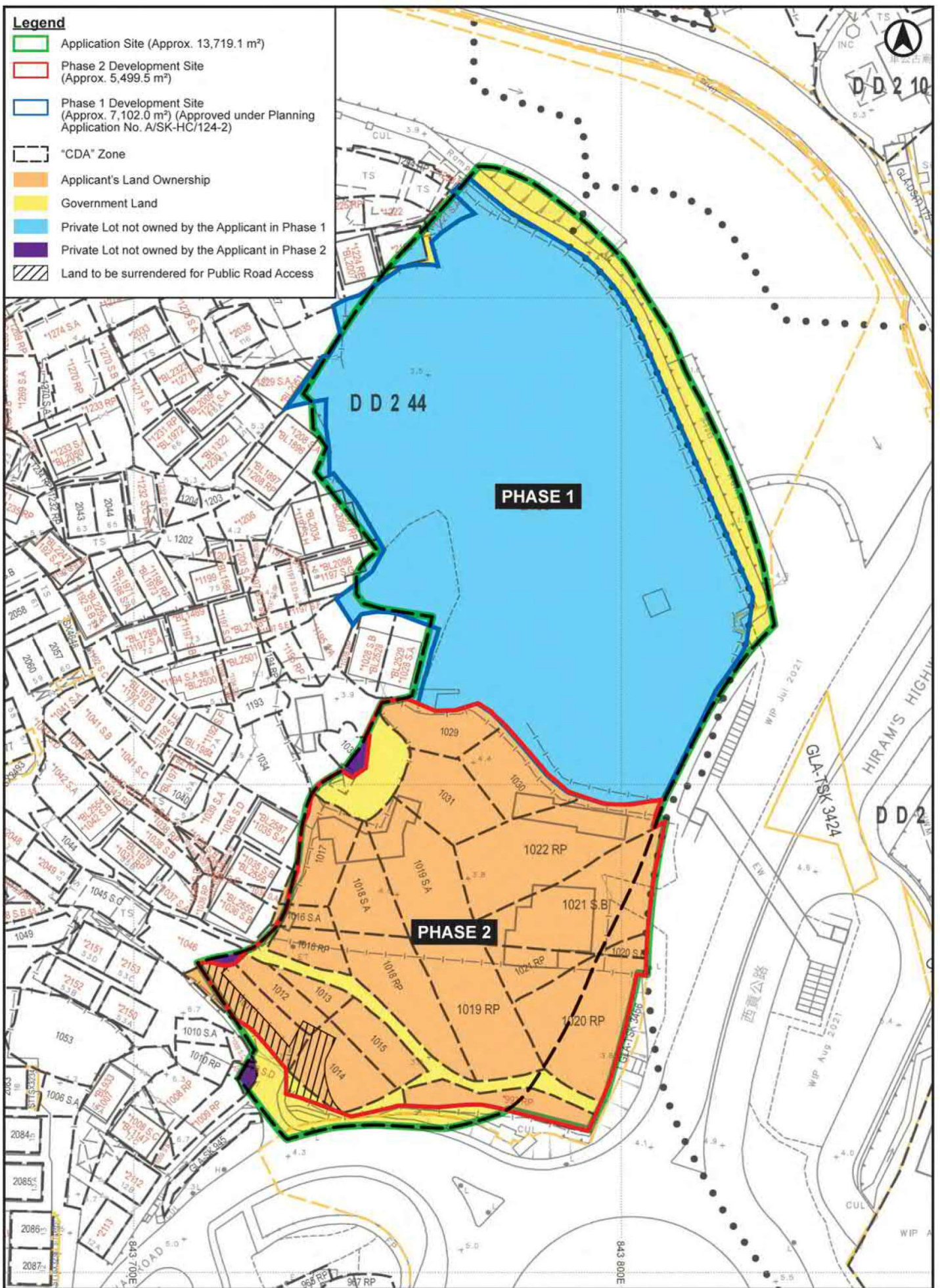
A/SK-HC/340A



LEGEND

- APPLICATION SITE
- PHASE 2 SITE
- PHASE 1 (UNDER APPROVED PLANNING APPLICATION NO. A/SK-HC/124-2) (FOR INFORMATION ONLY)
- 5M SEPARATION DISTANCE FOR LOCAL DISTRIBUTOR
- FENCE WALL
- 7.5m H NOISE BARRIER
- 6.0m H NOISE BARRIER
- 5.5m H NOISE BARRIER
- LAND TO BE SURRENDERED FOR PUBLIC ROAD ACCESS
- NEW RESIDENTIAL UNIT - SMALL
- NEW RESIDENTIAL UNIT - MEDIUM SMALL
- NEW RESIDENTIAL UNIT - MEDIUM
- NEW RESIDENTIAL UNIT - LARGE
- BUILDING SEPARATION UNDER SUSTAINABLE BUILDING DESIGN GUIDELINES
- DETACHED HOUSE
- SEMI DETACHED HOUSE
- ROW HOUSE



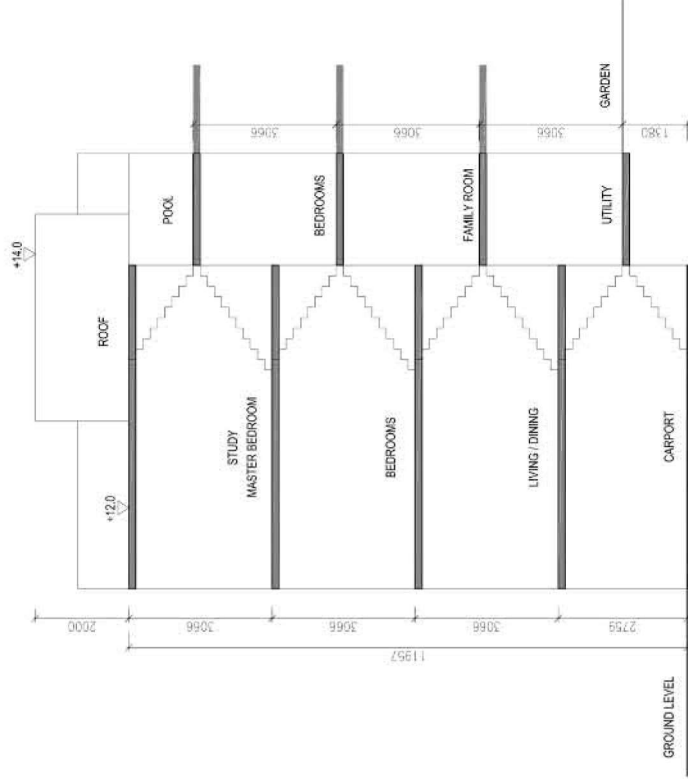


HCNV/5

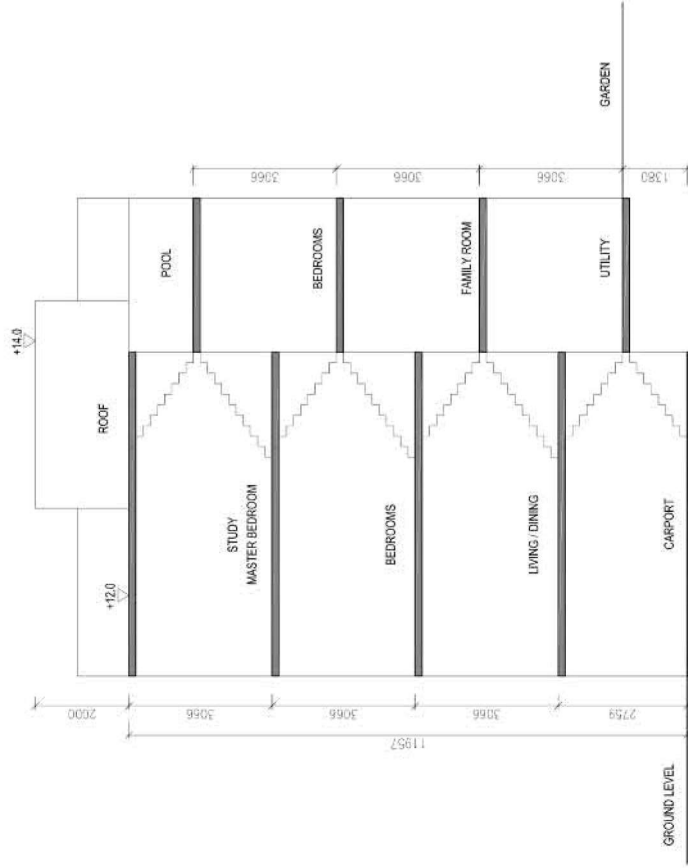
FIGURE 2.3 LOT INDEX PLAN
SCALE

(資料來源：申請人於 01.06.2023 呈交的資料)
(Source : Applicant's Submission of 01.06.2023)

參考編號 REFERENCE No. A/SK-HC/340	繪圖 DRAWING A-3
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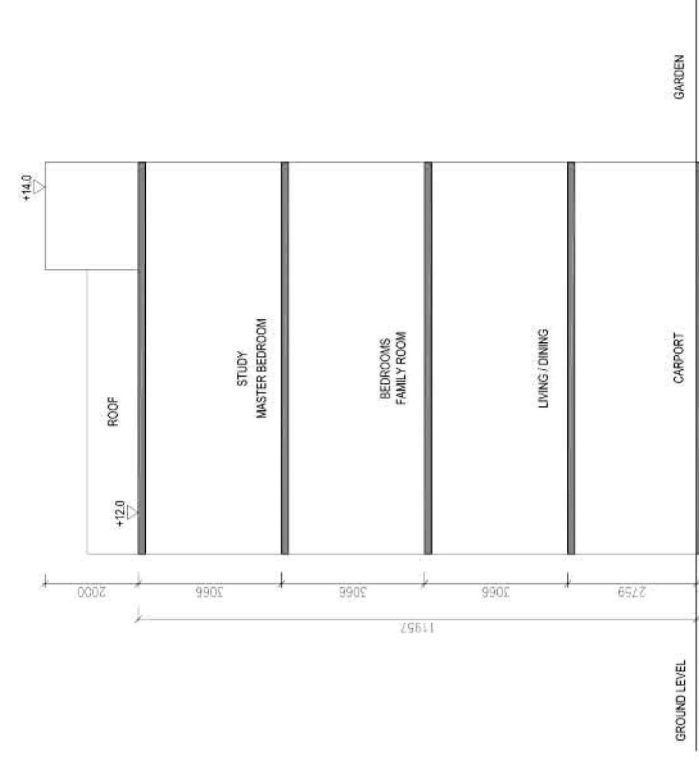
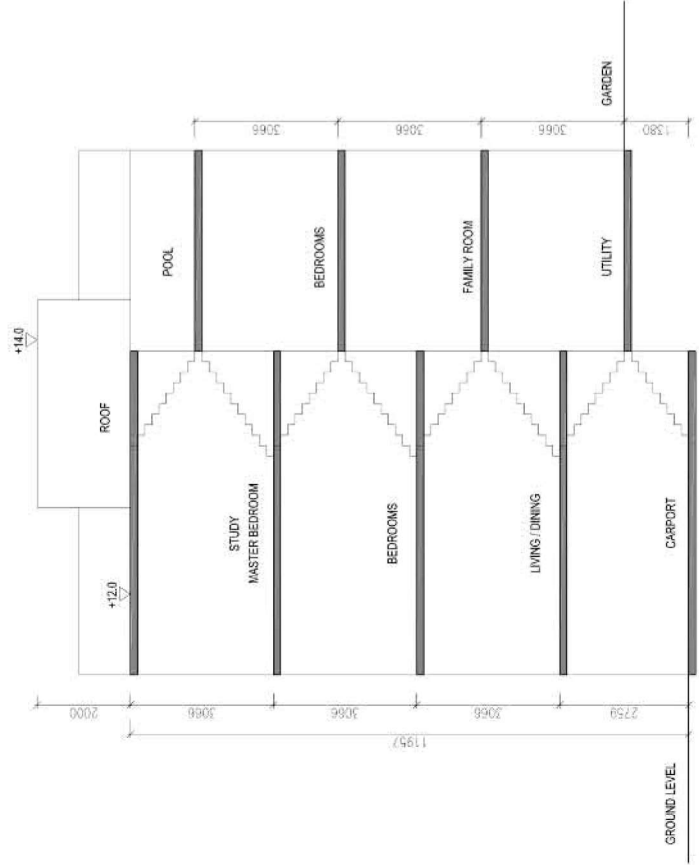


Medium-Small Unit (Split Level)



Medium-Large Unit (Split Level)

\\s3 11\6022_04_P137_0\PLM\261\OUT\BMD\20220909_PLM\STR\K_20220909



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Advisory Clauses

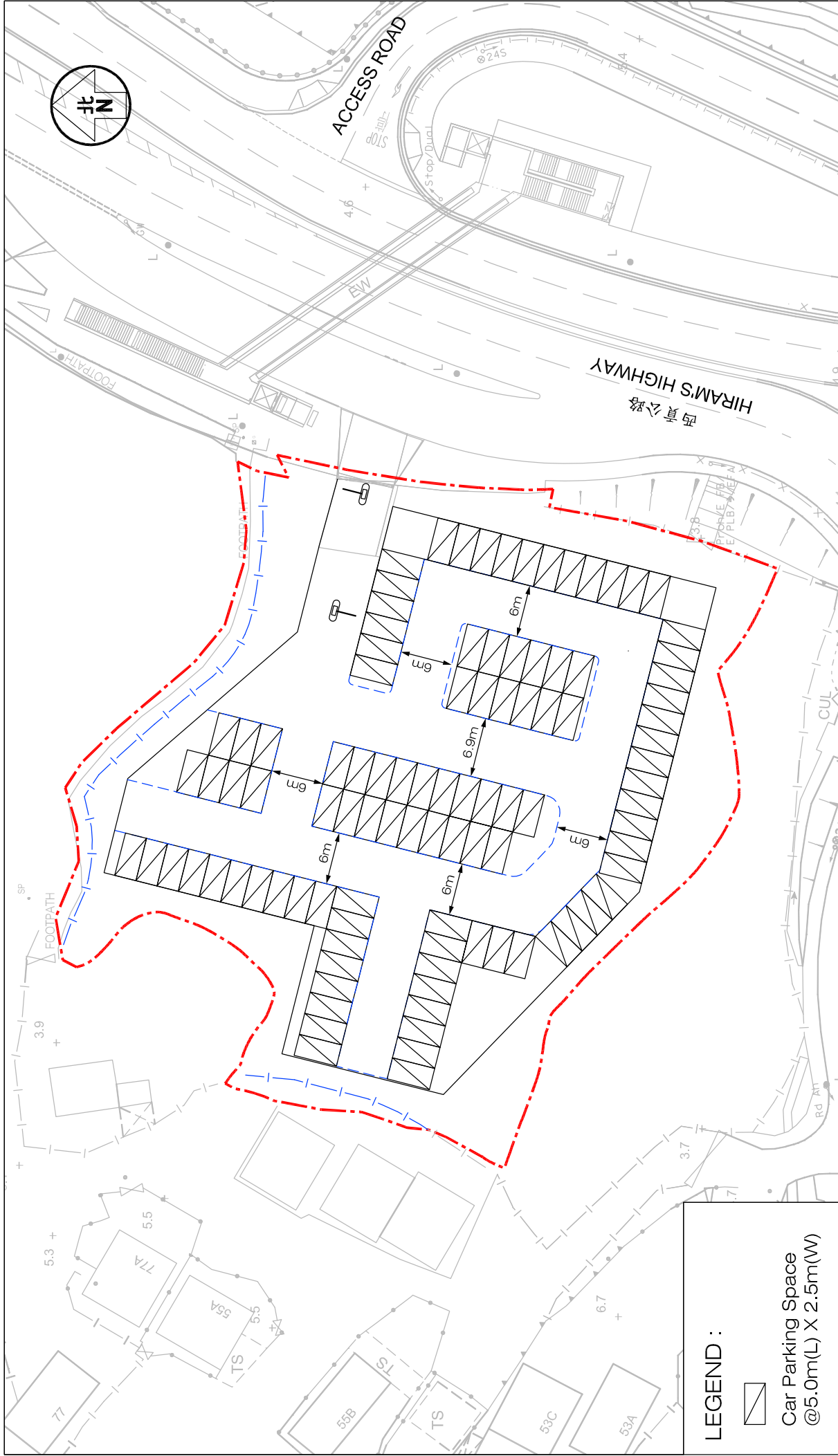
- (a) the approved Master Layout Plan, together with a set of approval conditions, would be certified by the Chairman of the Town Planning Board and deposited in the Land Registry in accordance with section 4A(2) of the Town Planning Ordinance;
- (b) to incorporate the relevant approval conditions into the revised Master Layout Plan for deposition in the Land Registry as soon as possible;
- (c) to liaise with the local stakeholders to address their concerns regarding the pedestrian access;
- (d) to note the comments of the District Lands Officer/Sai Kung, Lands Department that the applicants should ensure all the site areas stated in the submission are correct. The applicants are also advised to explore including the whole Lot Nos. 1011, 1016 s.A and 1017 in D.D. 244 in Phase 2 Site. The applicants' proposal for surrender of their private lots for public road is subject to comments of the Transport Department and be reviewed by his department upon processing of land exchange for the development. Two areas of government land are proposed to be included in the Phase 2 development site boundary. The feasibility of such proposal would be considered by his department upon processing of the land exchange application for the proposed development. The lot owner should apply for a land exchange to effect the proposal. The lot owner is reminded that every application submitted to his department will be considered on its own merits by his department at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the land exchange application will eventually be approved by his department. If the application for lands exchange is approved by his department, it will be subject to such terms and conditions as may be imposed by his department at its absolute discretion, including payment of premium and administrative fee;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the Section 16 application under Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to the Buildings Department for approval. For any proposed tree preservation/removal scheme, the applicant shall approach relevant authority/government department(s) direct to obtain the necessary approval;
- (f) to note the comments of the Director of Environmental Protection that the comments on the environmental assessment at Appendix IV of the RNTPC paper should be addressed in the subsequent submission stage. Since the treated wastewater will be discharged into the nearby existing drainage system, the applicants are required to comply with relevant discharge standards of the "Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters";
- (g) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the detailed design of the proposed drainage works and a temporary drainage management plan shall be submitted to his department for agreement prior to the commencement of construction works;

- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department that existing water mains are in close proximity to the Site and is likely to be affected. The applicants are required to either divert or protect the water mains found on site. If diversion is required, existing water mains inside the Site are needed to be diverted outside the Site boundary of the proposed development to lie in government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicants, and the applicants shall submit all the relevant proposal to his department for consideration and agreement before the works commence. If diversion is not required, the following conditions shall apply: (i) existing water mains are affected and no development which requires resiting of water mains will be allowed; (ii) details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works; (iii) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s). Free access shall be made at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works; (iv) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe; (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; (vi) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;
- (i) to note the comments of the Director of Fire Services that the applicants should observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department;
- (j) to note the comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department that with reference to PNAP APP-2 and with regard to the 'split-level' designs for houses where the difference in level between adjoining floors is less than 1m, the adjacent floors may be regarded as same storey for the purposes of Building (Planning) Regulation. For greater differences in level, the Authorized Person should clarify with his department before embarking on the project. Occupation permit cannot be issued until the access point to the Site from Nam Pin Wai Road is completed. Unless it could be justified that the Site will abut on a specified street under Building (Planning) Regulation (B(P)R) 18A, otherwise the development intensity of the Site should be determined by the Building Authority under B(P)R 19(3). The Site shall be provided with service lane (if the proposed houses cannot comply with detached/ semi-detached building requirements in B(P)R) and emergency vehicular access in accordance with B(P)R 28 and 41(D) respective. The proposed noise barrier should comply with the requirements as stipulated in the Joint Practice Note No. 2. The existing access road serving Ho Chung New Village should be excluded from site area calculation. All building works are subject to compliance with the Buildings Ordinance (BO) and allied regulations. Before any building works are carried out on the Site, prior approval and consent from the Building Authority should be obtained. An Authorized Person must be appointed to coordinate all new building works in accordance with the BO. Formal submission under the BO is required for any proposed new works. Detailed comments under the BO will be provided at the building plan submission stage;

- (k) to note the comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office that no disturbance should be made to Che Kung Temple, Sai Kung during the course of the proposed works. The applicants and their contractors are required to inform her office immediately when there are any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are unearthed during the course of the proposed works.

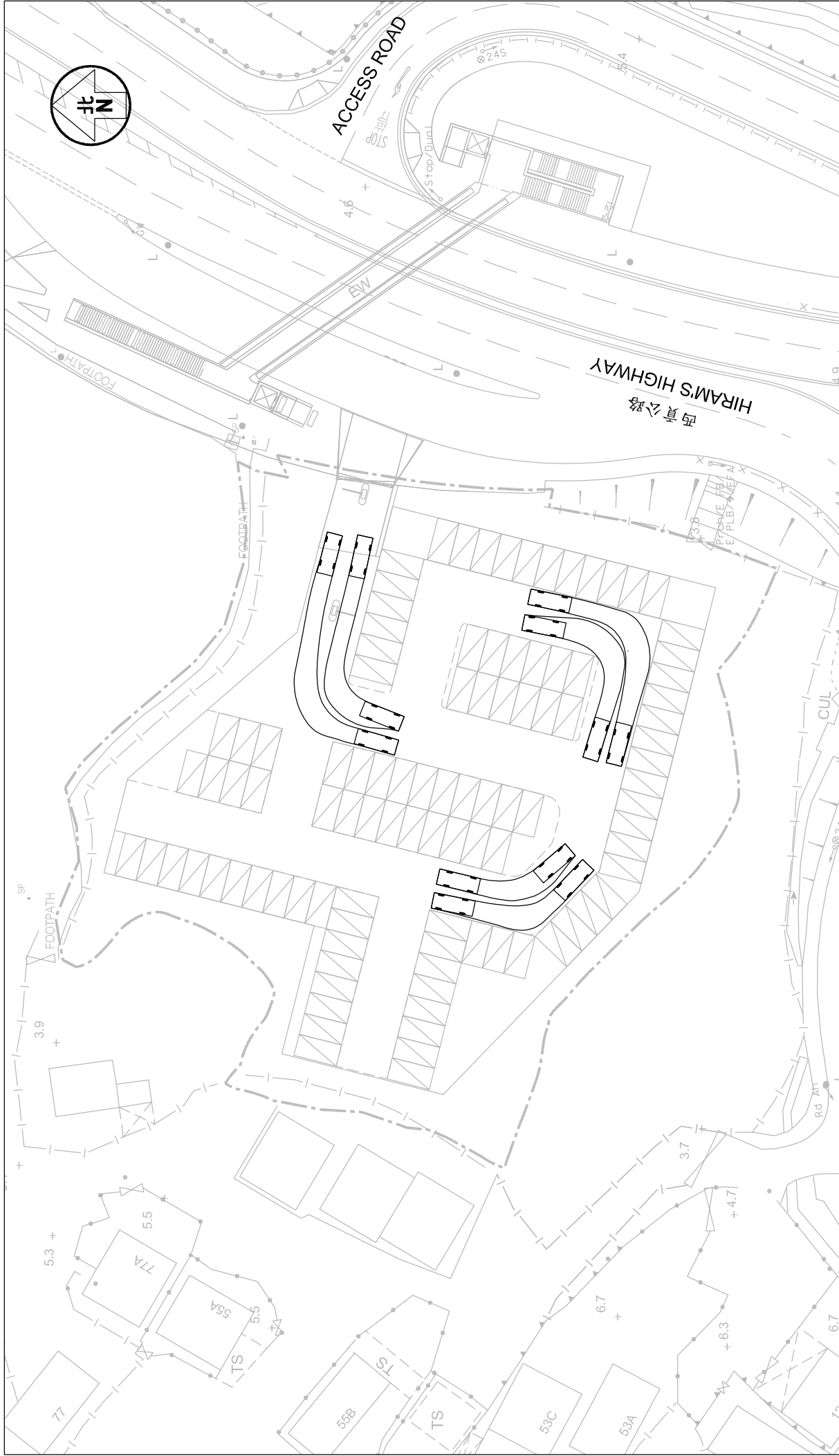
Appendix E

**Public Vehicle Park Layout Plan
and the Swept Path**



LAYOUT OF THE PROPOSED TEMPORARY CAR PARK
 100 CAR PARKING SPACES

SCALE 1:600(A4)
 DRAWN BY S C Y



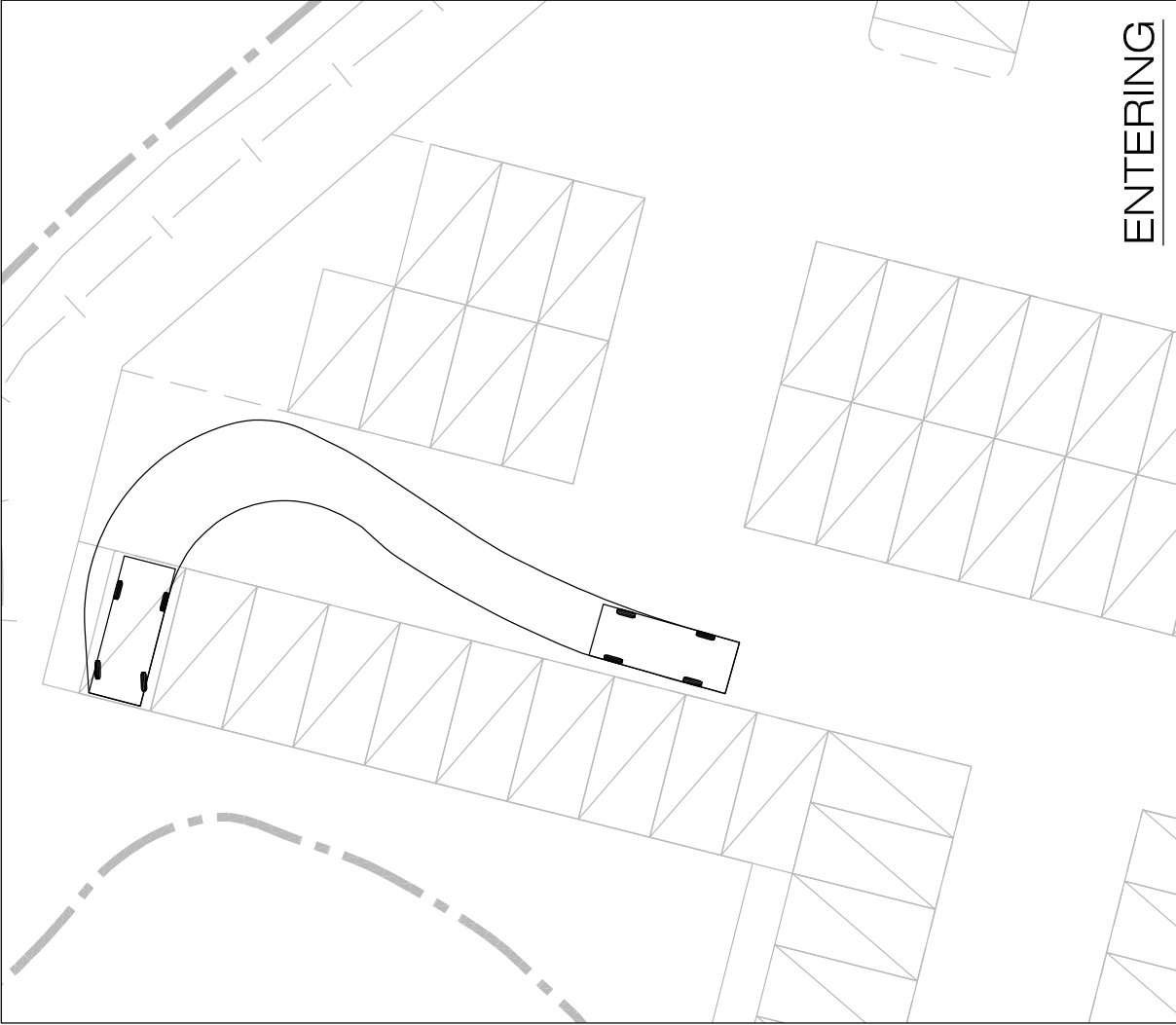
SWEPT PATH OF PRIVATE CAR IN 2 WAYS AT THE
PROPOSED TEMPORARY CAR PARK

SCALE 1:600(A4)
DRAWN BY S C Y



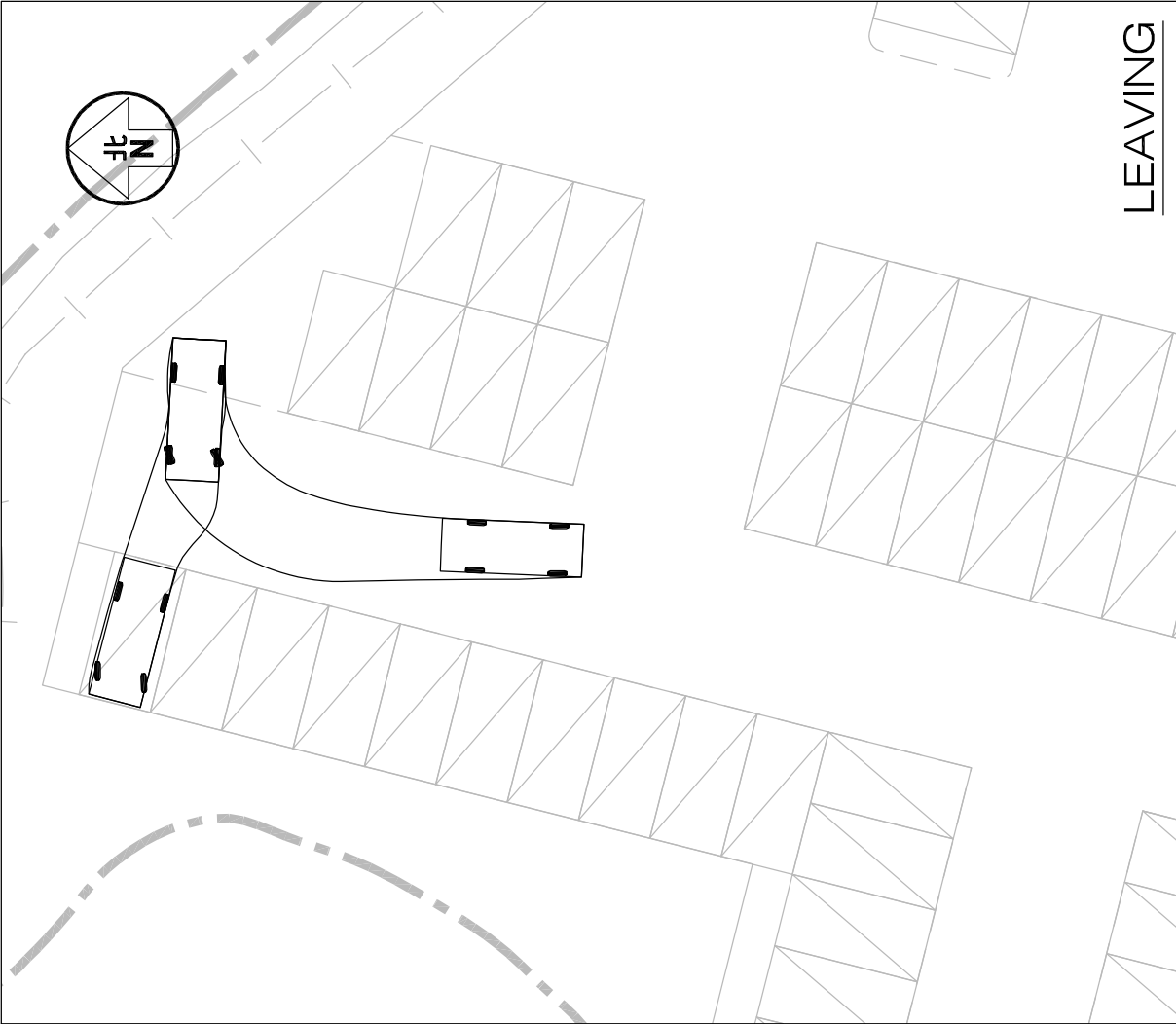
SWEPT PATH OF PRIVATE CAR ENTERING AND LEAVING
THE PROPOSED TEMPORARY CAR PARK

SCALE 1:250(A4)
DRAWN BY S C Y



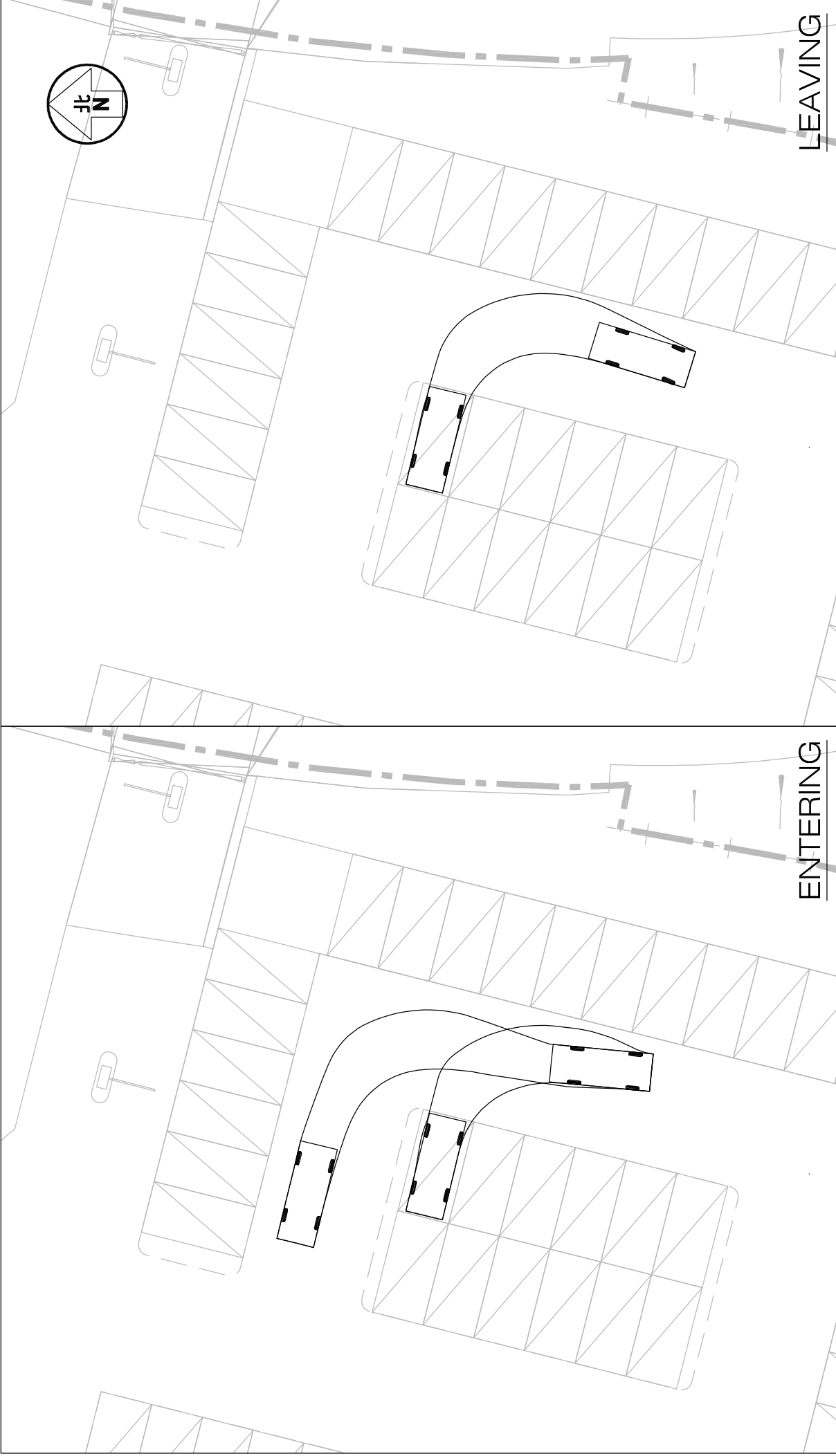
ENTERING

SWEPT PATH OF PRIVATE CAR ENTERING AND LEAVING
THE PROPOSED TEMPORARY CAR PARK



LEAVING

SCALE 1:250(A4)
DRAWN BY S C Y



SWEPT PATH OF PRIVATE CAR ENTERING AND LEAVING THE PROPOSED TEMPORARY CAR PARK

SCALE 1:250(A4)
DRAWN BY S C Y