

Your Ref: TPB/A/SK-TLS/64
Our Ref: SK-KSR/PA/DOL/24-11
Date: 8 November 2024

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

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

Dear Sirs,

Application for Proposed Minor Relaxation of Building Height and Site Coverage Restrictions for Permitted Flat Use in “Residential (Group C) 1” Zone and Associated Filling and Excavation of Land in “Green Belt” Zone at Lot No. 1109 RP in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories (“the Lot”) – Application No.: A/SK-TLS/64

On behalf of the Applicant, we submit a total of 4 sets of the following Further Information (“FI”) materials to respond to comments raised by the Transport Department (“TD”), the Urban Design & Landscape Section (“UD&L”) of the Planning Department, Drainage Services Department (“DSD”), Buildings Department (“BD”) and the Public.

A. Scheme Clarifications:

- i. The mean site formation levels of Tower 1 (“T1”) and Tower 2 (“T2”) both now are +227.0 mPD;
- ii. The Absolute Building Heights of T1 and T2 up to the main roof level both now are 21.2m;
- iii. The Building Heights (in mPD) at the main roof level for T1 and T2 both now are +248.2 mPD;
- iv. The Site Coverage in the present revised scheme is now about 31.09% in a gross site area context or about 34.034% within the extent of the “R(C)1” area; and
- v. The total Green Area and Greening Ratio are being revised to about 374m² and 21.73% respectively.

B. Supplementary FI Materials:

- i. Responses-to-Comments (“R-t-C”) Table dated 25.10.2024 (**Table A**);
- ii. Additional Technical Clarifications about the major differences between the PAS and the Present Scheme in **Annex A**;
- iii. Replacement Pages (i.e. Pages 11 and 12) of Planning Statement (“PS”) including revised **Table 2a** (the Key Development Parameters of the Present Scheme) and **Table 3a** (Proposed GFA and BH Calculations Breakdown by Tower) to replace their original ones (**Annex B**);
- iv. A set of revised schematic drawings of the present scheme (i.e. **Figure 13a to 22a**) (**Annex C**);
- v. Extract of Code of Practice 101 for Distribution Substation Design and CLP’s Standard Drawings (**Appendix A**);
- vi. Extract of Lease Schedule VI [Clause 36 (a) – (d)] (**Annex D**);



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- vii. A revised Report of the Landscape Proposal (“LP”) to replace its original one (**Annex E**);
- viii. A Junction Assessment Report in response to TD’s Comment (**Annex F**);
- ix. A Drainage Impact Assessment (“DIA”) in response to DSD’s Comment (**Annex G**);
- x. A revised Report of the Visual Impact Assessment (“VIA”) (**Annex H**)

Should you have any queries with regard to the above, please do not hesitate to contact our Ms. Michelle NG, Ms. Nora WONG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director

c.c.:
Client
SKIs DPO

(Attn.: Ms. Esther LEUNG)

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[KC/NW/MN/mn]