

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/SK-HC/316
關乎申請編號 A/SK-HC/316 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/SK-HC/316		
Location/address 位置/地址	Various Lots in D.D. 210 and Adjoining Government Land, Ho Chung, Sai Kung 西貢蠔涌丈量約份第 210 約多個地段及毗連政府土地		
Site area 地盤面積	About 約 6,504 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 653.2 sq. m 平方米)		
Plan 圖則	Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 蠔涌分區計劃大綱核准圖編號 S/SK-HC/11		
Zoning 地帶	"Residential (Group E)" 「住宅(戊類)」		
Applied use/ development 申請用途/發展	Proposed Houses with Minor Relaxation of Building Height Restriction 擬議屋宇並略為放寬建築物高度限制		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 2,421.6	0.4
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	15	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No.	Domestic	Not more than 不多於 10.8	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)
		3	Storey(s) 層 Include 包括 Carport 停車間 Basement 地庫
		1 1	
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Not more than 不多於 25 %		
No. of units 單位數目	15 Houses 屋宇		
Open space 休憩用地	Private 私人	Not less than 不少於 51	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數		25
	Private Car Parking Spaces 私家車車位		24
	Motorcycle Parking Spaces 電單車車位		1

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

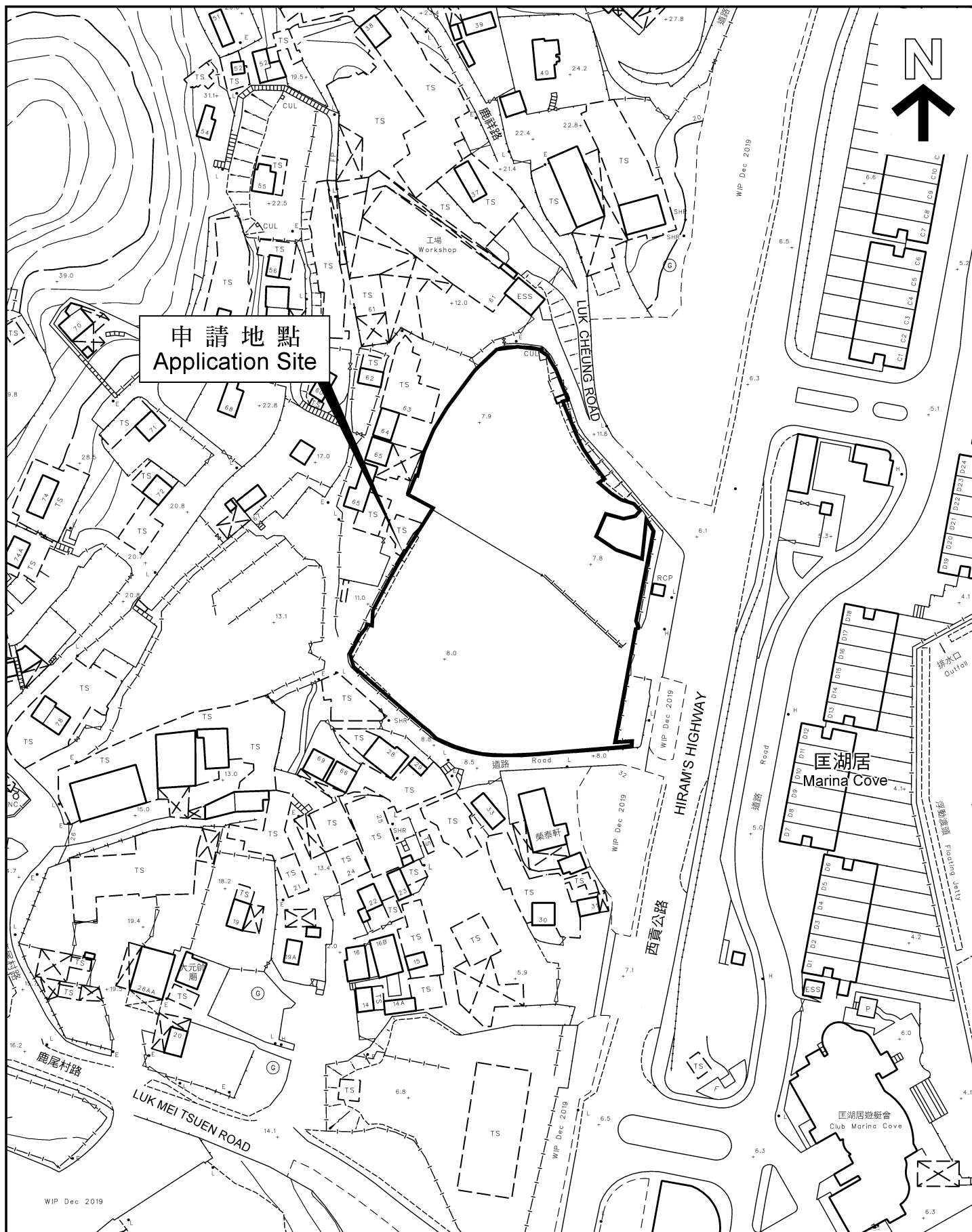
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>建築圖則 Architectural Drawings</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>樹木保護計劃書 Tree Preservation Proposal</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

A/SK-HC/316



EXECUTIVE SUMMARY

The Applicant, Smart Benefit Corporation Limited, are seeking approval from the Town Planning Board (“TPB”) under section 16 of the Town Planning Ordinance for developing a low density residential development at various lots and adjoining government land in DD210, Ho Chung, Sai Kung (the “Application Site”). The Application Site is zoned “Residential (Group E)” (“R(E)”) on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11. The proposed development is totally in line with the planning intention of “R(E)” zone to encourage the phasing out of industrial activities for residential development.

The Proposed Scheme under this planning application is in nature an amendments to the Approved Schemes first devised in 2010 with 15 number of 2-storey houses over one storey of carport and relaxed absolute building height of about 10.8m. The Proposed Scheme adopted a responsive layout design, including lowering the site formation / carport level, regrouping the houses into clusters and introducing a planter along Hiram’s Highway, to enhance its compatibility of the proposed development with the surrounding sub-urban environment. Despite a slightly relaxed floor-to-floor height has been proposed in the Proposed Scheme to improve the living quality of future residents, the overall maximum actual building height of the residential development will be reduced by about 2m when comparing with the Approved Scheme.

Moreover, the Proposed Scheme retains all planning merits of the previous Approved Scheme, such as respecting the existing status of the local village road (Ping On Road) and the proposed widening of Luk Cheung Road, etc. Technical assessments have also confirmed that the Proposed Scheme will not bring or subject to adverse tree, visual, traffic, noise, air quality, sewerage and drainage impacts.

In view of all above, we sincerely urge the Town Planning Board giving favourable consideration to the proposed residential development.

行政摘要

申請人潤俊有限公司擬就在西貢蠔涌丈量約份 210 號多個地段及鄰近政府土地發展低密度住宅按《城市規劃條例》第 16 條向城市規劃委員會下稱「城規會」提出申請。申請地點位於蠔涌分區計劃大綱核准圖編號 S/SK-HC/11 的「住宅（戊類）」地帶內。是個發展項目合乎逐步淘汰在「住宅（戊類）」地帶內工業用途的規劃意向。

這規劃申請內的建議發展方案本質上為修訂城規會早於 2010 年已批准的發展方案。建議發展方案含 15 間建於一層開敞式停車間上加兩層高之屋宇，總樓高約 10.8 米。建議發展方案採用了敏感的佈局設計，包括降低地盤平整/停車間水平，將屋宇重新分組，並在西貢公路旁加入花園，以增強擬議發展項目與周邊郊區環境的兼容性。儘管建議發展方案提出了稍微增加樓層高度以改善未來居民的生活質量，但相比已獲准發展方案，住宅發展的最高實際建築物高度將減少約 2 米。

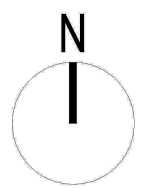
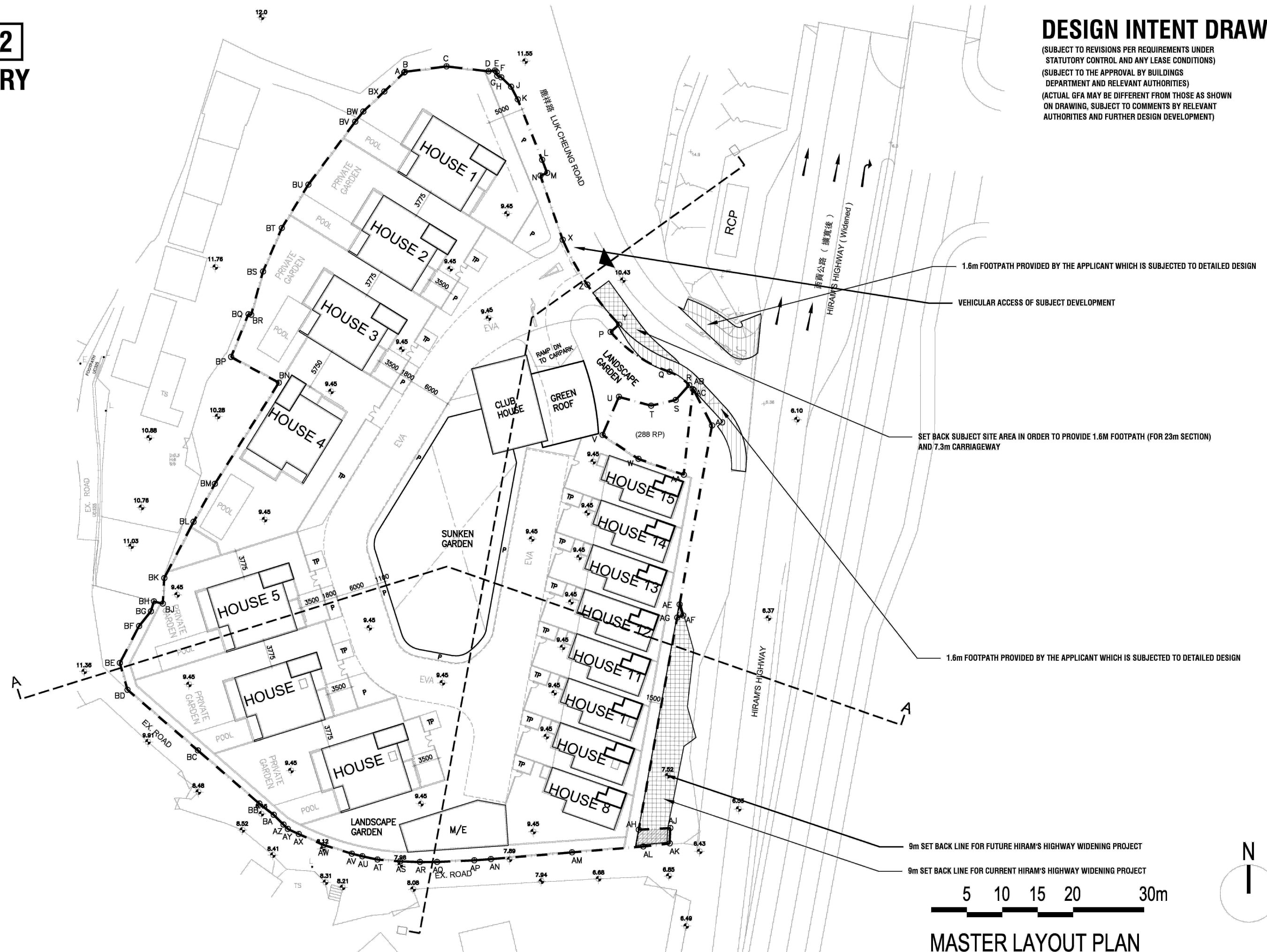
此外，建議發展方案保留了已獲准發展方案內所有優點，例如尊重村路（平安路）狀況和擬議擴闊鹿祥路等。技術評估也確認了建議發展方案不會為樹木、景觀、交通、噪音、空氣質素、排污和排水方面帶來不良影響。

基於上述理由，我們懇請城規會批准這個規劃許可申請。

2019-12-12
PRELIMINARY

DESIGN INTENT DRAWING

(SUBJECT TO REVISIONS PER REQUIREMENTS UNDER STATUTORY CONTROL AND ANY LEASE CONDITIONS)
(SUBJECT TO THE APPROVAL BY BUILDINGS DEPARTMENT AND RELEVANT AUTHORITIES)
(ACTUAL GFA MAY BE DIFFERENT FROM THOSE AS SHOWN ON DRAWING, SUBJECT TO COMMENTS BY RELEVANT AUTHORITIES AND FURTHER DESIGN DEVELOPMENT)



MASTER LAYOUT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT HO CHUNG, SAI KUNG, NEW TERRITORIES, HK

C Y S Associates (H K) Ltd.
Architects & Urban Designers. **CYS**

\\cys-graphicsai kung house - emperor\adgn\13-6-2019\scheme 02102019 (py)



LEGEND





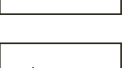













-  Application Site Boundary
-  Proposed Architectural Scheme
-  Improvement Works at Junction between Luk Cheung Road and Hiram's Highway
-  Proposed Levels
-  Existing Levels
-  Proposed New Tree Planting
-  Proposed Shrub Planting
-  Proposed Podium Edge Planting
-  Proposed Access Road (E.V.A.)
-  Proposed Water Feature
-  Proposed Waterside Deck
-  Proposed Extensive Green Roof
-  Proposed Private Garden Area
-  Proposed outdoor Furniture (indicative)
-  Proposed Bench (indicative)
-  1 Sunken Water Courtyard (B/F)
-  2 Clubhouse Deck
-  3 Boundary Buffer Planting

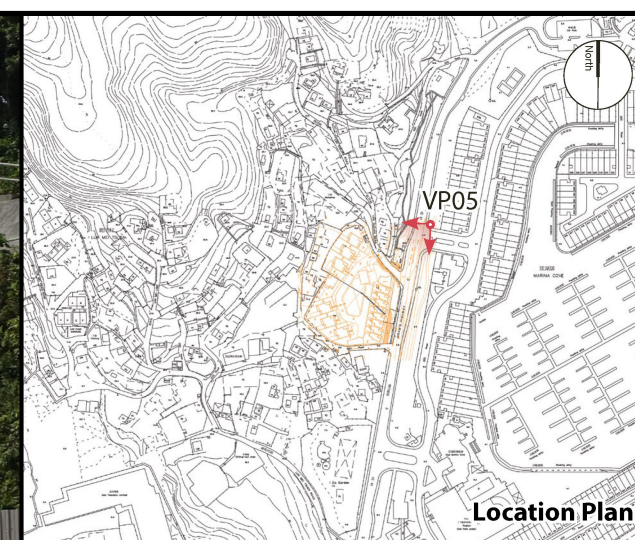
FIGURE TITLE Proposed Residential Development with Minor Relaxation of Building Height Restriction
At various lots and Adjoining Government Land in DD210, Ho Chung, Sai Kung
S.16 Planning Application
Landscape Master Plan – All Levels

SCALE	A.S.	DATE	Dec 2019
CHECKED	CJF	DRAWN	CL
FIGURE NO.	Figure 4.1		REV

Scenic Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong

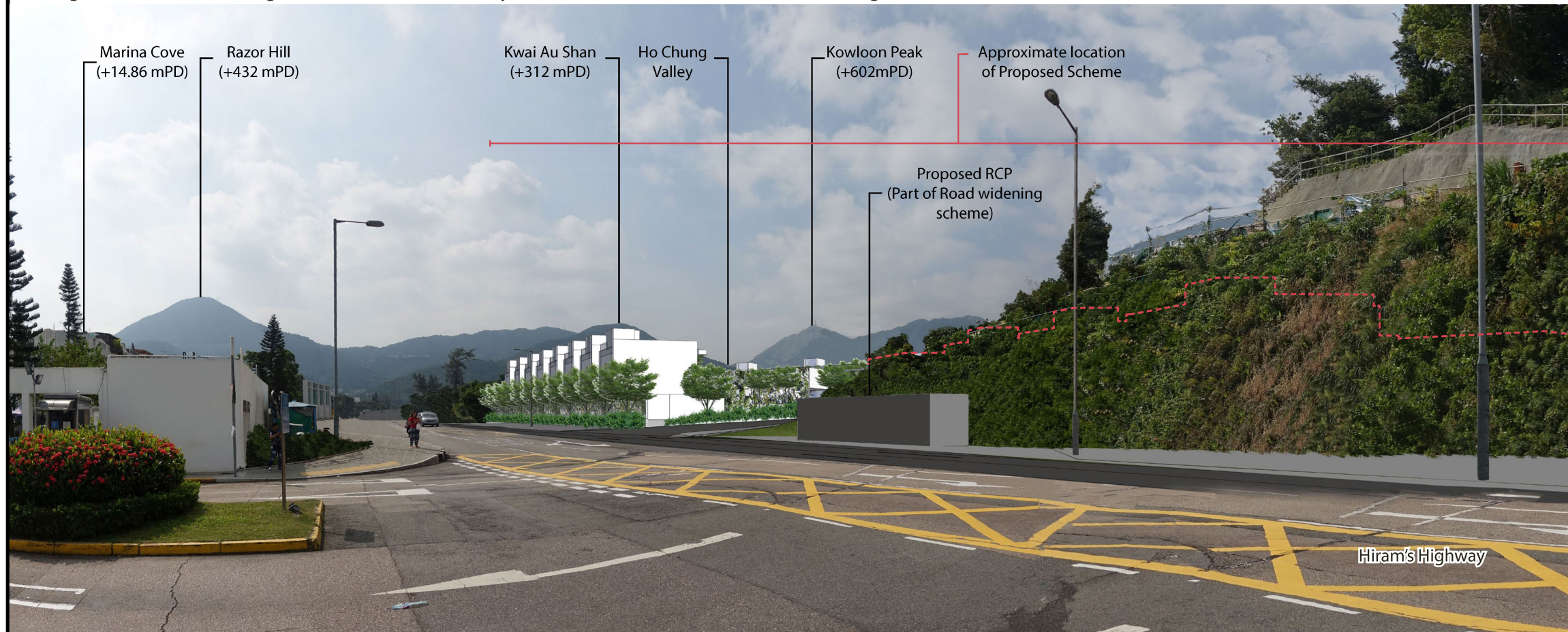
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com



Vantage Point 05 (VP05)

Vantage point elevation: +8mPD
 Viewing distance: 60m
 Maximum building height of Proposed Scheme: +16.8mPD at R/F

Vantage Point 05: View looking southwest from Hiram's Hwy next to Marina Cove North Entrance. (Existing Situation)



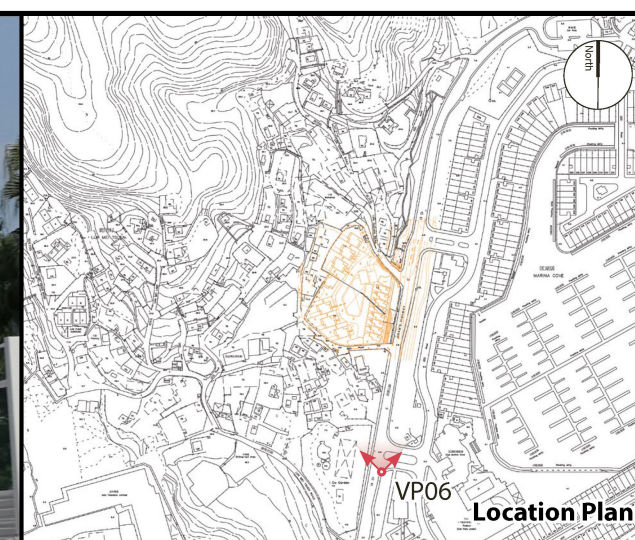
Vantage Point 05: View looking southwest from Hiram's Hwy next to Marina Cove North Entrance. (Proposed Scheme - Year 10 with Mitigation)

FIGURE TITLE
 Proposed Residential Development with Minor Relaxation of Building Height Restriction
 At various lots and Adjoining Government Land in DD210, Ho Chung, Sai Kung
 S.16 Planning Application
Visual Impact Assessment: Photomontages

SCALE	A.S.	DATE	Dec 2019
CHECKED	JBC	DRAWN	TK
FIGURE NO.	Figure 7.8		REV

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Vantage Point 06 (VP06)

Vantage point elevation: +8mPD
 Viewing distance: 120m
 Maximum building height of Proposed Scheme: +16.8mPD at R/F

Vantage Point 06: View looking Northwest from Hiram's Hwy next to Marina Cove South Entrance. (Existing Situation)



Vantage Point 06: View looking Northwest from Hiram's Hwy next to Marina Cove South Entrance. (Proposed Scheme - Year 10 with Mitigation)

FIGURE TITLE
 Proposed Residential Development with Minor Relaxation of Building Height Restriction
 At various lots and Adjoining Government Land in DD210, Ho Chung, Sai Kung
 S.16 Planning Application
Visual Impact Assessment: Photomontages

SCALE	A.S.	DATE	Dec 2019
CHECKED	JBC	DRAWN	TK
FIGURE NO.	Figure 7.10		REV

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申請編號 Application No. : A/SK-HC/316

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/SK-HC/119	擬議低密度住宅發展 Proposed low-density residential development	在有附帶條件下批准 Approved with conditions (24.6.2005)
A/SK-HC/136	擬議屋宇發展 Proposed house development	在有附帶條件下批准 Approved with conditions (2.11.2007)
A/SK-HC/170	擬議綜合住宅發展 Proposed comprehensive residential development	在有附帶條件下批准 Approved with conditions (12.2.2010)
A/SK-HC/271	擬議 13 幢屋宇住宅發展 Proposed residential development for 13 Houses	在有附帶條件下批准 Approved with conditions (9.2.2018)

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