

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/SK-HC/338**

關於申請編號 A/SK-HC/338 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/SK-HC/338		
Location/address 位置/地址	Lots 877 RP, 878 RP, 879 RP, 1939 S.B ss.3, 1939 S.E, 1939 S.F, 1939 RP, 1940 (Part) and 1944 RP in D.D. 244, Nam Pin Wai, Sai Kung 西貢南邊圍丈量約份第 244 約地段第 877 號餘段、第 878 號餘段、第 879 號餘段、第 1939 號 B 分段第 3 小分段、第 1939 號 E 分段、第 1939 號 F 分段、第 1939 號餘段、第 1940 號 (部分) 及第 1944 號餘段		
Site area 地盤面積	About 約 4,000 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	"Green Belt" 「綠化地帶」		
Applied use/ development 申請用途/發展	Proposed Recreational Use and Associated Filling and Excavation of Land Ancillary to the Residential Use in the Adjoining "Residential (Group C)1" Site 擬議康樂用途和相關的填土及挖土工程，附屬於毗連「住宅 (丙類) 1」地帶內的住宅用途		
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	-	-
	Non-domestic 非住用	About 約 4	About 約 0.001
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		10	mPD 米(主水平基準上)
		1	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	About 約 0.1 %	
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	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	-		

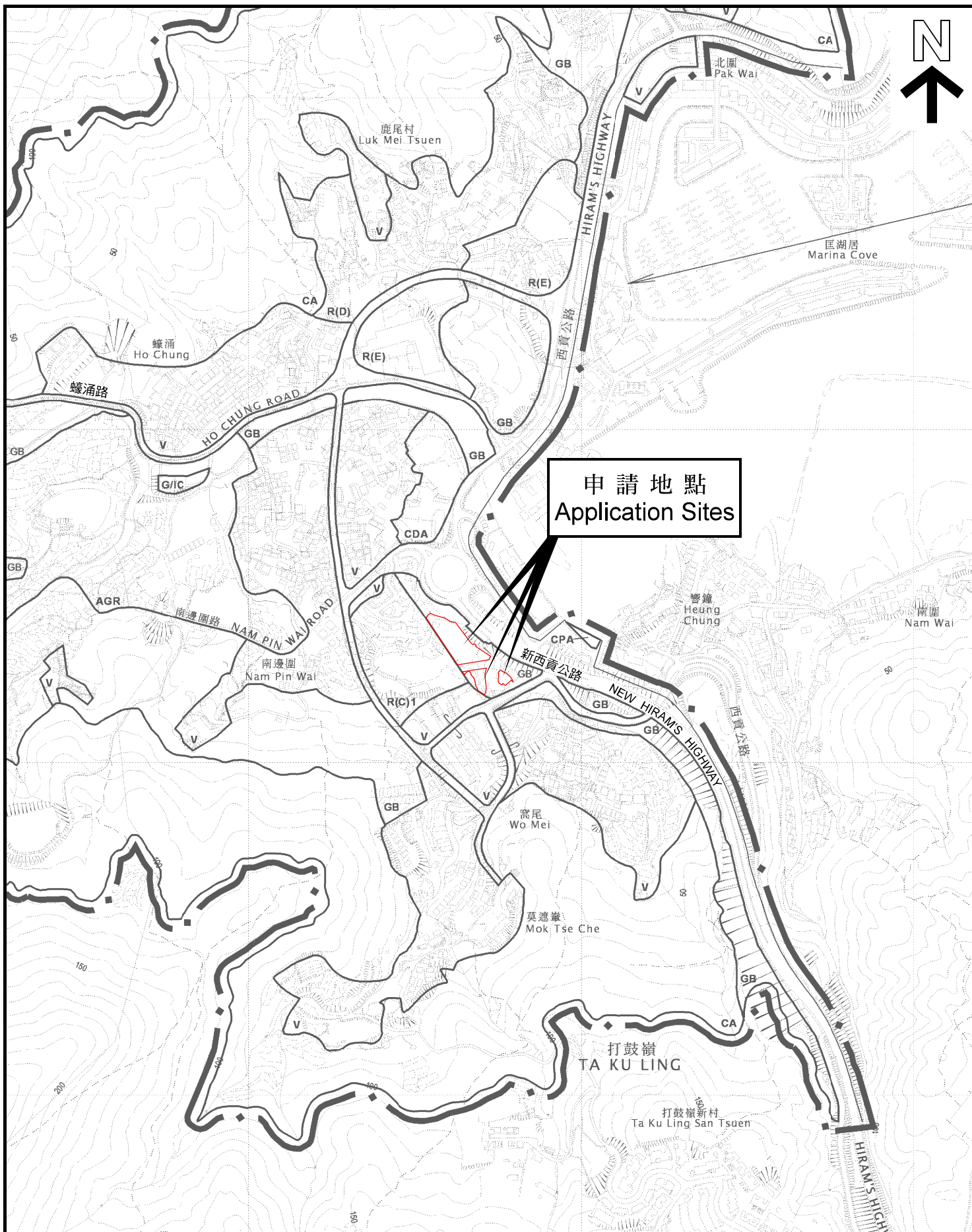
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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		
	Chinese 中文	English 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 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 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 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 checked="" type="checkbox"/>
<u>Location Plan 位置圖</u>		
<u>Lot index plan 土地索引圖</u>		
<u>Location plan for proposed filling and excavation of land 擬議填土及挖土工程位置圖</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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input 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 type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input 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 type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Archaeological Review Report 考古檢討報告</u>		
<u>Geotechnical Planning Review Report 土力規劃檢討報告</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

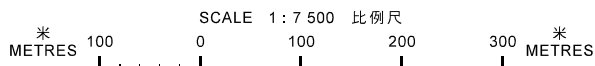
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



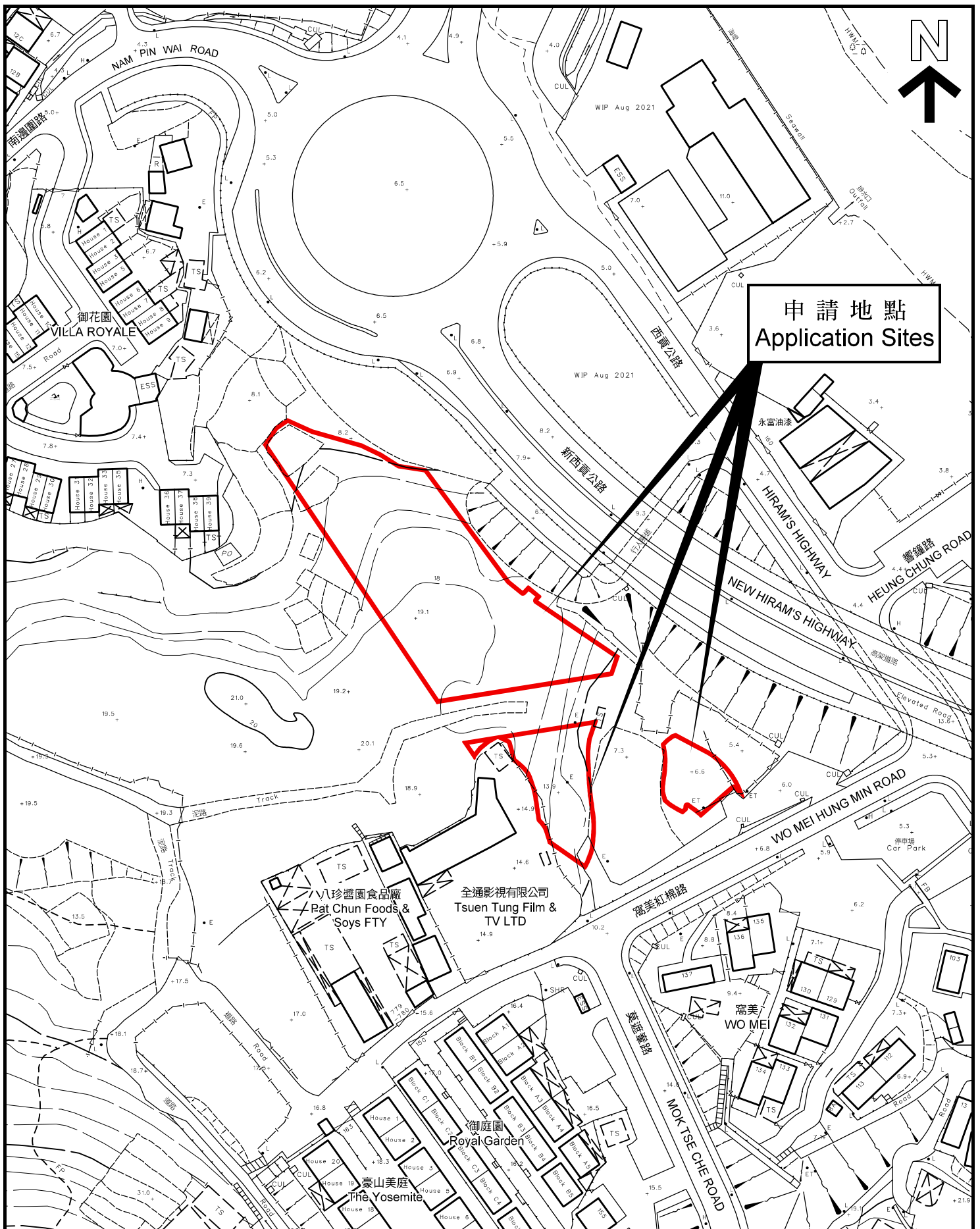
位置圖 LOCATION PLAN

本摘要圖於2022年2月18日擬備，
 所根據的資料為於2014年3月11日
 核准的分區計劃大綱圖編號 S/SK-HC/11
 EXTRACT PLAN PREPARED ON 18.2.2022
 BASED ON OUTLINE ZONING PLAN No.
 S/SK-HC/11 APPROVED ON 11.3.2014



申請地點界線只作識別用
 APPLICATION SITE BOUNDARY
 FOR IDENTIFICATION PURPOSE ONLY

參考編號
 REFERENCE No.
A/SK-HC/338



申請地點
Application Sites

平面圖 SITE PLAN

本摘要圖於2022年2月18日擬備，
所根據的資料為測量圖編號
11-NE-5A
EXTRACT PLAN PREPARED ON 18.2.2022
BASED ON SURVEY SHEET No.
11-NE-5A

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/SK-HC/338

EXECUTIVE SUMMARY

Pursuant to Section 16 ("s.16") of the Town Planning Ordinance ("TPO"), this Supporting Planning Statement is prepared and submitted to seek approval from the Town Planning Board ("TPB") for the proposed recreational use with associated filling and excavation of land ancillary to the always permitted residential use in the adjoining "R(C) 1" site (the "Proposed Ancillary Recreational Use") at various lots in D.D.244, Nam Pin Wai, Sai Kung (the "Application Site").

The Application Site is comprised of three parcels of private lots (Sites A, B and C), located on two sides of an approved access road (planning application No. A/SK-HC/223) connecting Wo Mei Hung Min Road to the said "R(C) 1" site. The Application Site, with a total area of about 4,000m², is located in "Green Belt" ("GB") zone under the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 (the OZP). This s.16 planning application is to seek permission from the TPB for the proposed recreational use at the Application Site which is intended to serve the always permitted 'House' use at the adjoining "R(C)1" site. The proposed recreational use is a use under 'House' which is under Column 2 uses of "GB" zone.

The Application Site (Sites A, B and C) is vacant land with a few existing tree groups. Tree survey identified that the majority of existing trees within the Application Site are in fair to poor condition. It is also frequently observed that nearby residents walk their dogs at Site C and adjoining "R(C)1" site. The Applicant, being the sole owner of the private lots of the Application Site, the adjoining "R(C)1" site and the approved access road, was aware of the degraded and undermanaged environment at the Application Site, which may not be able to serve the function of "GB" zone. When the adjoining 'House' development and access road obtained approvals and currently under construction, the Applicant has a genuine intention to enhance its natural environment and landscape amenity and to provide a well-managed recreational outlet, as a "win-win" scenario for the benefit of the community.

Therefore, the Proposed Ancillary Recreational Use in this Application is intended to realize the planning intention of the subject "GB" zone through natural preservation, ecological enhancement and quality landscape design. In addition, it is proposed to provide inclusive playground for kids and pets for enjoyment of residents from adjoining "R(C)1" site and surrounding neighborhood; as well as to provide a community farm offering unique farming experiences, which is not only to cater for residents from the adjoining "R(C)1" site but also open for local students and community with prior arrangement. It should also be noted that design of the Proposed Ancillary Recreational Use has considered the areas identified with possible archaeological potential.

The Proposed Ancillary Recreational Use is expected to achieve the following public planning benefits:

- Enhancing natural environment in biodiversity, ecology and landscape value;

- Offering a proper recreational outlet not only to the residents of the adjoining "R(C)1" site but also the nearby residents by creating a kids and pets playground in Site A, which is opened to the public. This echoes with the need of the nearby residents who walk their dogs/pets at the Application Site, but now with enhanced facilities under proper management.
- Offering diverse learning opportunity and farming experience not only for residents of the adjoining "R(C)1" site but also to the local students and community with prior arrangement by running a community farm in Site C with *Rooftop Republic*, an award-winning social enterprise;
- Ensuring compatibility with the surroundings;
- Improving neighbourhood safety by committed long-term management;
- Fostering a healthier lifestyle under Covid-19 with provision of more recreational space near home;
- Various technical assessments on drainage, archaeological and geotechnical aspects have been undertaken to demonstrate that the proposed use will not result in adverse impacts to the surroundings; and
- Setting a desirable precedent for realizing the planning intention of "GB" zone while utilizing the land resource for the benefit of the community .

The Applicant has demonstrated their genuine intention and commitment in taking forward the Proposed Ancillary Recreational Use at the Application Site. In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to give its support to this s.16 Application.

行政摘要

(內容如有任何差異，應以英文內文為準)

本規劃申請根據《城市規劃條例》(第131章)第16條，就位於西貢南邊圍丈量約份第244約內多個地段(「申請地點」)，為附屬於毗鄰「住宅(丙類)1」地帶經常准許住宅用途的擬議康樂用途以及相應的填土和挖土工程向城市規劃委員會(下稱「城規會」)提出申請。

申請地點包括三塊私人土地(地塊A、B及C)，位於連接「住宅(丙類)1」地帶與窩美紅棉路已獲批准的連接道路(規劃申請編號A/SK-HC/223)兩旁。申請地點面積總共約4,000平方米，座落於蠔涌分區計劃大綱核准圖編號S/SK-HC/11(下稱「蠔涌分區計劃大綱圖」)的「綠化地帶」內。本規劃申請在申請地點所擬議康樂用途須取得城規會的許可，作為附屬於毗鄰「住宅(丙類)1」地帶內經常准許「屋宇」發展項目。因此，根據蠔涌分區計劃大綱圖，擬議康樂用途屬於「屋宇」用途，即「綠化地帶」內第二欄用途。

申請地點(地塊A、B及C)現況為空置土地，以及有少量樹木群。樹木調查發現申請地點內大部分樹木現時的健康狀況屬普通至欠佳。另外，於地塊C及毗鄰「住宅(丙類)1」地帶經常可以見到附近居民帶狗隻散步。申請人作為申請地點以及毗鄰「住宅(丙類)1」地帶與已獲批准的連接道路的唯一土地擁有人，留意到申請地點缺乏管理並且欠理想的環境狀況，難以體現「綠化地帶」的功能。當毗鄰「住宅(丙類)1」發展項目及連接道路獲得批准並現時正在建設中，申請人有誠意希望藉此機會，透過提升申請地點的生態環境、景觀市容以及提供妥善管理的康樂空間，令社區受惠達致雙贏局面。

因此，本規劃申請將實現「綠化地帶」的規劃意向，致力實踐自然保育、改善生態環境及提供高質量的景觀設計。擬議附屬康樂用途將提供共融式兒童與寵物遊樂場供毗鄰「住宅(丙類)1」地帶居民以及周邊社區居民使用，同時，將設置社區農場，提供獨特的農耕體驗，不僅供毗鄰「住宅(丙類)1」地帶居民使用，亦開放予經預約的本區學生及社群。另外，擬議附屬康樂用途在設計上亦考慮了具潛在考古研究價值區域。

擬議附屬康樂用途可為公眾提供以下規劃增益：

- 改善自然環境，提升生物多樣性與景觀價值；
- 於地塊A設計一個開放予公眾使用的兒童與寵物遊樂場，為於毗鄰「住宅(丙類)1」地帶居民以及附近居民提供一個合適康樂用地。這個優化後的

康樂設施在妥善的管理下，可以滿足現時附近居民於申請地點帶狗隻/寵物散步的需求；

- 與獲獎無數的的社會企業-雲耕一族合作於地塊 C 建設一個社區農場，為毗鄰「住宅 (丙類) 1」地帶居民以及經預約的本區學生及社群提供多樣學習機會及耕作體驗；
- 確保與周邊環境相容；
- 確保對申請地點作長遠的管理，保障附近居民安全；
- 在新冠疫情下，透過在住宅區提供更多康樂空間促進居民的健康生活模式；
- 對排水、考古遺蹟及土力方面進行了各種技術評估，確保所擬議用途不會對周圍環境造成不良影響；及
- 建立一個良好的先例，在實現「綠化地帶」規劃意向的情況下，善用土地資源，令社區受惠。

申請人在申請地點推進所擬議附屬康樂用途展現了誠懇和積極的態度。鑑於以上提出本申請項目在規劃上的增益，我們誠懇地希望城市規劃委員會支持本次按《城市規劃條例》第 16 條所提出的申請。



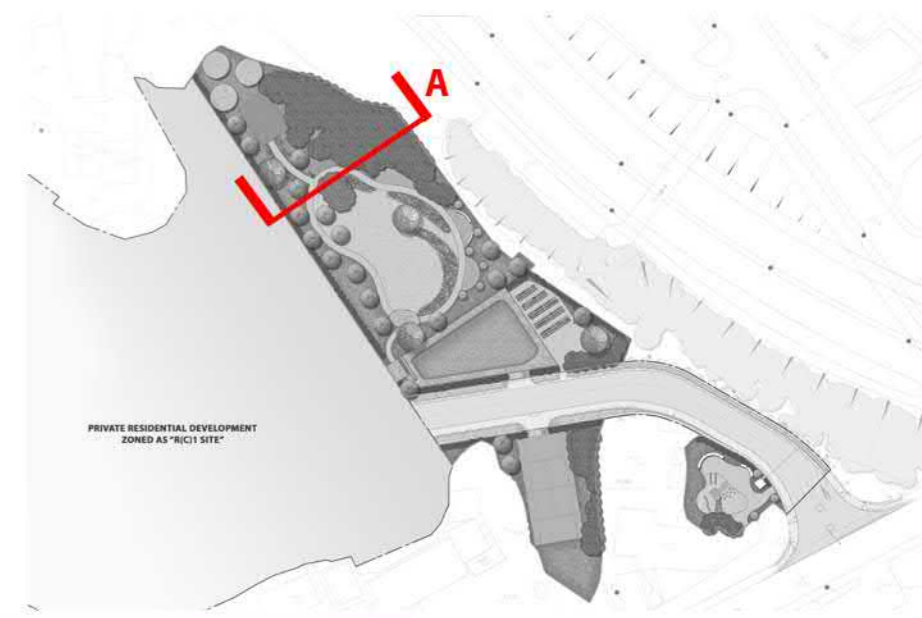
申請編號 Application No. : A/SK-HC/338
 此頁摘自申請人提交的文件。
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S16 Planning Application for the Proposed Recreational Use (Garden) Ancillary to the Residential Use in the Adjoining "R(C)1" Site at Various Lots in D.D.244, Nam Pin Wai, Sai Kung

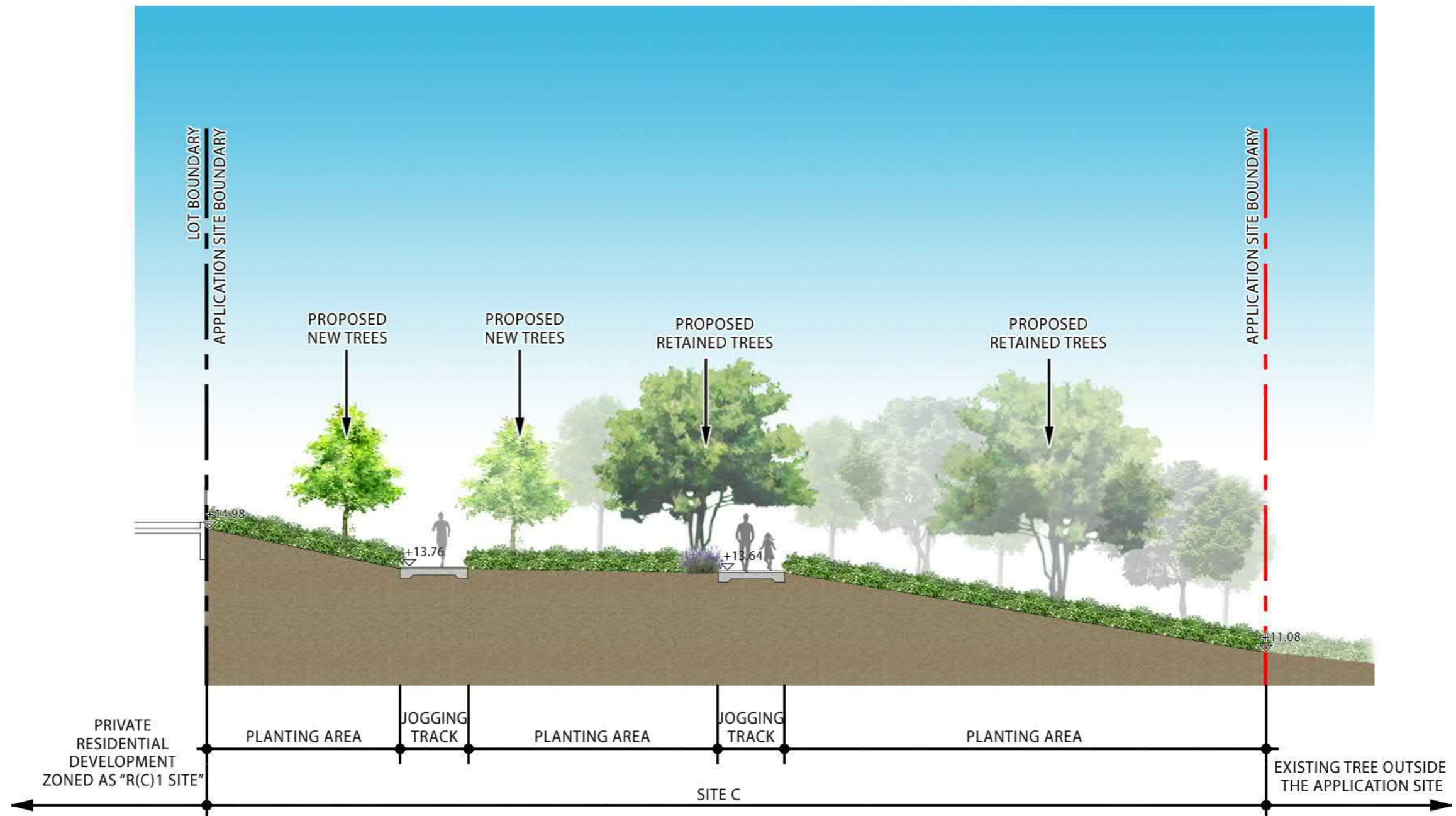
Landscape Master Plan
 Dwg. No. : 2020209-LMP-01a

Date: FEB 2022
 (A1-size)

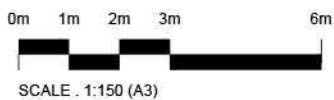


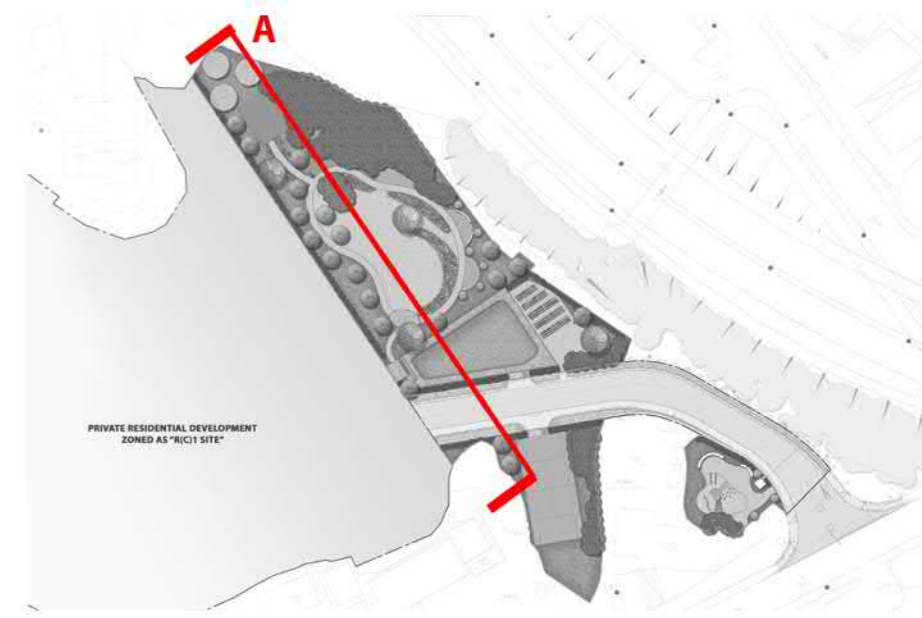


KEYPLAN

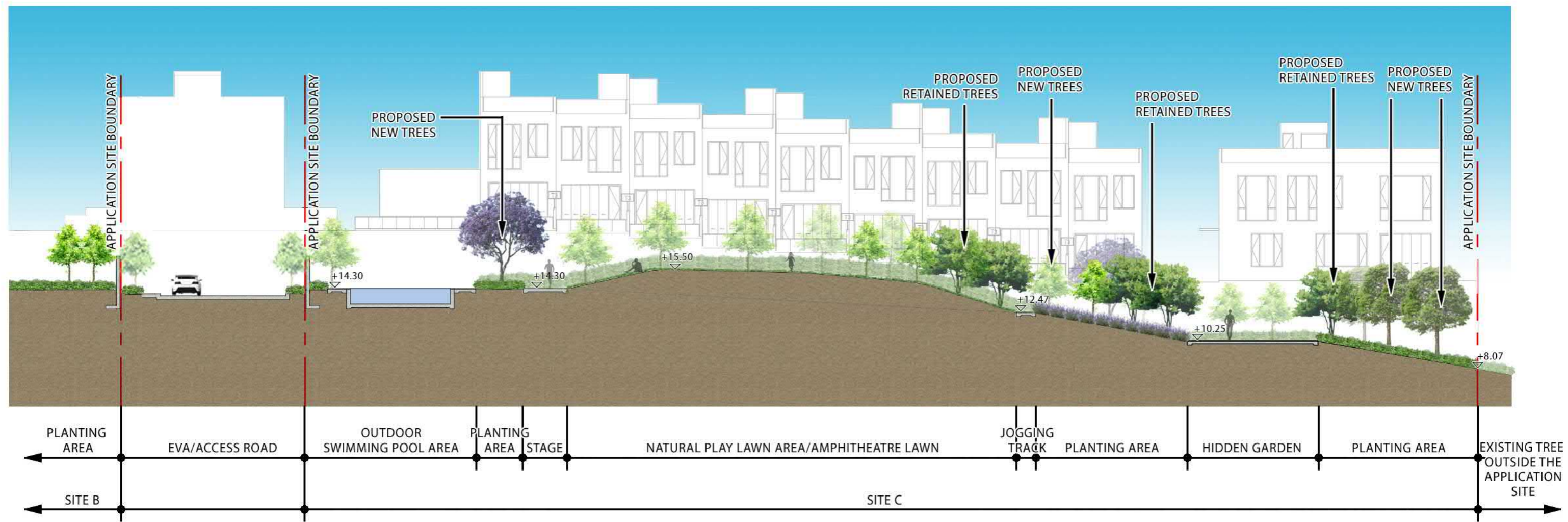


LANDSCAPE SECTION A

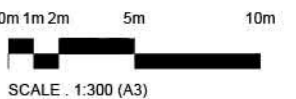




KEYPLAN



LANDSCAPE ELEVATION A





SITE LOCATION PLAN 1:2000

-  APPLICATION SITE
-  POTENTIAL EXCAVATION
-  POTENTIAL FILLING

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