
Appendix A

Replacement Pages of Planning Statement

2 SITE AND SURROUNDING CONTEXT

2.1 Site Location

2.1.1 With a total site area of about 19,591m², the Application Site is located in Kwu Tung South. The Application Site is bounded by Kwu Tung Road to the north, Hang Tau Road to the east and an existing footpath to the south connecting to the river bank of River Beas running along the west of the Application Site (**Figure 2.1** refers).

2.2 Surrounding Context

2.2.1 The Application Site is largely vacant and covered with wild grasses in the southern portion. A minor portion near the southeastern boundary is occupied by temporary structures. The Application Site is accessible via the existing Hang Tau Road along the eastern boundary. The northern portion of the Application Site has been paved.

2.2.2 To the north of the Application Site across Fanling Highway is Kwu Tung North (KTN) New Development Area (NDA). The site formation and infrastructure works for its first phase development commenced in 2019, while population in-take of the first batch housing development will commence in 2026. The site formation and infrastructure works for its remaining phase development commenced in 2024, with target to complete the works in 2031.

2.2.3 To the east across Hang Tau Road is a mix of active and fallow agricultural land, vacant land and temporary domestic structures. Residential developments such as Casas Domingo can also be found.

2.2.4 To further south of the Application Site is residential development named Goodwood Park in “Residential (Group C)2” (“R(C)2” zone).

2.2.5 To the west of the Application Site is an abandoned meander of River Beas. To the further west across River Beas is a completed residential development named Valais in “R(C)2” zone.

2.2.6 The meander was retained when River Beas was channelised under the Rural Drainage Rehabilitation Scheme. **Mitigation planting** was provided on the eastern

bank of River Beas where Agriculture, Fisheries and Conservation Department (AFCD) **maintains** trees thereat. Some portions of the mitigation **planting** maintained by AFCD fall within the western part of the Application Site.

2.2.7 The Application Site is well-served by comprehensive transport network. It is located just west of the Sheung Shui / Fanling New Town and is in close proximity to KTN NDA. It connects to the wider territory via Kwu Tung Road which links to Castle Peak Road – Kwu Tung, a part of the New Territories Circular Road.

2.2.8 **Figure 2.2** shows the site and surrounding context of the Application Site.

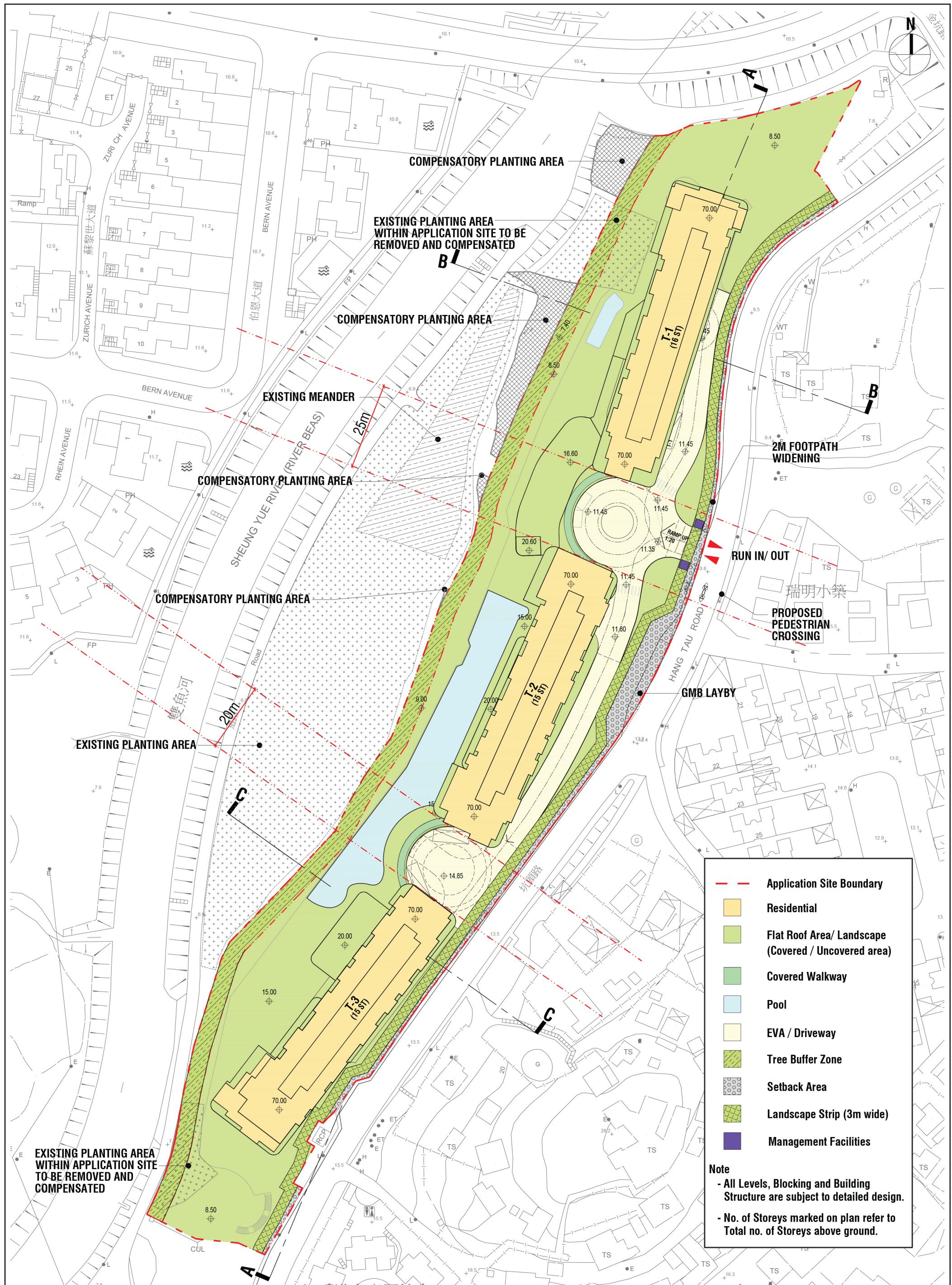
2.3 Planning Context

Imminent Housing Needs in Hong Kong

2.3.1 The crux of housing problem lies in the shortage of land for development. As early as in 2013 Policy Address, the Government recognised the urgent need to meet housing and other development needs. In Policy Addresses that follow, housing is still the most important livelihood issue to be addressed.

2.3.2 In 2023 Policy Address, the land and housing issue was recognised as a top priority in making Hong Kong a better place for living and working. Relevant key strategies and targets as delivered by the Chief Executive aimed at enhancing the quantity, speed, efficiency and quality for both public housing and private housing. In particular, it was re-iterated that promoting better living environment for citizens was the underlying principle in planning for long-term development of Hong Kong.

2.3.3 In the latest 2024 Policy Address, the Government's determination to stabilise private housing supply prevails. It is made clear that the Government will make use of spade-ready sites for private housing. The supply target for private housing in the coming decade is projected to be 132,000 units. The Government targets to provide sufficient land for 80,000 private housing units in the coming five years. It is obvious that there has been a stable demand for more housing in Hong Kong.



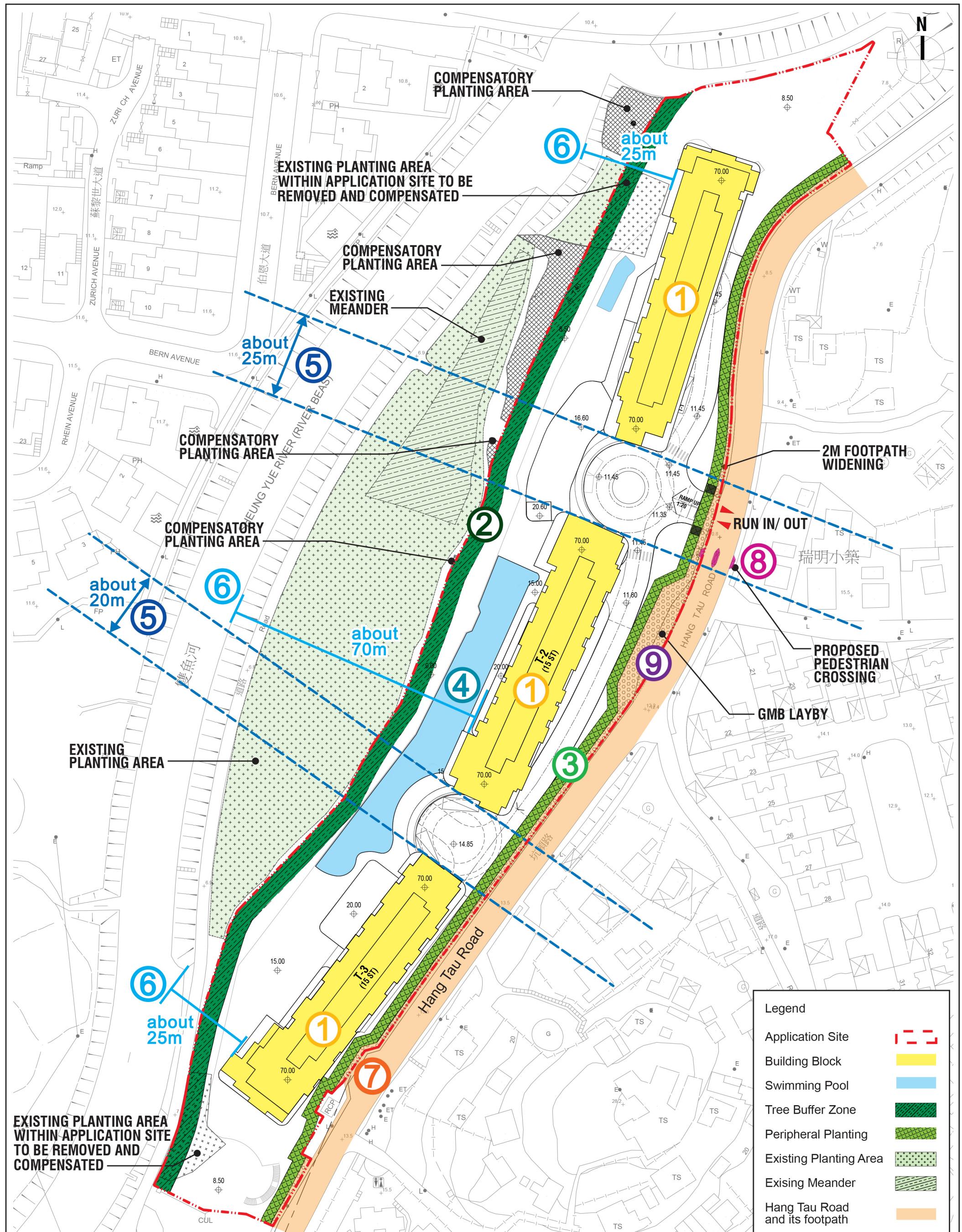
Remarks: Indicative and for reference only.

Title	Indicative Master Layout Plan			
	Checked	DH	Drawn	PW
	Rev	1	Date	Dec 2025
Scale	Figure 3.2			



Remarks: Indicative and for reference only.

Title	Indicative Ground Floor Layout Plan			
	Checked	DH	Drawn	PW
	Rev	1	Date	Dec 2025
Scale	Figure 3.4			



① The building blocks adopt slim design to allow more separation distance from the existing meander to the west and are located near to Hang Tau Road

② Enhanced tree buffer zone

③ Peripheral planting

4 The main outdoor pool is located away from the meander

5 Provision of building gaps

6 Setback from River Beas

7 Widening of the existing Hang Tau Road into an up-to-standard road with 7.3m-wide carriageway and 2m-wide footpath

8 Pedestrian crossing

9 GMB layby

	Title	Design Merits and Planning Gains			
		Checked	DH	Drawn	PW
		Rev	1	Date	Dec 2025

8 ECOLOGICAL CONSIDERATIONS

- 8.1 The Application Site has long been zoned for residential development. But the Explanatory Statement of the OZP requires submission of an EcolA. Therefore, an EcolA has been completed and enclosed under **Appendix F** for consideration.
- 8.2 Ecological baseline conditions were recorded during field surveys (covering both dry and wet seasons) conducted from November 2022 to April 2023 and from May 2024 to October 2024 (12 months in total). The ecological baseline survey includes survey of habitat and vegetation, bird, butterfly, odonate (dragonfly), herpetofauna (reptile and amphibian), terrestrial mammal, firefly and freshwater aquatic fauna.
- 8.3 The Proposed Development will result in loss of about 1.96 hectares of habitat which mainly consisted of wasteland with small areas of developed area and plantation / village / orchard of generally low ecological value. Ecological impacts to habitats and species of conservation importance will be minor. Impact avoidance and minimisation measures have been proposed.
- 8.4 According to the EcolA, two pieces of existing planting area currently maintained by AFCD located at the northern and southern parts of the Application Site will be affected by the Proposed Development. The Applicant proposes that similar area would be re-provided on 1:1 basis as compensation on Applicant's land outside Application Site as well as the adjoining strips of Government land to the west of the Application Site to form compensatory planting area, with the aim of enhancing the integrity of the existing planting clusters. The compensatory planting area would be provided by the Applicant to the satisfaction of AFCD for future handover to AFCD for their **vegetation maintenance**. To achieve enhancement of the compensatory planting area, the following species will be considered to be planted in the compensatory planting area:

- Tree species lost within the existing planting area due to the Proposed Scheme;
- Species with known ecological values;
- Mainly native species;
- Species that can provide year-round resources for wildlife;
- Species that can provide higher habitat diversity; and
- Species that facilitate integration with the ecosystem nearby.

8.5 Apart from tree planting, shrubs will also be planted in the compensatory planting area between trees to create a densely vegetated habitat and to provide shelter for local fauna. For details, please refer to **Appendix F**.

8.6 In fact, the Applicant has been in active liaison with the relevant Government departments, including AFCD and LandsD, regarding the relevant details of the proposed compensatory planting area after obtaining approval for the last S16 application (No. A/NE-KTS/484):

- Submission under Approval Condition: in October 2021, the Applicant has submitted a Proposal of Compensatory Planting Areas (including detailed setting out of compensatory planting areas) as per approval condition (e) of a previously approved scheme for house development under application no. A/NE-KTS/484. The report re-iterated the 1:1 compensation principle in terms of area and presented the proposed location of compensatory planting area in comparison to those indicated on the approved Master Layout Plan of application no. A/NE-KTS/484 after taking into account the existing on-site condition. This submission was considered acceptable by AFCD in November 2021.
- Submission to Facilitate Land Exchange Application: during the processing of land exchange application for the **Notional Scheme**, in response to the comments from AFCD via LandsD, an updated Proposal of Compensatory Planting Areas was submitted to AFCD in May 2024, providing additional information such as reference for plant species with ecological functions, tree survey result of existing planting area and land for compensatory planting area, compensatory planting plan and proposed arrangement of

Sewerage Treatment Works. Shek Wu Hui Sewerage Treatment Works would have sufficient capacity to cater for the sewage from the Proposed Development.

9.2.4 Based on the calculation in the report, segments of existing sewers would operate near and slightly above capacity, thus sewer pipe upgrading works have been proposed. It is also found that Tsung Pak Long Sewage Pumping Station could cater for the average dry weather flow from all proposed and planned developments. The Proposed Scheme is therefore feasible from sewerage perspective.

9.3 Water Supply Impact Assessment

9.3.1 A water supply impact assessment has been conducted and is enclosed under **Appendix I**.

9.3.2 The Application Site falls within the supply zone of Kwu Tung Fresh Water Service Reservoir (KTFWSR). It is anticipated that the total water demand from the Proposed Development is about 1,322m³/day, taking up only about 3.6% of the storage capacity of KTFWSR. Given the newly constructed Tong Hang No. 3 Fresh Water Service Reservoir will take up part of the supply zone of KTFWSR, KTFWSR will have sufficient capacity to cater for the Proposed Development.

9.3.3 To conclude, the Proposed Scheme is feasible in water supply terms.