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## **EXECUTIVE SUMMARY**

### **PURPOSE OF SUBMISSION**

This planning application is submitted to seek permission from the Town Planning Board (the Board) for a proposed residential development with minor relaxation of plot ratio restriction (hereafter referred to as the “Proposed Development” / “Proposed Scheme”) in “Comprehensive Development Area (3)” (“CDA(3)”) zone on the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22 at Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and adjoining Government land (new lot to be known as Lot 2644 in D.D. 92), Kwu Tung South, New Territories (hereafter referred to as the “Application Site”) under Section 16 (S16) of the Town Planning Ordinance (CAP. 131).

### **BACKGROUND**

The Application Site is the subject of a previous agreed Section 12A (S12A) application (hereafter referred to as the “Notional Scheme”). The Approved OZP No. S/NE-KTS/20 was gazetted on 12.4.2024 for the subject “CDA(3)” zone with maximum plot ratio of 2 and building height of 70mPD stipulated for the subject site.

### **INDICATIVE DEVELOPMENT PROPOSAL**

After obtaining the previous agreement for S12A, the Applicant has carried out a more detailed land survey to set out the site boundary according to latest site and land conditions. The Application Site area of about 19,591m<sup>2</sup> is smaller than that of the Notional Scheme, as several existing features and a land lot have been excluded from the Application Site for the current application. The Proposed Development comprises of 3 residential blocks with maximum building height of 70mPD, providing about 1,062 units. The gross floor area (GFA) will be not more than 39,400m<sup>2</sup> (same as that of the Notional Scheme), while the plot ratio will slightly increase from 2 to 2.012 due to reduction in site area, i.e. planning permission for minor relaxation of plot ratio restriction from the Board is required. The increase in plot ratio is merely a result of reduced site area, with the proposed GFA kept the same as the Notional Scheme. The Proposed Scheme generally conforms to the OZP restrictions and there is no change to the development intensity nor building bulk as compared to the Notional Scheme under the previously agreed S12A application.

Apart from the adjustment in site boundary, the Applicant has also carried out more detailed design and proposed the following design merits and planning gains:

- Sensible building disposition;
- Setting back the residential towers away from River Beas;
- Provision of building gaps between residential towers;
- Two rows of trees are proposed along most parts of the western site boundary facing River Beas;
- Residents' main swimming pool is located away from the existing meander;
- Minimising potential light glare;
- Provision of road improvement works of Hang Tau Road and provision of public transport facilities along Hang Tau Road; and
- Provision of peripheral planting along the eastern boundary facing Hang Tau Road.

### **DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS**

Major development justifications and planning merits in support of the subject planning application are listed as follows:

- The Proposed Scheme will support private housing supply and is in line with the planning of Northern Metropolis;
- The Proposed Scheme complies with the planning intention under the OZP;
- Proposed minor relaxation of plot ratio restriction being insignificant in magnitude is a result of rationalisation of site boundary, the maximum GFA remains the same as the Notional Scheme;
- The Applicant proactively responds to previous comments from the Board;
- Planning gains and design merits are proposed;
- Proposed development scale is compatible with the surroundings; and
- Technical assessments have proven Proposed Development to be technically feasible from landscape, traffic, visual, air ventilation, environmental, ecological, drainage, sewerage, water supply and risk aspects.

In light of the justifications presented in this planning statement, the Board is cordially invited to consider the application favourably.

## 行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異，應以英文原文為準。)

## 申請目的

申請人現跟據城市規劃條例第 16 條 (第 131 章)，向城市規劃委員會 (下稱「城規會」) 遞交規劃申請 (下稱「本申請」)，擬議於將丈量約份第 92 約多個地段及毗連政府土地 (將名為丈量約份第 92 約第 2644 號的新地段)，古洞南分區計劃大綱核准圖編號 S/NE-KTS/22 (下稱「大綱圖」) 屬「綜合發展區(3)」的申請地盤上 (下稱「申請地盤」)，作住宅發展及要求略為放寬地積比率限制 (下稱「擬議發展」)。

## 背景

申請地盤涉及一宗較早前獲批的改劃申請 (下稱「示意發展」)。其後古洞南分區計劃大綱核准圖編號 S/NE-KTS/20 於 2024 年 4 月 12 日公佈，申請地盤被劃為「綜合發展區(3)」以反映獲批的改劃申請，最高地積比率為 2，最高建築物高度為主水平基準上 70 米，為日後提交的第 16 條規劃申請確立發展參數。

## 擬議發展計劃

獲得城規會同意改劃申請後，申請人進行了更詳細的測量，以就著最新的地盤狀況更清楚界定地盤界線。申請地盤面積現約為 19,591 平方米，比示意發展的發展地盤面積較小，因為申請人在是次規劃申請將一些現有構築物及地段從示意發展的發展地盤排除。擬議發展將興建 3 棟建築物高度不多於主水平基準上 70 米的住宅以提供約 1,062 個單位。總樓面面積不多於 39,400 平方米，地積比率為 2.012，因此申請人向城規會申請略為放寬地積比率限制。地積比率輕微增加的原因是是次申請地盤面積較示意發展的發展地盤面積為小 (由於上述的邊界調整)，但總樓面面積則維持不變。擬議發展與大綱圖的發展規限大致相符，發展密度及樓宇面積跟示意發展相比沒有不同。



除了調整地盤界線，申請人亦深化了設計，提出一個更優化的擬議發展，擬議發展有以下設計增益：

- 合適的樓宇佈局；
- 住宅樓宇從雙魚河後移；
- 提供住宅樓宇間的間距；
- 在申請地盤西面面向雙魚河的邊界大部分位置提供兩排樹木；
- 住客主泳池遠離現有河曲；
- 減少潛在的眩光影響；
- 提供坑頭路道路改善工程，並在坑頭路提供公共交通設施；及
- 在地盤東面面向坑頭路的邊界提供沿邊種植。

### **發展理據及規劃增益**

以下為支持是次規劃申請的發展理據及增益：

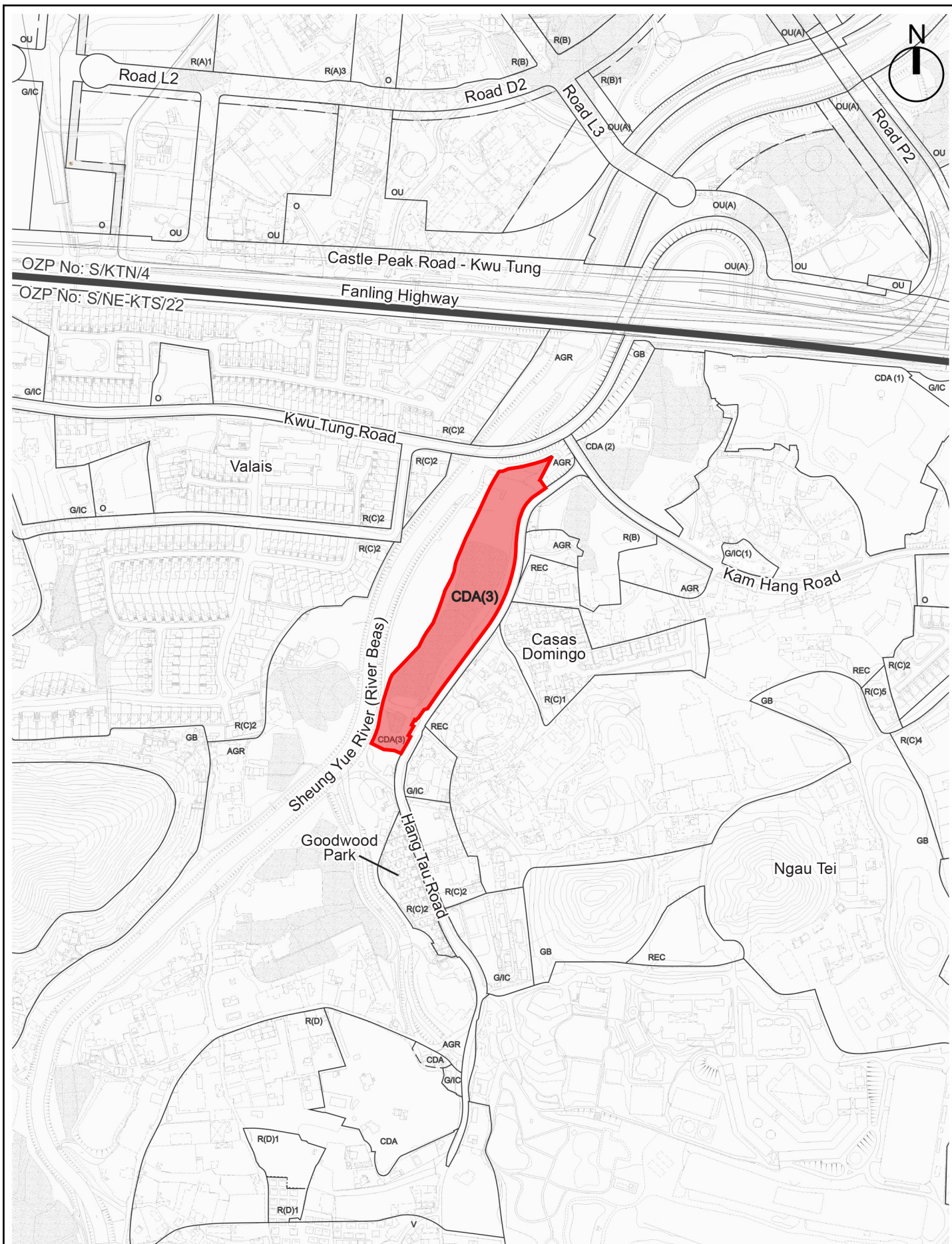
- 擬議發展能增加私人房屋供應，並與北部都會區的規劃相符；
- 擬議發展符合大綱圖的規劃意向；
- 略為放寬地積比率限制只是調整申請地盤界線的結果，增幅輕微，總樓面面積相比示意發展維持不變；
- 申請人在是次規劃申請積極回應城規會委員先前的意見；
- 申請人提出了規劃及設計增益；
- 擬議發展規模與周遭環境相符，以及；
- 申請人已進行全面的技術評估，證明擬議發展在園境、交通、視覺、空氣流通、環境、生態、排水、排污、供水及風險方面均是可行的。

基於以上發展理據及規劃增益，現懇請城規會批准是次申請。

## **1 Introduction**

### **1.1 Purpose of Submission**

- 1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed residential development with minor relaxation of plot ratio restriction (hereafter referred to as the “Proposed Development” / “Proposed Scheme”) in “Comprehensive Development Area (3)” (“CDA(3)”) zone on the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22 at Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and adjoining Government land (new lot to be known as Lot 2644 in D.D. 92), Kwu Tung South, New Territories (hereafter referred to as the “Application Site”) (**Figure 1.1** refers) under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131).
- 1.1.2 According to the Notes of the OZP (**Appendix A** refers), in “CDA” zone, ‘Flat’ use is under Column 2, thus planning permission from the Board is required for the Proposed Development. Also, as stipulated in the Notes, maximum plot ratio for “CDA(3)” zone is 2. With proposed plot ratio of 2.012, the Proposed Development requires planning permission for minor relaxation of plot ratio restriction.
- 1.1.3 The Application Site is the subject of a Section 12A (S12A) rezoning application no. Y/NE-KTS/15 to rezone the Application Site from “CDA” zone to “Residential (Group B)” (“R(B)”) zone, which was partially agreed by the Board on 28.10.2022 (hereafter referred to as the “Notional Scheme”). The Application Site remains to be a “CDA” site, while the permitted development parameters on OZP follow the Notional Scheme with permitted plot ratio of 2 and maximum building height of 70mPD. The relevant amendments were incorporated in the OZP approved on 26.3.2024. The Applicant has taken the opportunity to submit the Proposed Scheme with various planning gains and design merits under the current S16 application.



0 200m

Application Site [Red Box]

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davies**

Title  
Extract of the Approved Kwu Tung South Outline  
Zoning Plan No. S/NE-KTS/22

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Rev	0	Date	Sep 2025
Scale	Figure		
NA	1.1		



## **1.2 Report Structure**

### **1.2.1 This planning statement includes the following sections:**

- Section 2: describes the existing condition of Application Site, its surrounding and planning context, and summarises the land status of the Application Site;
- Section 3: depicts the indicative development proposal;
- Sections 4-10: summarise the key findings in visual, air ventilation, traffic, environmental, ecological, drainage, sewerage, water supply and risk aspects;
- Section 11: presents the planning justifications of the Proposed Development; and
- Section 12: concludes the planning statement.

### **1.2.2 Detailed technical assessments and other supplementary information are attached in **Appendices A to J.****

- Appendix A: Extract of Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22
- Appendix B: Landscape Master Plan and Tree Survey and Preservation Proposal
- Appendix C: Traffic Impact Assessment
- Appendix D: Air Ventilation Assessment (Expert Evaluation)
- Appendix E: Environmental Assessment
- Appendix F: Ecological Impact Assessment
- Appendix G: Drainage Impact Assessment
- Appendix H: Sewerage Impact Assessment
- Appendix I: Water Supply Impact Assessment
- Appendix J: Quantitative Risk Assessment

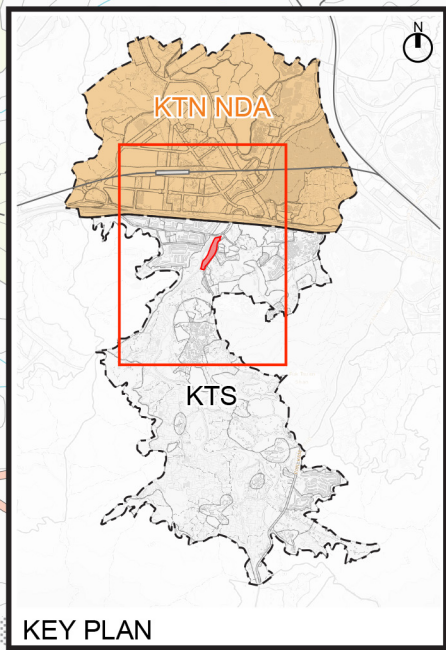
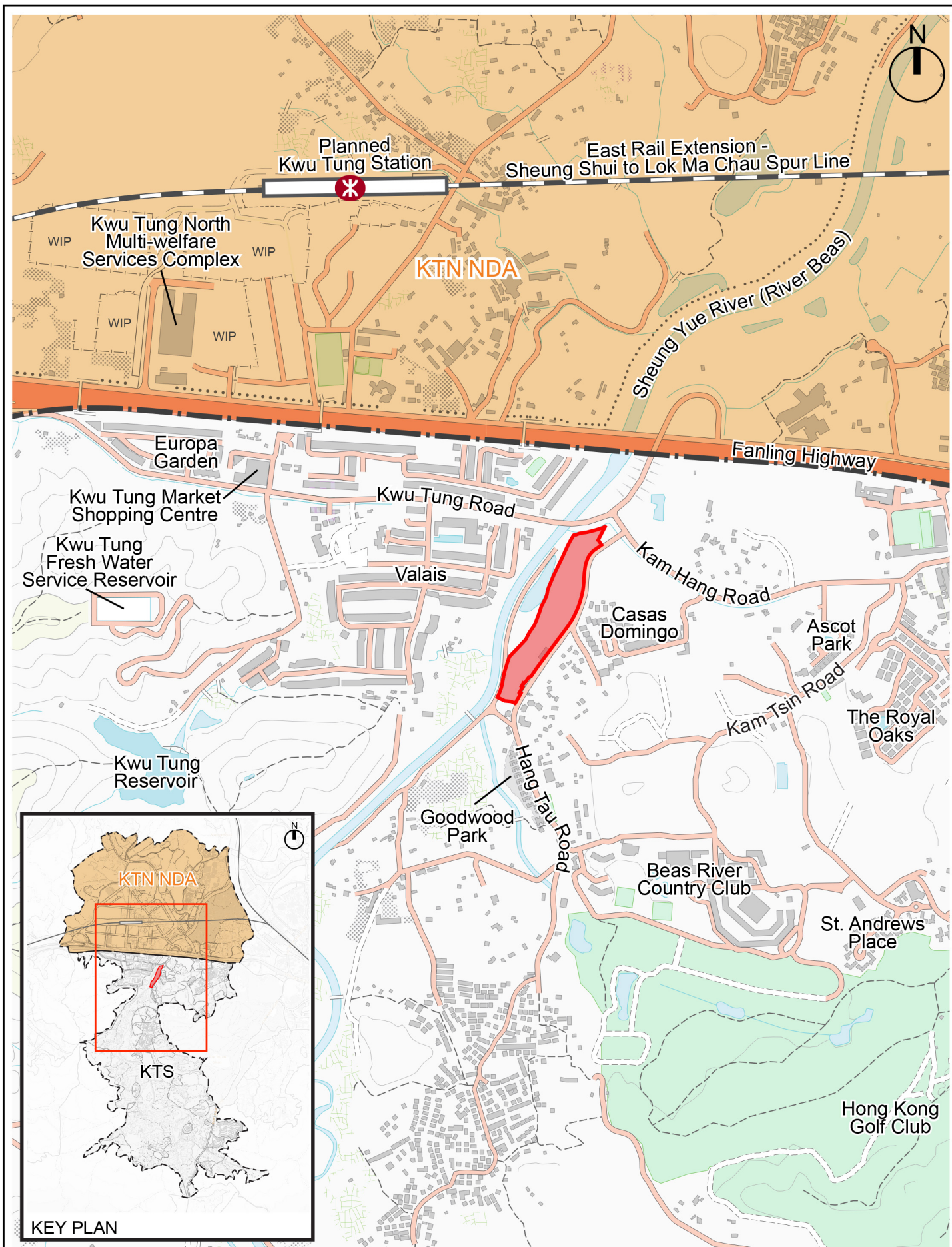
## **2 SITE AND SURROUNDING CONTEXT**

### **2.1 Site Location**

- 2.1.1 With a total site area of about 19,591m<sup>2</sup>, 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 abandoned meander was retained when River Beas was channelised under the Rural Drainage Rehabilitation Scheme. Mitigation woodland was provided on



0 500m

Application Site Application Site

**llewelyn  
davies**

Title

Location Plan

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Scale	Figure		
NA	2.1		



the eastern bank of River Beas where Agriculture, Fisheries and Conservation Department (AFCD) planted trees thereat with the aim of creating woodlands and preserving the ecological systems. Some portions of the mitigation woodland 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.





The northern portion of Application Site has been paved.



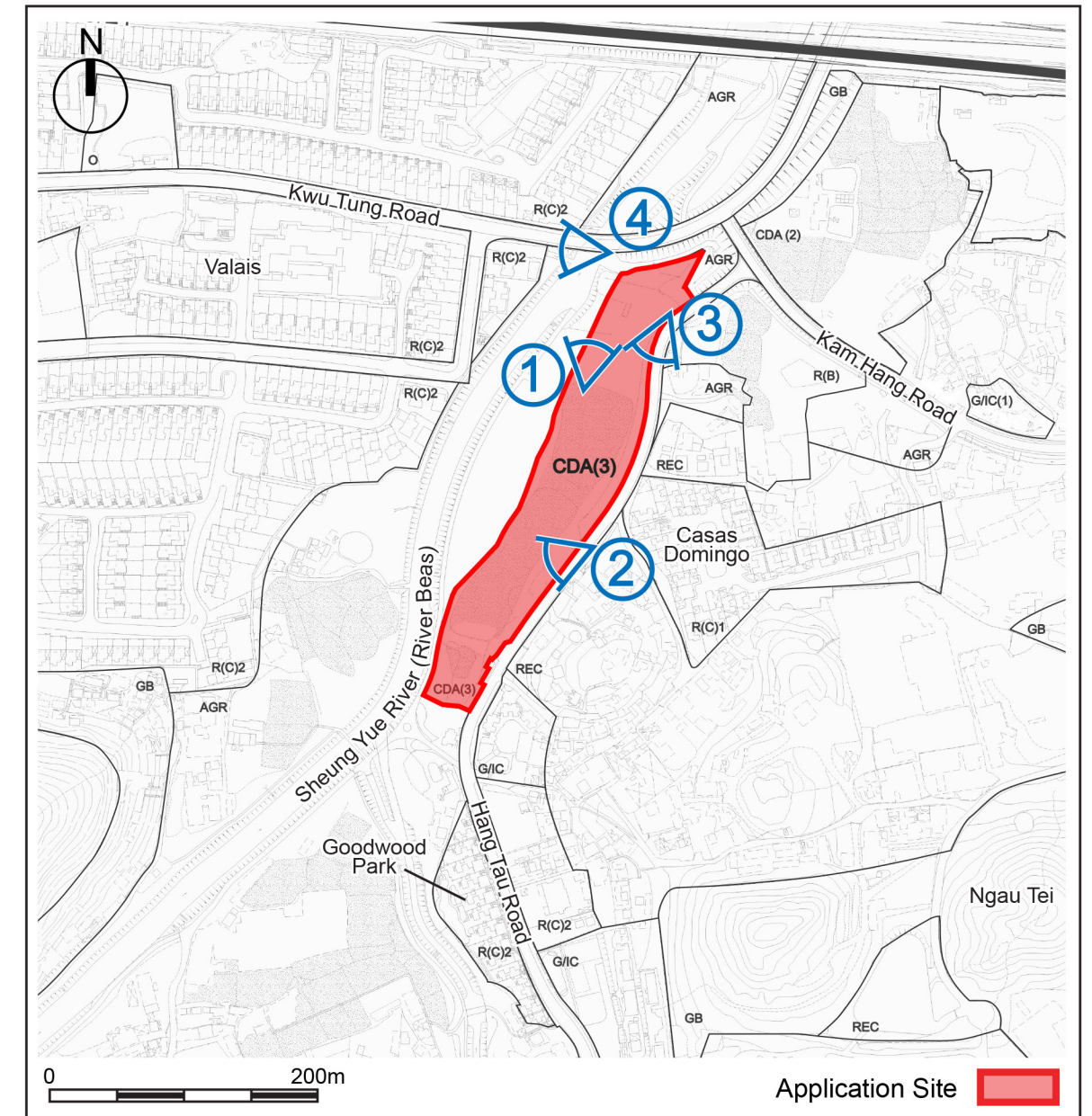
Existing temporary structures within the southeastern Application Site boundary.



The Application Site is directly accessible from Hang Tau Road.



Valais is located to the west of the Application Site across River Beas.

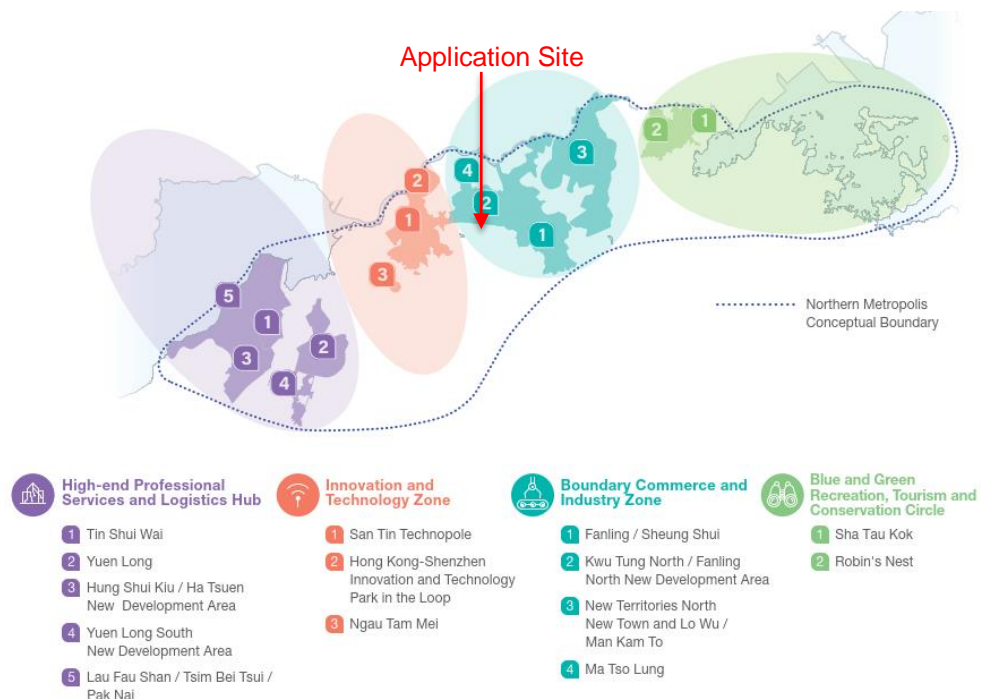




### Development of Northern Metropolis and KTN NDA

2.3.4 The Northern Metropolis initiative was introduced by the Government in 2021 to serve as Hong Kong's new engine for future development. Northern Metropolis covers Yuen Long District and North District, including new towns in Tin Shui Wai, Yuen Long and Fanling / Sheung Shui, and various NDAs. There are 4 zones in Northern Metropolis, each with a development theme. KTN NDA, which is to the immediate north of the Application Site, belongs to "Boundary Commerce and Industry Zone".

2.3.5 In this zone, KTN NDA will be a major residential community supporting total planned population of 139,700. As the Application Site is located in close proximity to KTN NDA, merely separated by Fanling Highway, it can be considered as a logical extension of KTN NDA for fulfilling future housing demand.

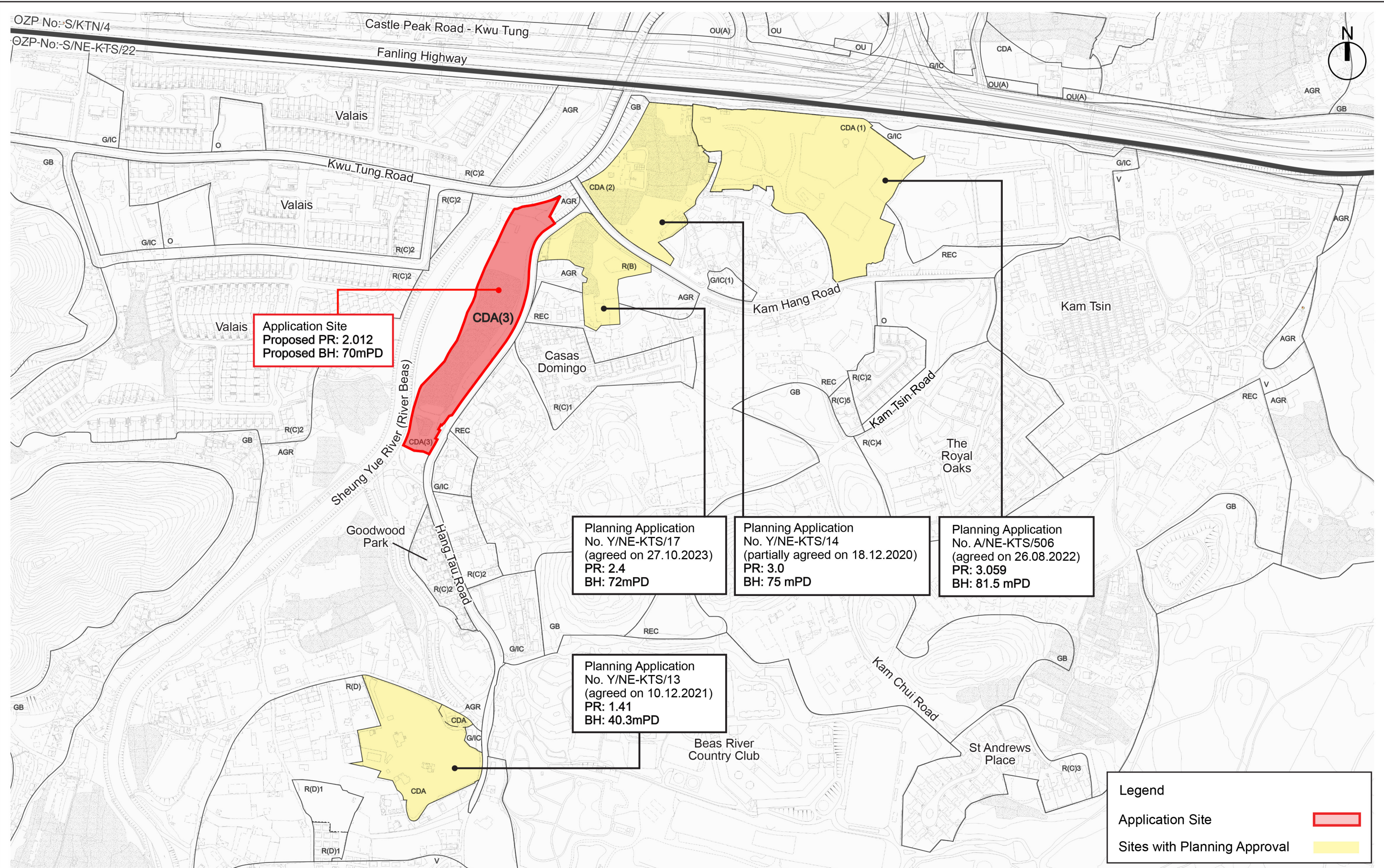


### **The Four Zones in Northern Metropolis**

### Changing Planning Context in Kwu Tung South

- 2.3.6 In recent years, Kwu Tung South has been experiencing rapid transformation from rural to sub-urban context. There are a number of approved planning applications for residential development that will bring changes to the development context in Kwu Tung South (**Figure 2.3** refers).
- 2.3.7 To the northeast of the Application Site across Kam Hang Road is a site which was rezoned from mainly “Recreation” (“REC”) zone to “CDA(2)” zone with maximum plot ratio of 3 and building height of 75mPD to facilitate a proposed residential development under application no. Y/NE-KTS/14, approved in 2020. To immediate south of Y/NE-KTS/14 is the site of application no. Y/NE-KTS/17 approved in 2023. It was rezoned from “Agriculture” (“AGR”) and “REC” zones to “R(B)” zone to allow residential development with maximum plot ratio of 2.4 and building height of 72mPD.
- 2.3.8 To further northeast of the Application Site and to the south of Castle Peak Road – Kwu Tung near Kam Tsin Tsuen is a site zoned “CDA(1)” with maximum plot ratio of 3.059 and maximum building height of 81.5mPD. It is covered by application no. A/NE-KTS/506 approved in 2022.
- 2.3.9 To the south of the Application Site along Hang Tau Road, a “CDA” site near Hang Tau Tai Po was upzoned from plot ratio restriction of 0.4 to 1.41 under planning application no. Y/NE-KTS/13, which was approved by the Board in 2021.
- 2.3.10 Such latest changing planning context indicates that Kwu Tung South is becoming a sub-urban residential hub with medium development intensity.







#### Previous Rezoning Application and Comments from Board Members

2.3.11 In November 2021, the Applicant submitted a rezoning application no. Y/NE-KTS/15 to the Board proposing rezoning a site from “CDA”, “AGR” and ‘Road’ zones to “R(B)” zone for a residential development with plot ratio of 2 and building height of 70mPD. The site boundary is largely the same as the boundary of the current “CDA(3)” zone.

2.3.12 On 28.10.2022, the Board considered application no. Y/NE-KTS/15. During deliberation, members had no objection to the proposed development parameters, but given the site is located to the east of River Beas and one of its abandoned meander, Board members had made the following key comments:

- Building massing shall be refined;
- The 4m-wide tree buffer zone with one row of tree was considered insufficient. Furthermore, a green wall or a mud bun should be explored to minimise the disturbance to the meander;
- The swimming pool should be located away from the meander to avoid potential disturbance to neighbouring habitat;
- Light impact generated from the proposed development should be minimised;
- An updated Ecological Impact Assessment (EcoIA) shall be submitted; and
- More details on the compensatory planting area should be provided.

2.3.13 To allow opportunity for the Board to further scrutinise development at the site in the future, the Board decided to partially agree the rezoning application by retaining the “CDA” zoning for the site instead of rezoning to “R(B)” zone as proposed by the Applicant; and stipulate development restrictions on OZP according to the proposed development parameters, i.e. plot ratio of 2 and building height of 70mPD.

#### Subsequent OZP Amendment

2.3.14 On 12.5.2023, Draft Kwu Tung South OZP No. S/NE-KTS/19 to reflect the relevant S12A agreed was exhibited for public inspection. After hearing of representations on 1.12.2023, the Approved Kwu Tung South OZP No. S/NE-KTS/20 was exhibited on 12.4.2024.



- 2.3.15 The OZP currently in force is Approved Kwu Tung South OZP No. S/NE-KTS/22. Compared with the previous OZP, development restrictions of “CDA(3)” zone remain unchanged. Please refer to **Appendix A** for extract of the extant OZP which shows development restrictions for “CDA(3)” zone.
- 2.3.16 The current S16 planning application with refined scheme design is submitted to take forward the proposed residential development.

## 2.4 Landholding Status

2.4.1 The existing landholding pattern within the Application Site is shown in **Figure 2.4**, whilst **Table 2.1** shows the landholding schedule. Based on the latest land lots information available from the Lands Department (LandsD), the site boundary has been formulated to avoid encroachment into any third party's lots. The Application Site covers a total area of about 19,591m<sup>2</sup>, of which about 73.1% is private land solely owned by the Applicant, while about 26.9% is Government land.

**Table 2.1 Landholding Schedule**

<b>D.D. 92, Kwu Tung South</b>	
<b>Lots fall <u>entirely</u> within the Application Site</b>	<b>Lots fall <u>partly</u> within the Application Site</b>
1027 1029 1030 1034A 1034B 1040 1042 RP 1043 RP 1045 1047 2251 s.A RP 2256 RP	1039 1044 RP 2233 2315 2316 RP
<b>Application Site Area: 19,591m<sup>2</sup> (about)</b>	
Area of Applicant's land within Application Site	14,319m <sup>2</sup> (about) (about 73.1% of the total Application Site area)
Area of Government land within Application Site	5,272m <sup>2</sup> (about) (about 26.9% of the total Application Site area)

2.4.2 A fully secured land ownership warrants timely implementation of the Proposed Development. Opportunity should therefore be taken for the adoption of a consistent and expedient approach for implementation of the Proposed Development as well as to ensure the creation of a coherent and integrated neighbourhood at the Application Site.



### **3 INDICATIVE SCHEME**

#### **3.1 Indicative Development Proposal and Development Schedule**

3.1.1 In response to the comments from the Board as detailed in Section 2.3, the Applicant has come up with the current Proposed Scheme with various planning gains and design merits.

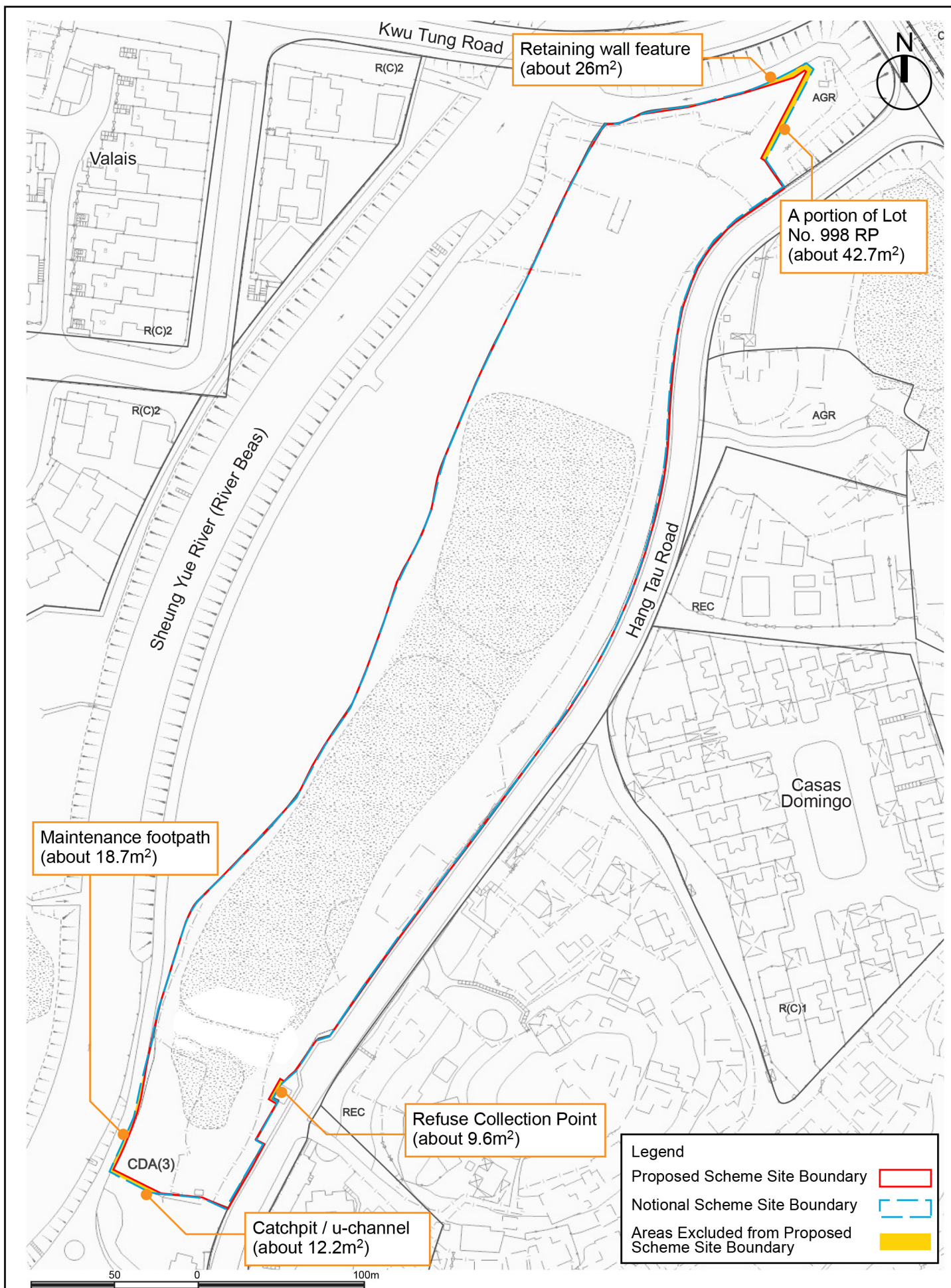
3.1.2 Under the Proposed Development, there will be 3 residential towers. With site area of about 19,591m<sup>2</sup> and proposed plot ratio of 2.012, the Applicant proposes maximum total gross floor area (GFA) of 39,400m<sup>2</sup>, so that the GFA under the Proposed Scheme will be the same as that of the Notional Scheme. The maximum building height at main roof level is 70mPD. The Proposed Development will provide about 1,062 units in total. The building height conforms to the OZP, while the proposed plot ratio slightly exceeds the restriction on OZP due to the need to accommodate the same amount of GFA in a smaller site area. Minor relaxation of the plot ratio restriction from 2 to 2.012 (about 0.6% increase) is therefore required.

#### ***Minor Relaxation of Plot Ratio Restriction Merely Sought for Retaining Approved Domestic GFA with Site Area Reduced Due to Latest Site Survey***

3.1.3 Compared with the Notional Scheme, the Application Site boundary of the Proposed Scheme has been refined. After securing approval of the rezoning application, the Applicant conducted a site survey and some existing features and a land lot that lie within the site boundary of the Notional Scheme were identified (see **Figure 3.1**):

- 1) A portion of Lot No. 998 RP to the north of the Application Site (about 42.7m<sup>2</sup>) (based on latest land lots information available from the LandsD)
- 2) A retaining wall feature at the existing nullah to the north of the Application Site (about 26m<sup>2</sup>)
- 3) An existing refuse collection point near the southern tip of the Application Site (about 9.6m<sup>2</sup>)
- 4) An existing catchpit / u-channel at the southern tip of the Application Site (about 12.2m<sup>2</sup>)

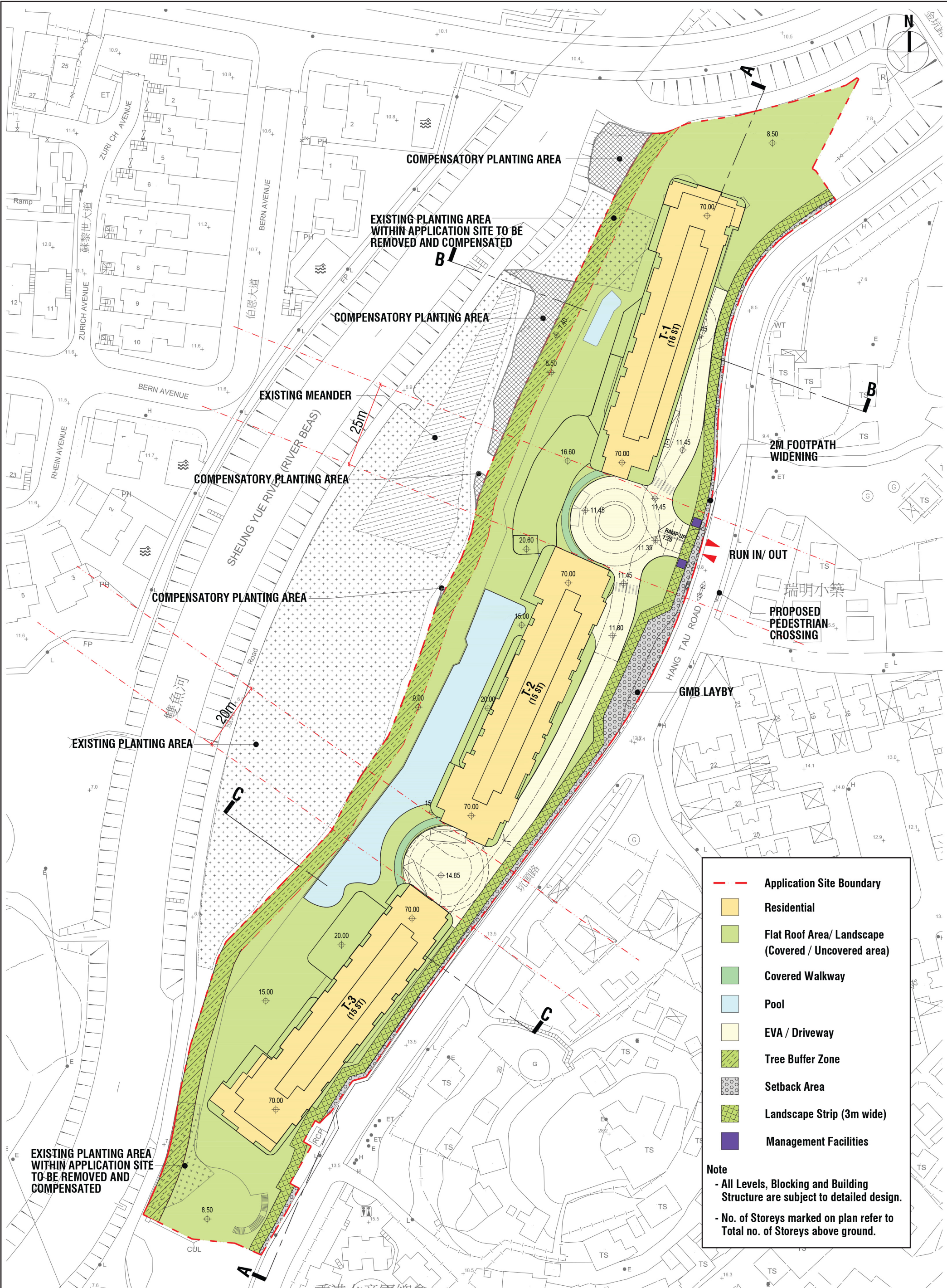




- 5) Existing maintenance footpath at the southern tip of the Application Site (about 18.7m<sup>2</sup>)

- 3.1.4 **Figure 3.1** shows the location of these features and their respective areas. The site boundary of the Notional Scheme has been reviewed and rationalised to exclude these features and avoid subsequent maintenance issues. As a result, compared with the site area of the Notional Scheme, the site area under this Proposed Scheme is about 109m<sup>2</sup> smaller, i.e. the new site area is about 19,591m<sup>2</sup>.
- 3.1.5 With a smaller site area while GFA remains unchanged, the plot ratio under the Proposed Scheme increases from 2 to 2.012 compared to the Notional Scheme as a result. **This 0.6% increase in plot ratio is a result of rationalisation of site boundary and is insignificant in nature.** The Proposed Scheme generally conforms to the OZP restrictions and there is no major change to the development intensity nor building bulk as compared to the Notional Scheme under the previous agreed S12A.
- 3.1.6 In support of the subject planning application, an indicative layout for the Proposed Scheme has been prepared. The Master Layout Plan, Basement Plan, Ground Floor Plan and Section Plans are enclosed in **Figures 3.2 to 3.5**. Key development parameters are summarised in the indicative development schedule in **Table 3.1**.





Remarks: Indicative and for reference only.

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





	Title	Indicative Basement Layout Plan	Checked	DH	Drawn	PW
			Rev	1	Date	Sep 2025
			Scale		Figure 3.3	

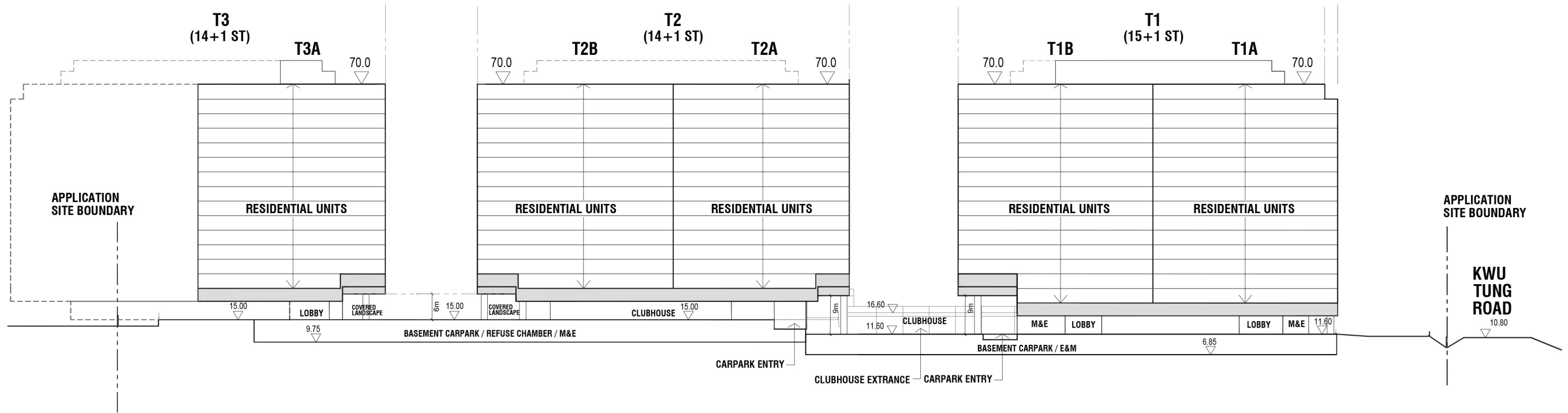




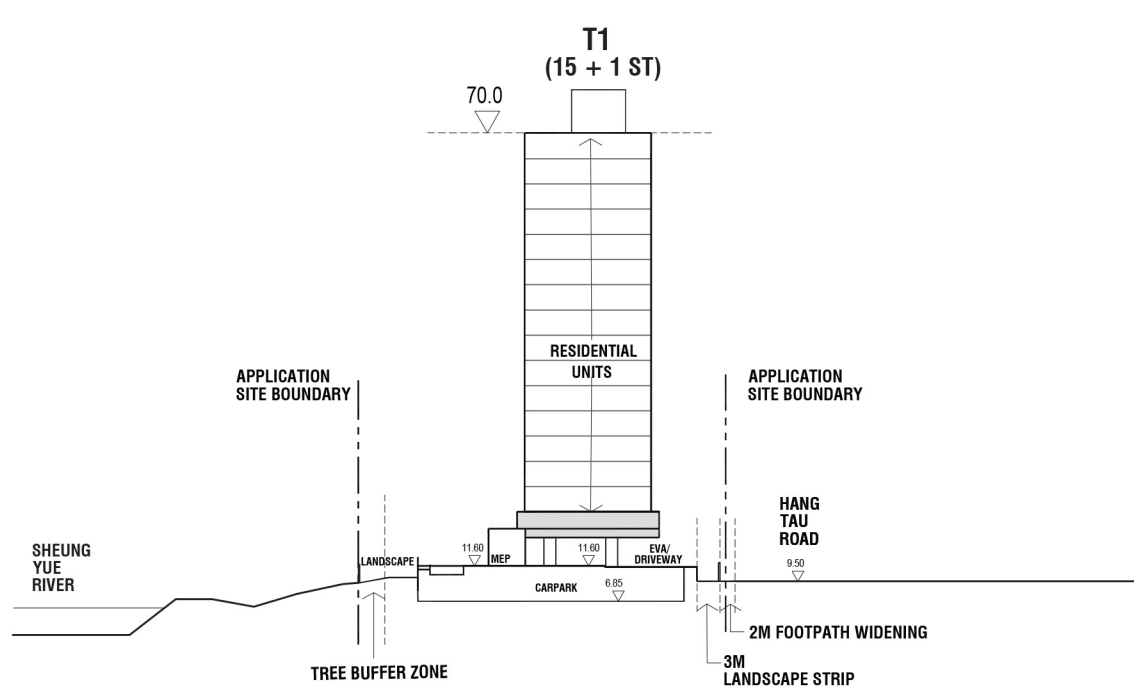
Remarks: Indicative and for reference only.

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

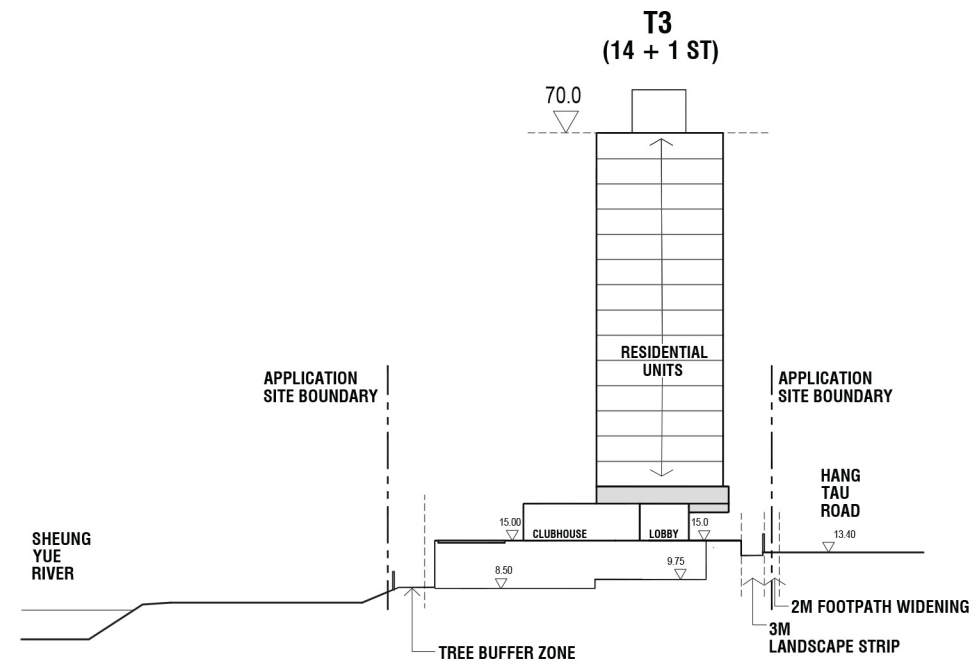




SECTION A-A

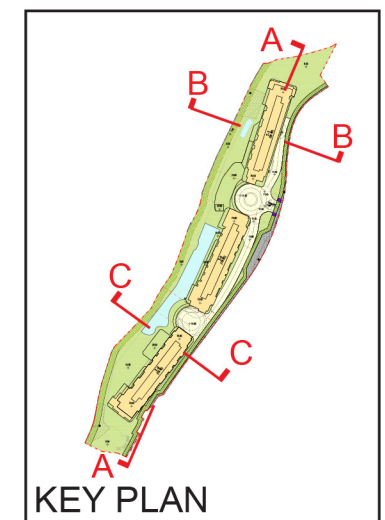


SECTION B-B



SECTION C-C

- Note**
- All Levels, Blocking and Building Structure are subject to detailed design.
  - No. of Storeys marked on plan refer to Total no. of Storeys above ground.



Remarks: Indicative and for reference only.

Title

Indicative Section Plans

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2025
Scale		Figure 3.5	

**Table 3.1 Indicative Development Schedule**

	<b>Proposed Development</b>
Site Area	About 19,591m <sup>2</sup>
Plot Ratio	Not more than 2.012 <sup>(1)</sup>
Total GFA	Not more than 39,400m <sup>2(1)</sup>
Building Height (main roof level)	Not more than 70mPD
No. of Storeys <sup>(2)</sup>	Not more than 16
No. of Blocks	Not more than 3
No. of Units	About 1,062
Average Unit Size	About 37.1m <sup>2</sup>
Anticipated Population <sup>(3)</sup>	About 2,868
<b>Residents' Clubhouse (Underneath Each Tower)</b>	
Total Clubhouse GFA <sup>(4)</sup>	About 1,773m <sup>2</sup>
<b>Private Open Space Provision</b>	
Communal Private Open Space	Not less than 2,868m <sup>2</sup>

**Remarks:**

- (1) Proposed minor relaxation of plot ratio restriction (from 2.0 to 2.012) for the Proposed Scheme is the result of reduced site area (from 19,700m<sup>2</sup> to 19,591m<sup>2</sup>) while maintaining the GFA (39,400m<sup>2</sup>) as per the Notional Scheme.
- (2) Excluding transfer plate and basement car park.
- (3) The anticipated population is assumed to be 2.7 person-per-flat, with reference to Census and Statistics Department's website released in April 2024 ([https://www.censtatd.gov.hk/en/web\\_table.html?id=130-06806](https://www.censtatd.gov.hk/en/web_table.html?id=130-06806)) which shows North District average household size in 2023.
- (4) The residents' clubhouse GFA is about 4.5% of the domestic GFA of the Proposed Development and is exempted from plot ratio calculation.



## **3.2 Design Merits and Planning Gains**

- 3.2.1 After securing approval of the rezoning application from the Board in 2022, the Applicant proceeded to formulate a scheme for the current S16 planning application. Board members' comments during consideration of the previous rezoning application were taken into consideration during scheme formulation. The Proposed Scheme has responded to the comments with provision of various design merits and planning gains. The Proposed Scheme has shown great enhancement in scheme design by being more in harmony with the meander and River Beas next to the Application Site; while previously committed design merits under the Notional Scheme will be maintained in the Proposed Scheme.

### ***Design Merits in Response to Comments from the Board***

#### Sensible Building Disposition

- 3.2.2 During the consideration of previous rezoning application under application no. Y/NE-KTS/15, the interface between the residential development and adjoining River Beas was one of the key issues discussed in the meeting. In Notional Scheme, there were 6 residential blocks grouped in three clusters. Some parts of building façade were closer to River Beas due to disposition and orientation of the 6 towers. Subsequently, after the consideration of the application, the Explanatory Statement of the OZP has been revised and stressed that the layout of the development shall minimise possible ecological impacts on the meander and planting areas.
- 3.2.3 With consideration of the Explanatory Statement and suggestions from the Board, the Applicant has come up with a refined layout design taking account of the constraint of elongated site configuration as acknowledged by the Chairman of the Board during the meeting.
- 3.2.4 Under the current Proposed Scheme, the 3 building blocks adopting slim design would allow more separation distance from the existing meander to the west and would be located towards the eastern boundary near Hang Tau Road as far as possible. Between the building blocks and Hang Tau Road, there are only emergency vehicular access (EVA) and 3m landscape strip. The size of the building blocks has been minimised as far as practicable despite site constraints to

minimise potential impacts taking into account the requirements for meeting building standards and building efficiency. On top of larger building setback distance from River Beas through refinement of block shape, to promote site permeability as far as practicable in spite of the change in block form, the width of a major building gap has also been widened under the Proposed Scheme:-

- Setback from River Beas (**Figures 3.6 and 3.7** refer)

3.2.5 Under the Notional Scheme, the residential towers with thicker block form would result in shorter setback distance from River Beas. The distances from River Beas to the previous T6, T3 and T1 in the Notional Scheme were about 20m, 65m and 15m respectively.

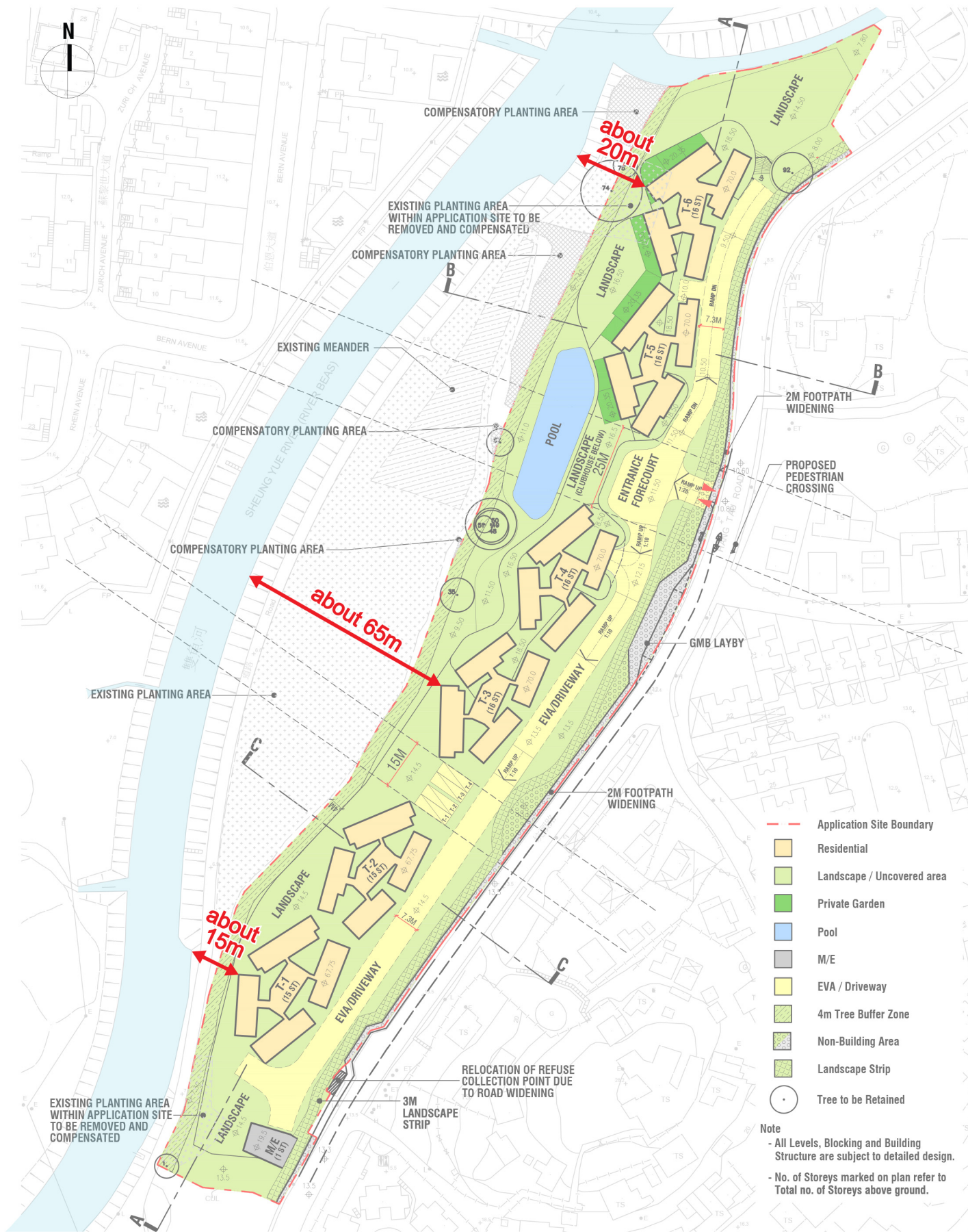
3.2.6 To refine building massing as suggested by Board members, the original 6 towers with thicker block form are consolidated as 3 towers with much slimmer block shape in order to achieve further setback from the western site boundary facing River Beas. As a result, the distances from the residential towers to River Beas are increased to about 25m (for T1), about 70m (for T2) and about 25m (for T3) respectively in the Proposed Scheme (see **Table 3.2** below). Through increased setback of the residential towers from River Beas, the interface between the Proposed Development and the meander will be enhanced as well.

**Table 3.2 Comparison of Notional Scheme and Proposed Scheme Regarding Separation Distance between Residential Tower and River Beas**

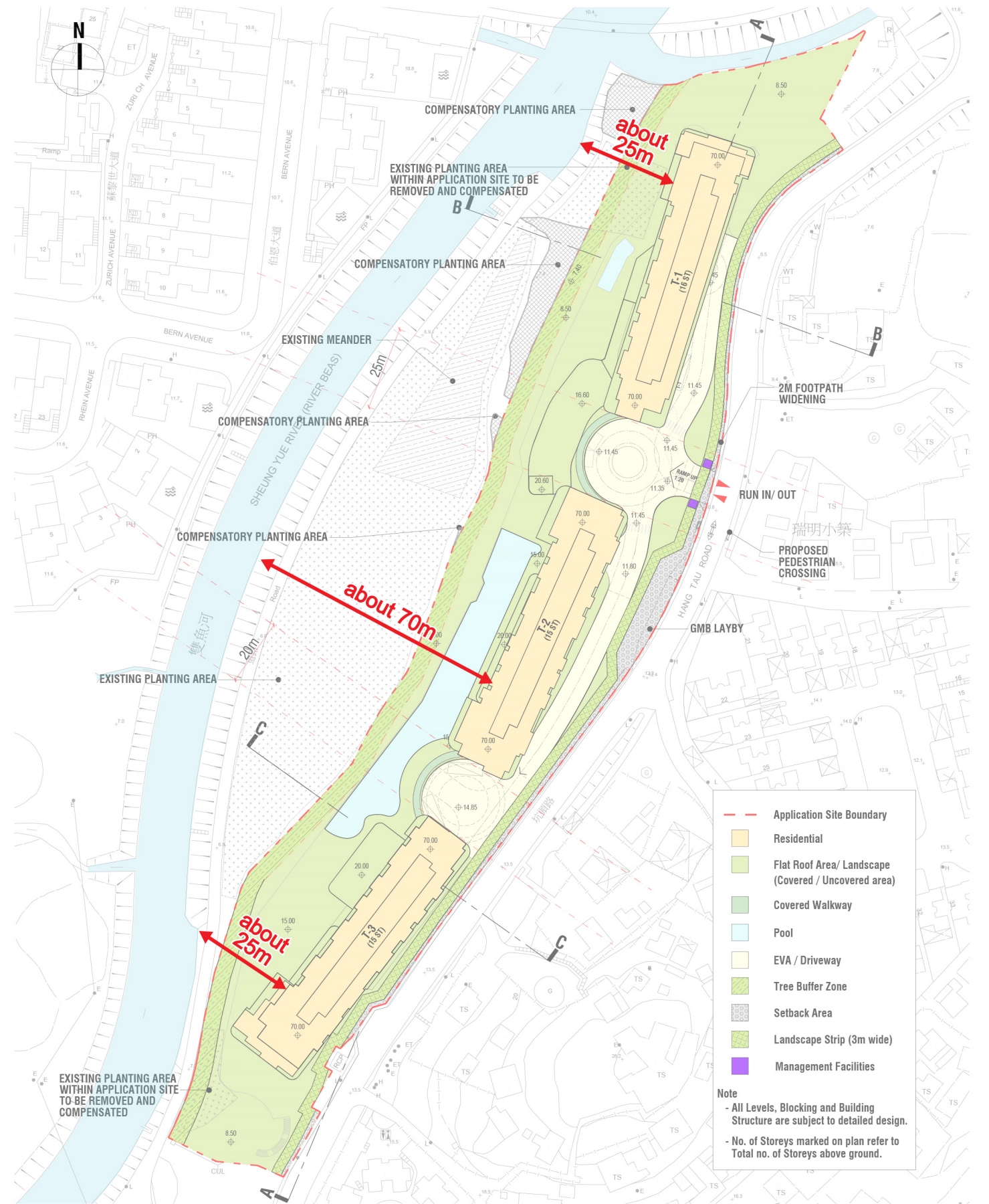
	<b>Notional Scheme (a)</b>	<b>Proposed Scheme (b)</b>	<b>Difference (b) – (a)</b>
<b>T1 (previous T6)</b>	20m	25m	+5m (+25%)
<b>T2 (previous T3)</b>	65m	70m	+5m (+7.7%)
<b>T3 (previous T1)</b>	15m	25m	+10m (+66.7%)

3.2.7 As shown in **Figure 3.7**, the building setback under the Proposed Scheme has been significantly improved and can be visibly seen from the south view towards the Application Site.





Notional Scheme



Proposed Scheme

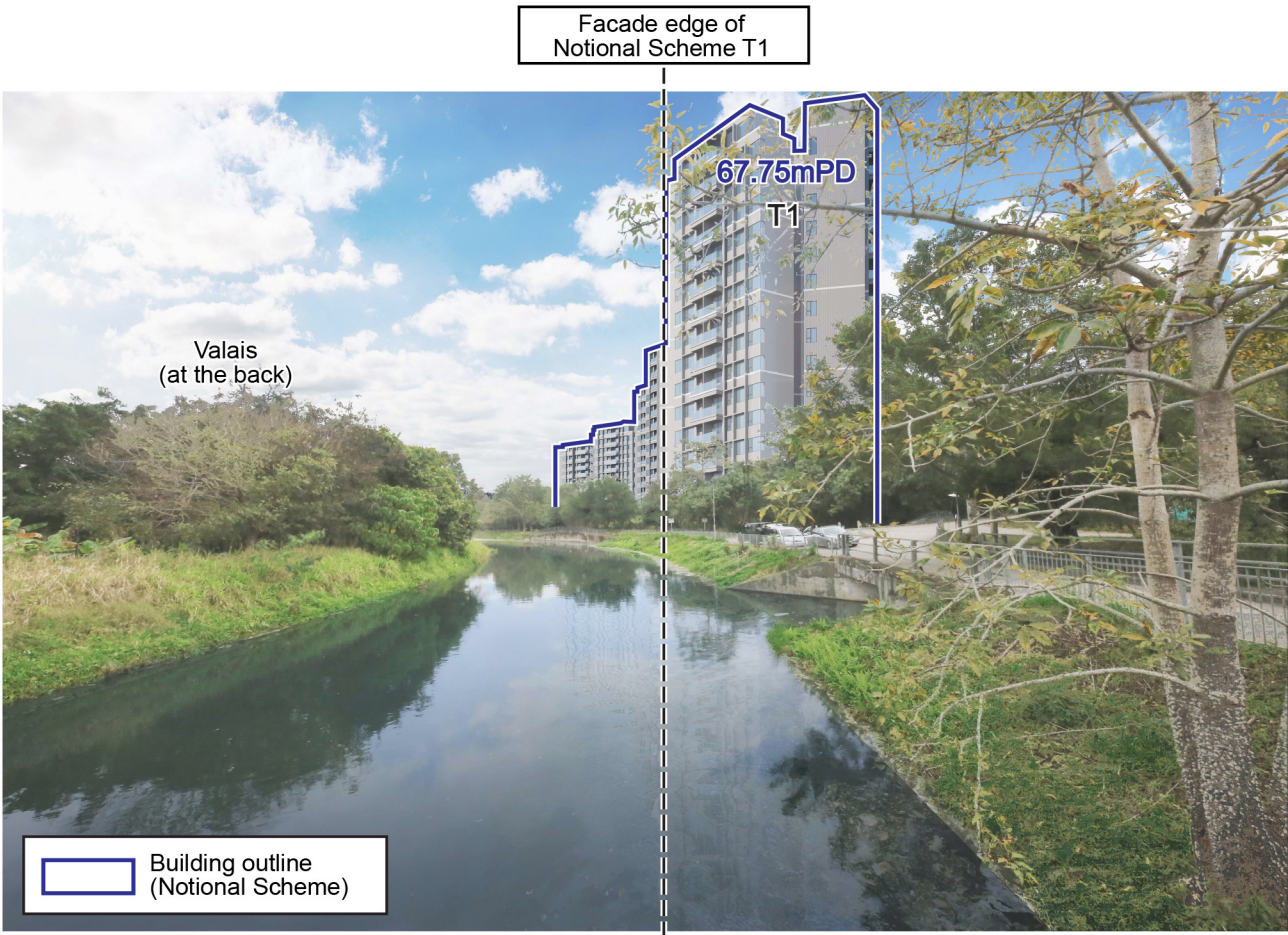
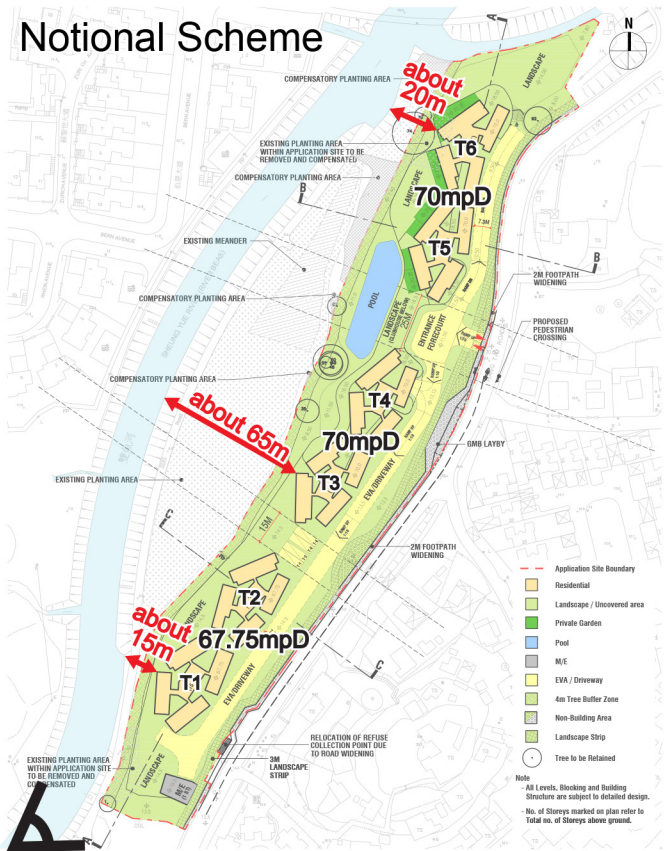
Title

Setback from River Beas

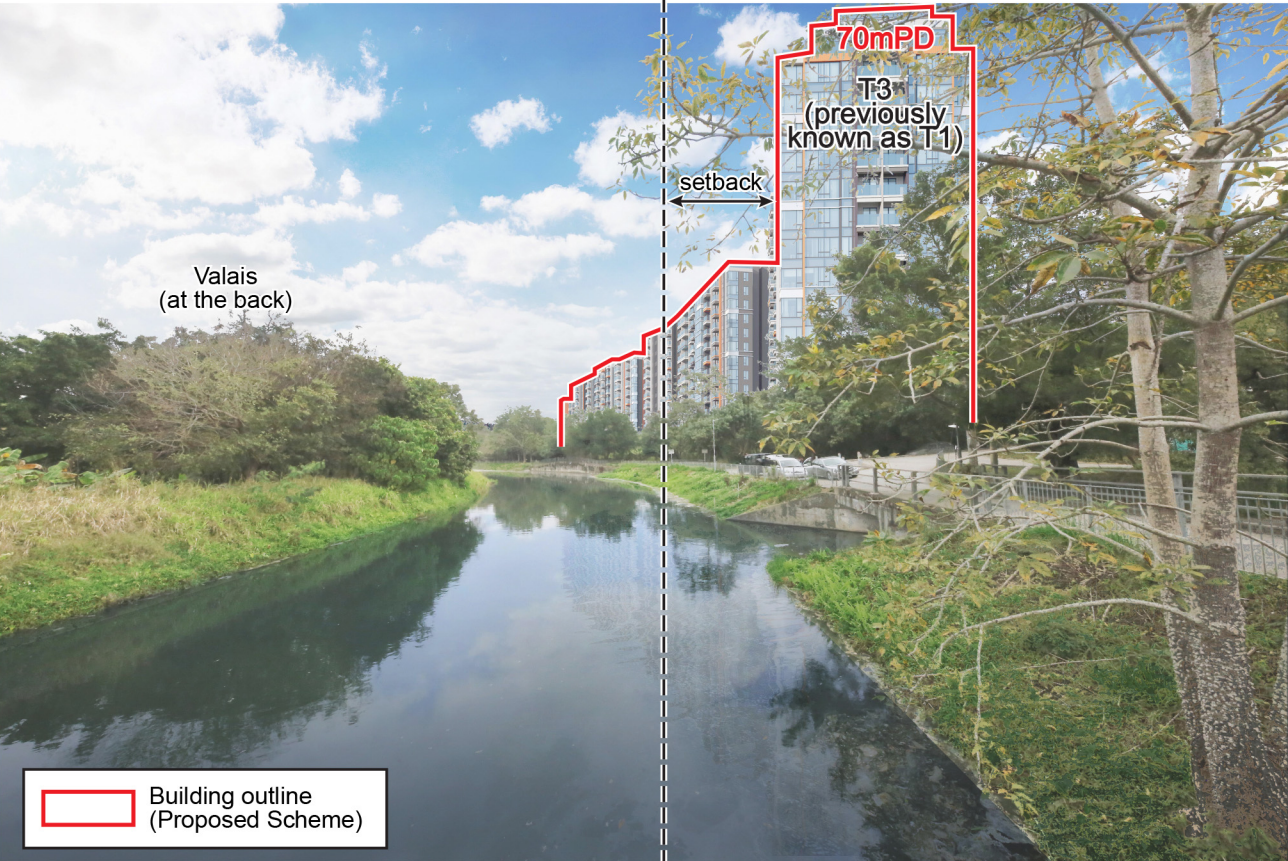
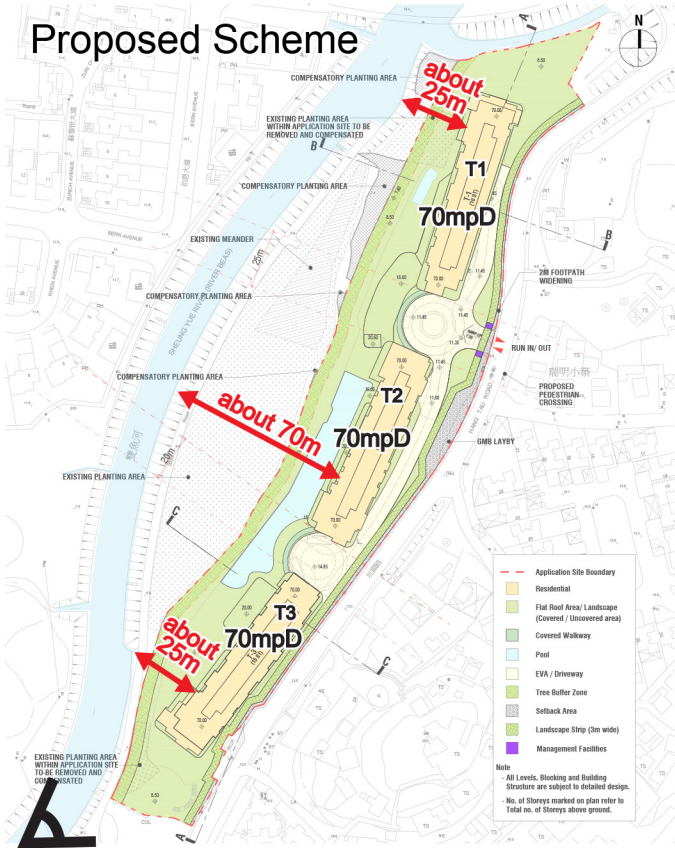
Checked	DH	Drawn	PW
Rev	0	Date	Sep 2025
Scale	Figure 3.6		



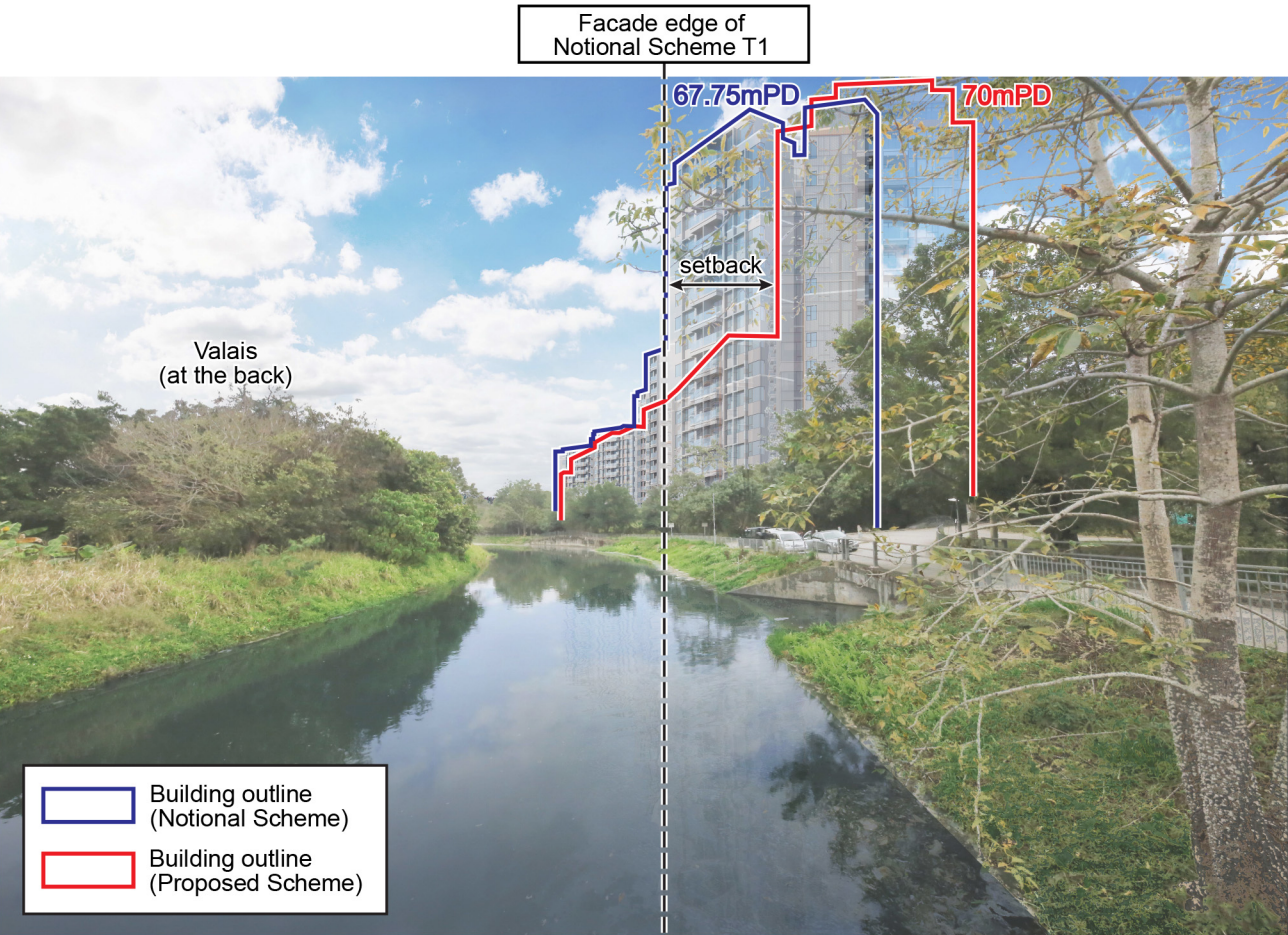
Notional Scheme



Proposed Scheme



Overlay of Notional Scheme and Proposed Scheme





- Widened Building Gap (**Figure 3.8** refers)

3.2.8 Under the Notional Scheme, to facilitate wind penetration, building gaps were provided. Two building gaps were proposed between the three clusters of residential blocks, one with width of 15m and one with width of 25m.

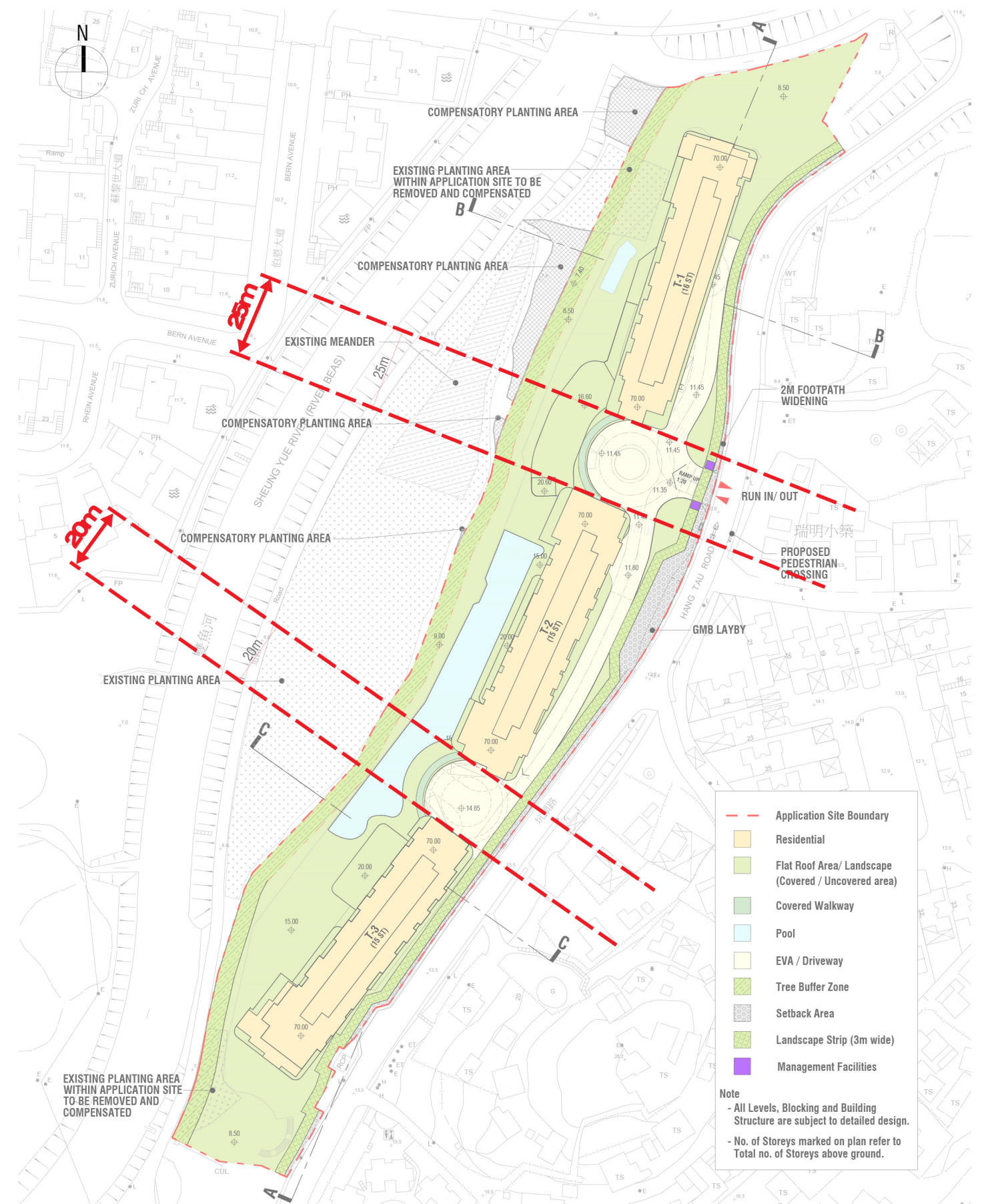
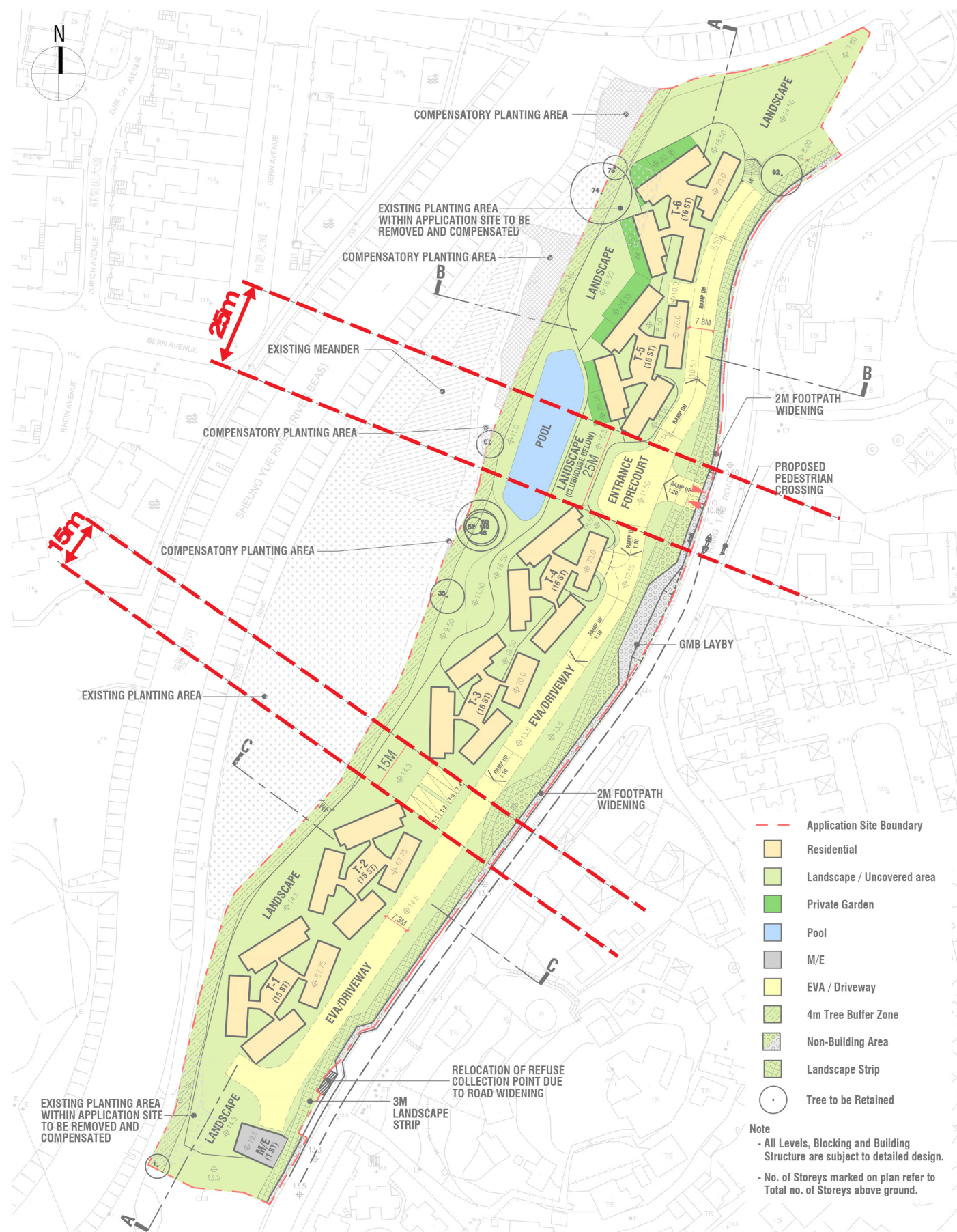
3.2.9 Balancing the need to minimise potential impact on River Beas by adopting slimmer block design with separation distance maximised, as well as to facilitate air ventilation and to ensure visual permeability as in the Notional Scheme, the two major building gaps under the Notional Scheme are not only retained but with one of them widened under the Proposed Scheme: the building gap between T1 and T2 (previous T4 and T5) remains as 25m-wide, while the building gap between T2 and T3 (previous T2 and T3) is widened from 15m to 20m. It should therefore be noted that while the no. of blocks is reduced from 6 to 3 under the Proposed Scheme, the small building gaps between towers under the Notional Scheme have now been consolidated to achieve a wider building gap through the Application Site.

Enhanced Tree Buffer Zone (**Figure 3.9** refers)

3.2.10 Under the Notional Scheme, a 4m tree buffer zone with one row of trees therein was proposed along the western site boundary between the residential components and the existing meander. The tree buffer zone would help screen off lights from the residential development and provide a smooth transition from the residential development to the meander and River Beas. During consideration of the previous rezoning application no. Y/NE-KTS/15, the Board suggested the Applicant to explore enhancing the interface along the western site boundary through provision of green wall or mud bun.

3.2.11 Noted the notion of the Board regarding exploring measures to further address interfacing with River Beas, the Applicant now proposes to plant one more row of trees alongside the tree buffer zone, meaning that two rows of trees will be planted at appropriate location where feasible along the western boundary. The tree buffer zone and the extra row of trees in total will have a width that ranges from 4m to 8m. Shrubs will also be planted between trees to enhance screening effect and minimise potential disturbance impact from the Proposed Development. This could strengthen the buffer effect of the tree buffer zone and enhance the interface between the Application Site and the meander and River Beas. The improved tree



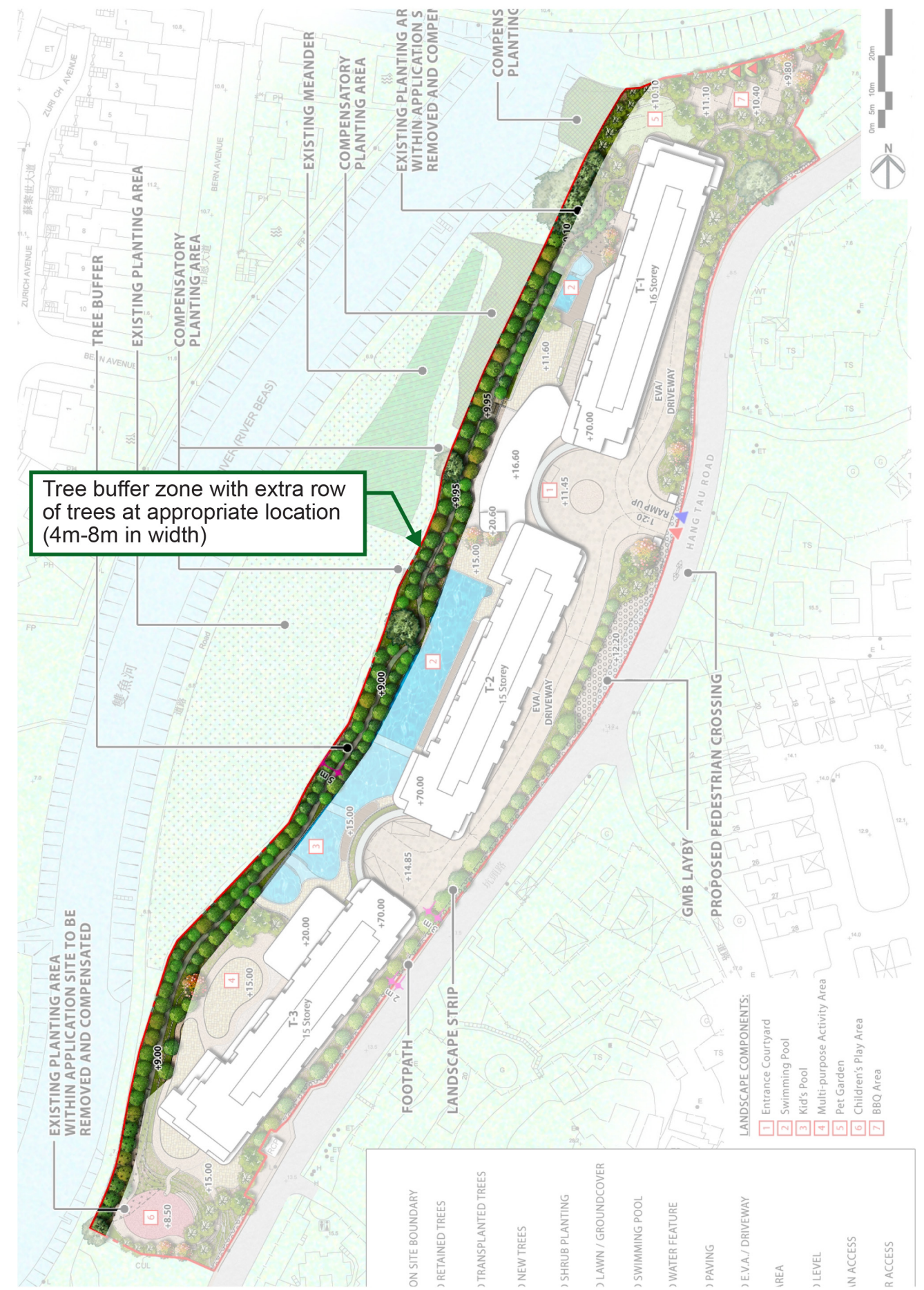
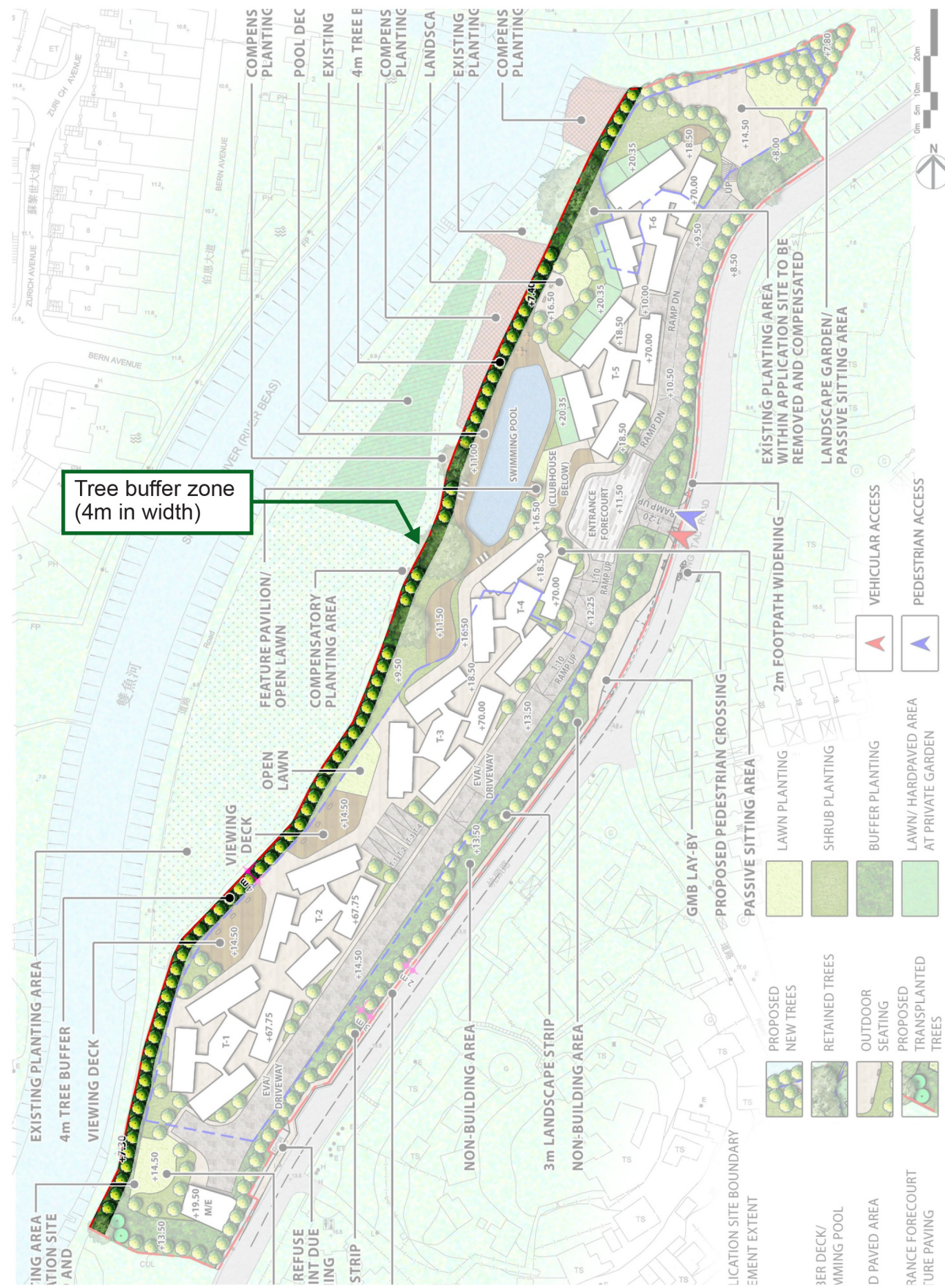


## Notional Scheme

### Proposed Scheme

<b>Title</b>  <div>Widened Building Gap</div>	Checked	DH	Drawn	PW
	Rev	0	Date	Sep 2025
	Scale		Figure 3.8	





## Notional Scheme

### Proposed Scheme

<div> <div>Title</div> <div>Enhanced Tree Buffer Zone</div> </div>	Checked	DH	Drawn	PW
	Rev	0	Date	Sep 2025
	Scale		Figure <div>3.9</div>	



buffer zone together with the proposed setback of residential towers will enhance buffer distance between the residential blocks and River Beas and being in harmony with the River Beas and the meander.

- 3.2.12 To achieve continuity of the habitats along River Beas and integration with the compensatory planting area, selected native species of trees and shrubs are proposed to be planted in the tree buffer zone, subject to further refinement and market availability upon detailed design stage. It could also help to enhance biodiversity (see **Appendix B** for details).

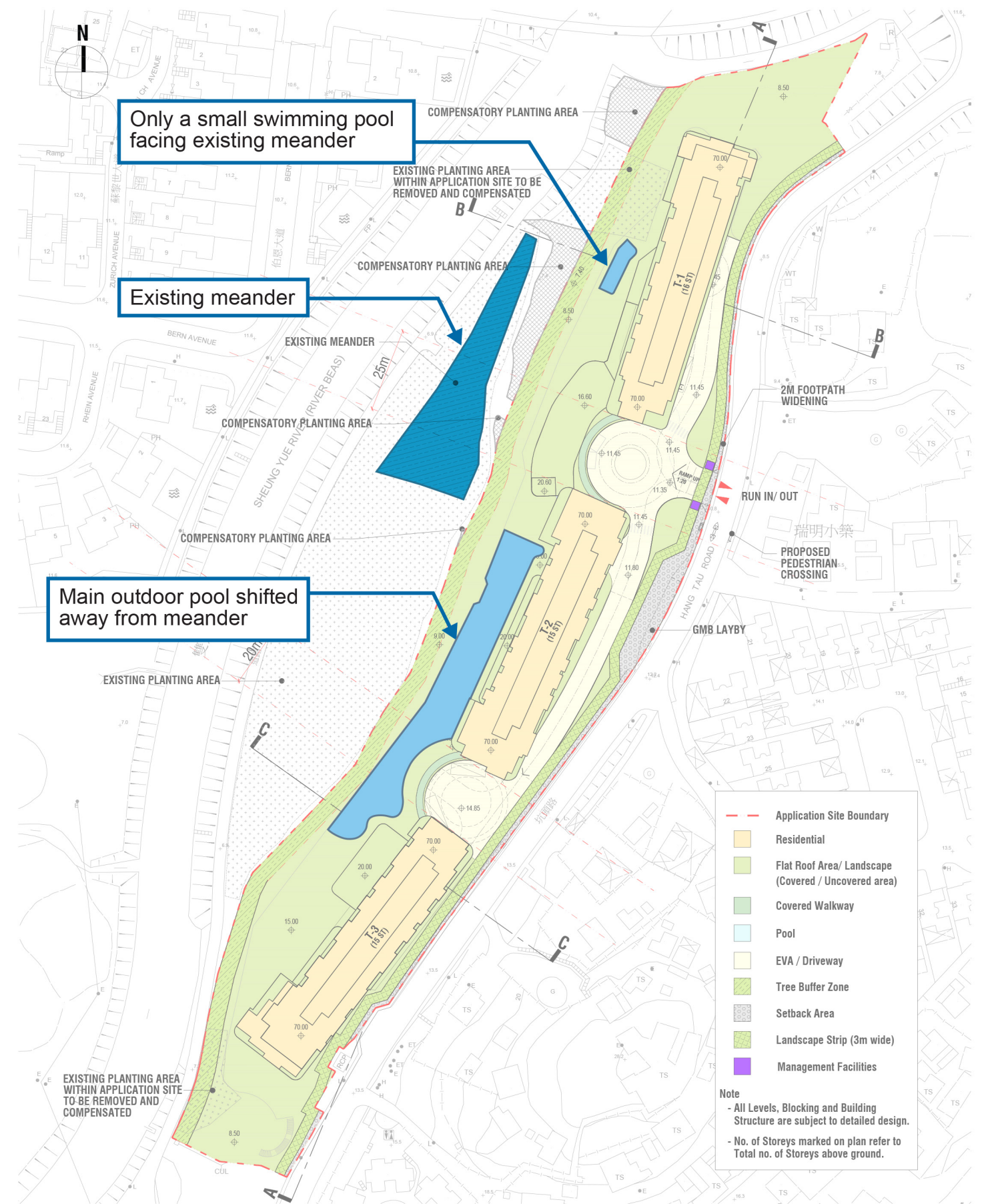
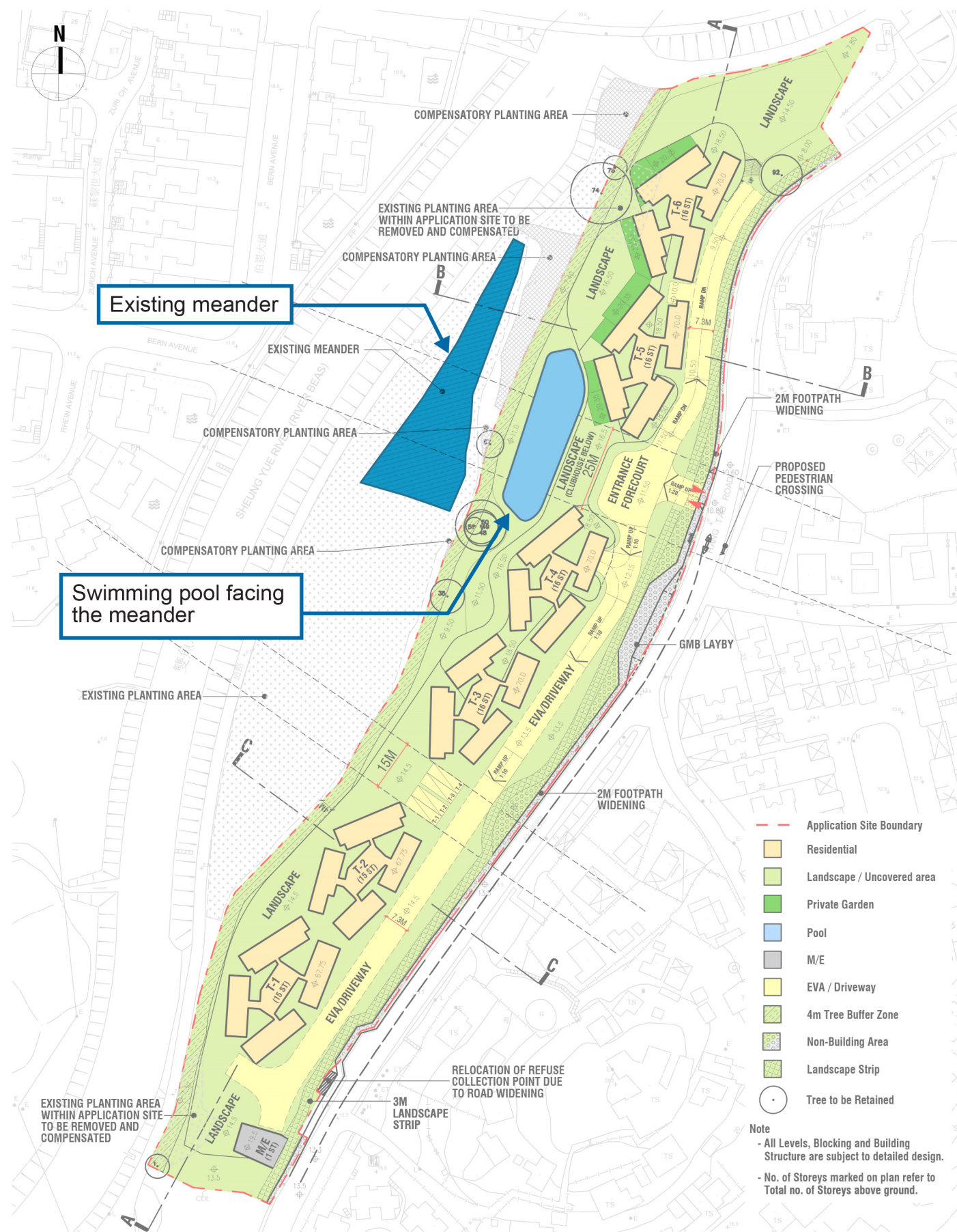
Residents' Main Swimming Pool Located Away from the Meander (Figure 3.10 refers)

- 3.2.13 Under the Notional Scheme, there was an outdoor swimming pool located closer to the meander, between the previous T4 and T5 (approximately between T1 and T2 in the Proposed Scheme). It is noted that Board members had concerns on the location of outdoor swimming pool and if any possible impact on the existing meander.
- 3.2.14 In response to comments from the Board, the Applicant has now refined the design and location of the outdoor swimming pool. Under the Proposed Scheme, the main outdoor pool is relocated to the southwest of the Application Site further away from the meander to minimise potential disturbance to the area around the meander as far as practicable.

#### Minimisation of Light Pollution

- 3.2.15 The Applicant has explored measures to minimise potential light glare as per comments from the Board. The following measures will be adopted if appropriate:
- External flood light will be minimised;
  - External lightings, other than those for security and safety purposes, will be minimised;
  - Lighting for security and safety, given their design purposes, would direct inwards on buildings within the Application Site or face towards ground; and





## Notional Scheme

### Proposed Scheme

<div> <div>Title</div> <div>Enhanced Disposition of Residents' Recreational Facilities</div> </div>	Checked	DH	Drawn	PW
	Rev	0	Date	Sep 2025
	Scale		Figure 3.10	

- Outdoor lighting for landscaped areas will be installed closer to the floor / ground level.

3.2.16 Please refer to the EcolA under **Appendix F** for detailed account of the proposed measures to minimise potential light glare.

3.2.17 The proposed setback mentioned in Section 3.2.6 and relocation of the main swimming pool mentioned in Section 3.2.14 can also minimise potential glare and light pollution.

Provision of Updated EcolA with Preliminary Information on Proposed Compensatory Planting Area

3.2.18 It is noted that Board members asked for an EcolA and information on compensatory planting area during consideration of the previous rezoning application. Therefore, the Applicant has conducted a comprehensive EcolA (see **Appendix F**) to demonstrate the Proposed Development is acceptable in ecological terms and further information about the compensatory planting area has been provided.



### ***Previous Commitments Maintained***

#### **Hang Tau Road Improvement Works and Provision of Public Transport Facilities (Figure 3.11 refers)**

3.2.19 The following traffic improvement measures were proposed to enhance the transport facilities in the area under the Notional Scheme. These measures are maintained in the Proposed Scheme.

- Widening of the existing Hang Tau Road into an up-to-standard road with 7.3m-wide carriageway with 2m-wide footpath. A continuous 2m-wide footpath can be provided along Hang Tau Road despite existence of an existing refuse collection point at the southeastern tip of the Application Site <sup>1</sup>;
- Provision of pedestrian crossing facilities at Hang Tau Road; and
- Provision of a GMB layby along Hang Tau Road to serve the Proposed Development as well as the adjacent community.

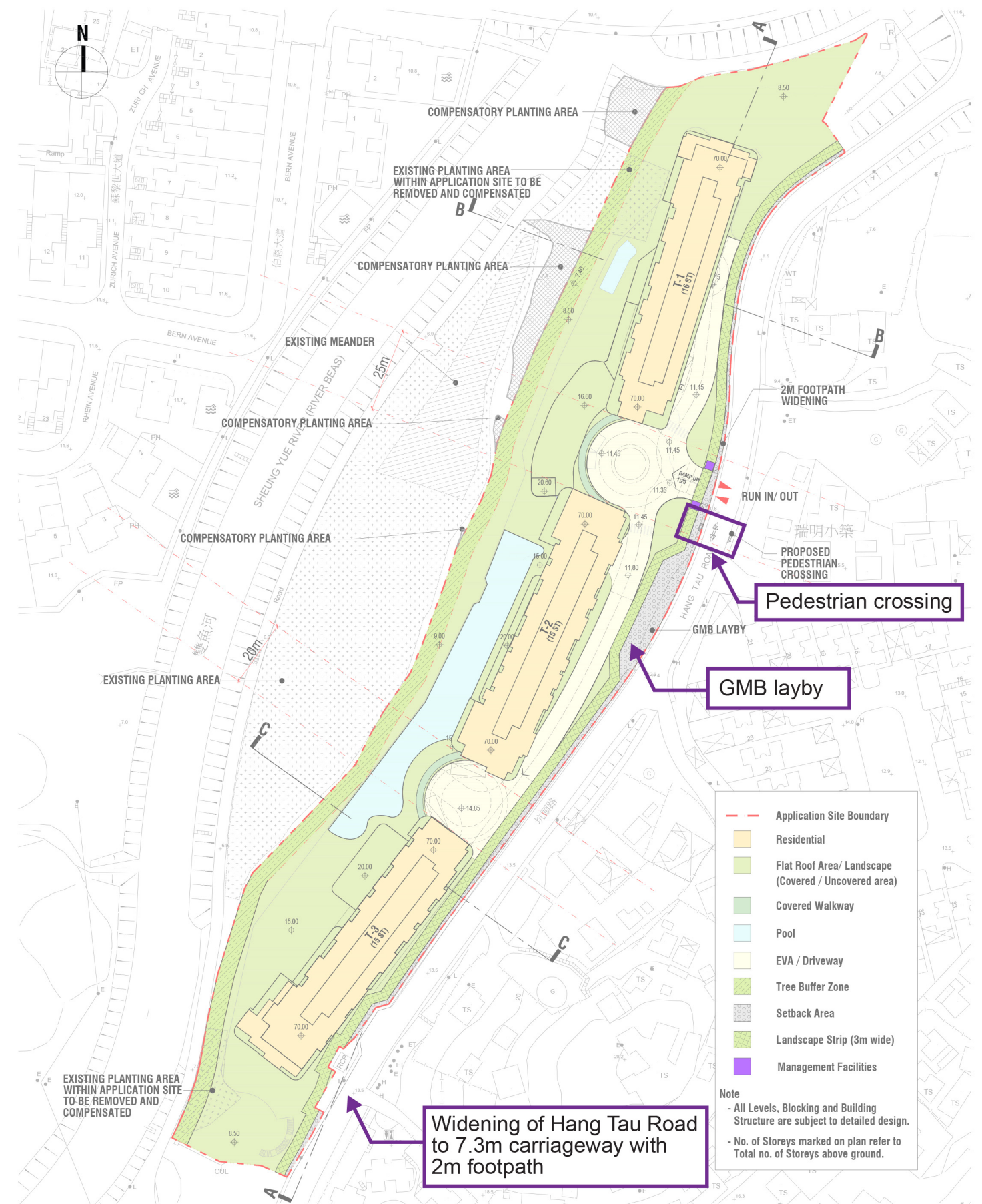
#### **3m Peripheral Planting along the Eastern Site Boundary (Figure 3.12 refers)**

3.2.20 A 3m-wide landscape strip was proposed along the eastern site boundary along Hang Tau Road under the Notional Scheme to serve as a visual buffer. This design merit is maintained under the Proposed Scheme. Building setback of not less than 5m from the road kerb of Hang Tau Road could be achieved with the provision of 3m-wide peripheral planting and 2m-wide footpath.

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<sup>1</sup> During the planning application stage for the Notional Scheme, it was noted that part of its application site was included as the works area of a potential road improvement works at Hang Tau Road by the Government. In order not to jeopardise the possible works to be undertaken by the Government, the area along the eastern site boundary was designated as non-building area (NBA) on the Indicative MLP of Notional Scheme. As detailed design proceeds, it is understood that the potential road works will no longer be pursued by the Government at present. Therefore, the previous NBA within the site is no longer required. Nonetheless, as committed in the Notional Scheme, the Applicant will continue to carry out improvement works of Hang Tau Road for the portion abutting the current Application Site (Section 3.2.19 above refers). The relevant area has now been indicated as "Setback Area" on the current Indicative MLP and floor plans.



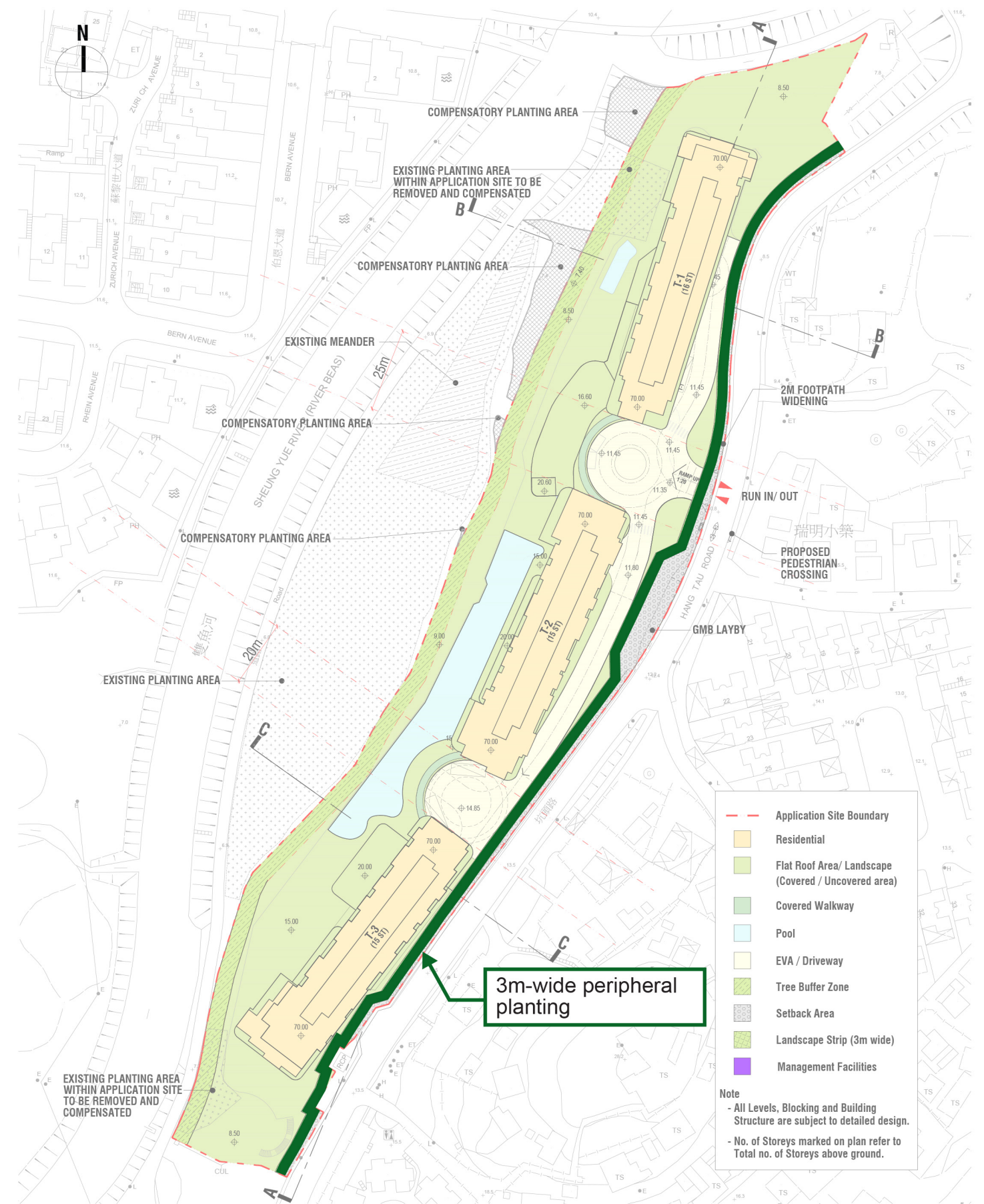
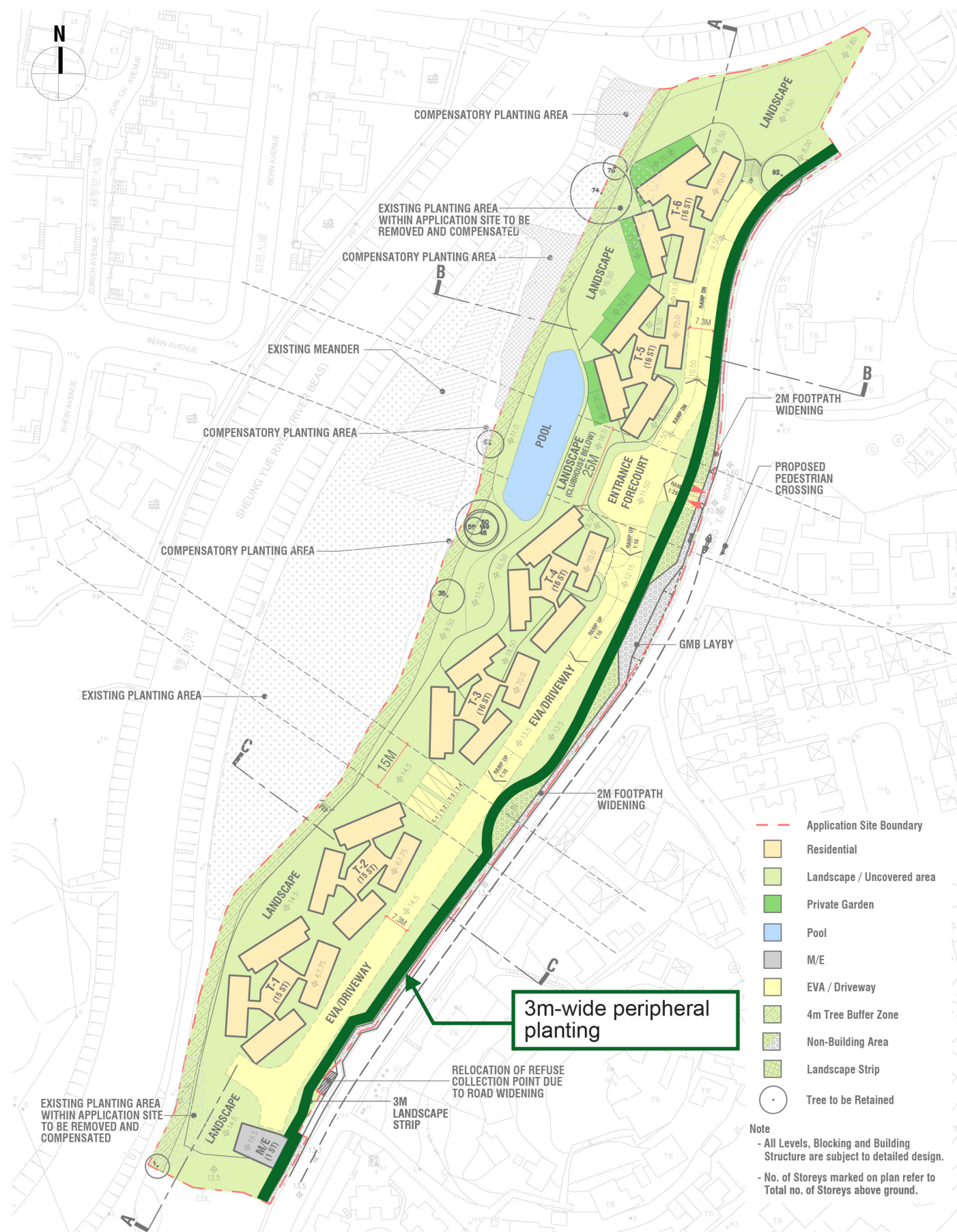


## Notional Scheme

### Proposed Scheme

<div> <div>Title</div> <div>Road Improvement Works Along Hang Tau Road Maintained</div> </div>	Checked	DH	Drawn	PW
	Rev	0	Date	Sep 2025
	Scale		Figure 3.11	





### 3m Peripheral Planting Maintained

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2025
Scale		Figure 3.12	



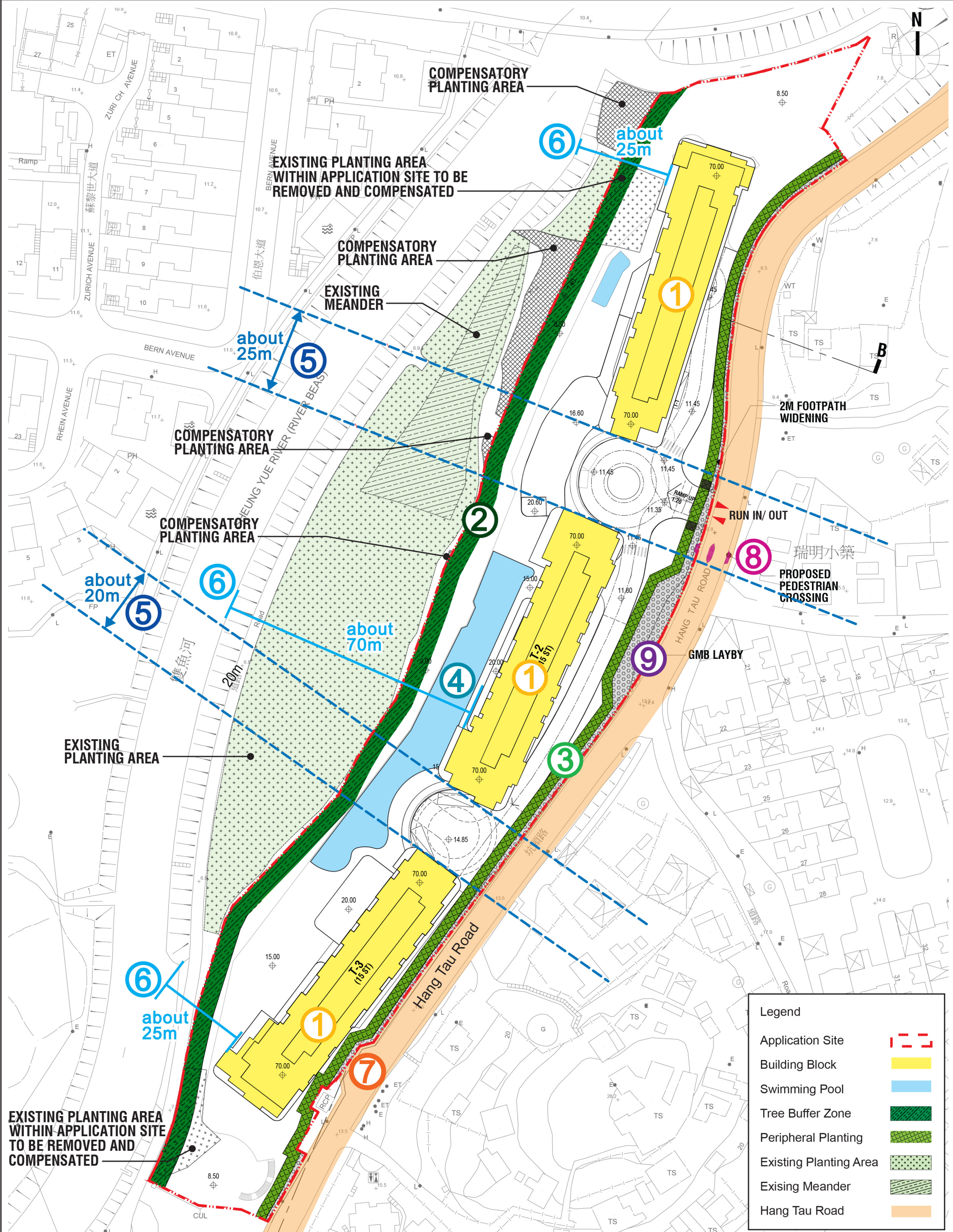
### **Summary of Planning Gains and Design Merits Proposed**

3.2.21 **Table 3.3** below and **Figure 3.13** summarise how the Proposed Scheme has responded to comments from the Board and other planning gains and design merits proposed by the Applicant.

**Table 3.3 Summary of Planning Gains and Design Merits**

<b>Comments from the Board</b>	<b>Proposed Scheme</b>
Building massing shall be refined	<ul style="list-style-type: none"> <li>• Building bulk of the towers has been refined:- <ul style="list-style-type: none"> <li>○ Wider building setback from River Beas through slimmer block design and moving residential towers away from River Beas</li> <li>○ 2 key building gaps retained with the southern one widened from 20m to 25m</li> </ul> </li> </ul>
The tree buffer zone should be of sufficient width with rows of trees; provision of green wall or mud bun shall be explored	An extra row of trees alongside the tree buffer zone at appropriate location is proposed. Tree buffer zone and the extra row of trees together will form a buffer with width ranging from 4m to 8m
The swimming pool should be located away from the meander	Main outdoor pool located away from the meander
Potential light glare should be minimised	Various measures are proposed to minimise light glare
An EcolA shall be submitted	An EcolA has been completed and attached under <b>Appendix F</b>
More details on the compensatory planting area should be supplemented	Information of the compensatory planting area is supplemented under the EcolA in <b>Appendix F</b>
<b>Previous Commitments Maintained</b>	
<ul style="list-style-type: none"> <li>• Traffic improvement works along Hang Tau Road</li> <li>• 3m peripheral planting</li> </ul>	





- 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 towards the eastern boundary as far as possible

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



### **3.3 Landscape Design Proposal**

3.3.1 The Indicative Landscape Master Plan is attached under **Figure 3.14** to illustrate the proposed landscape design concept. The details of the Landscape Master Plan and Tree Survey and Preservation Proposal are provided in **Appendix B**.

3.3.2 The landscape areas in the Proposed Development adopt a hierarchical approach to the sequence of spaces and the movement from communal areas to more intimate spaces. The landscape areas include the following:

- (i) Clubhouse Landscape Area
  - The clubhouse is designed as a central node and a visual landmark reference point within the Proposed Development. It consists of hard and soft landscape areas for multi-functional usage suitable for functions / events and recreation facilities.
- (ii) Landscape Garden
  - Located in the northern and southern portions of the Application Site to support a variety of open space functions such as children play area, pet garden and BBQ area.
- (iii) Avenue Tree Planting
  - A combination of trees and shrub planting will be provided along the EVA of the Proposed Development. A lush tree planting avenue will be created. Colour paving and patterns will be used to delineate the road bed and adjacent sidewalk to create an inviting environment upon which pedestrians will feel safe and comfortable. These measures are designed to enhance the character, vitality, amenity and safety of the Proposed Development.

3.3.3 Landscape buffer areas are introduced in the Proposed Development to enhance landscape quality:

- A tree buffer zone is proposed along the western boundary of the Application Site. An extra row of trees will be provided alongside the tree buffer zone wherever feasible at appropriate location. The tree buffer zone together with the extra row of trees will be about 4m- to 8m-wide;







- The western buffer will aim to integrate the Proposed Development with the existing landscape framework and to allow smooth transition to the adjacent compensatory planting area; and
- A 3m-wide landscape strip will be established to form an eastern buffer area to soften the form of the proposed architectural scheme, and partially screen the Proposed Development when viewed from the adjacent developments on the eastern periphery of Hang Tau Road.

3.3.4 At least 2,868m<sup>2</sup> of private open space will be provided in accordance with Hong Kong Planning Standards and Guidelines (HKPSG). Not less than 20% of the total greenery area will be provided in the Proposed Development.

### **3.4 Access, Circulation and Parking**

3.4.1 The vehicular access point will be provided in the form of run-in / out at Hang Tau Road to the east of the Application Site. All vehicular movements in / out of the Application Site will be through the proposed vehicular access. Pedestrian access will be provided next to the proposed vehicular access point at Hang Tau Road.

3.4.2 For more details related to the access arrangement and parking and servicing facilities, please refer to the Traffic Impact Assessment (TIA) in **Appendix C**.

### **3.5 Implementation Programme**

3.5.1 With land ownership fully secured, the Proposed Development is tentatively scheduled for completion by year 2032.

## **4 VISUAL CONSIDERATIONS**

- 4.1 Since the proposed building height conforms to the existing restriction as stipulated on the OZP, the Proposed Development would be in harmony with the visual character of the surrounding townscape. Although the current planning application applies for minor relaxation of plot ratio restriction from 2 to 2.012, the increase is immaterial and is about 0.6% only and well justified as explained in earlier sections. Photomontages are prepared and included in **Annex A** for reference. Therefore, the Proposed Development is fully acceptable in visual terms.



## **5 AIR VENTILATION CONSIDERATIONS**

- 5.1 The Applicant has taken air ventilation into consideration and conducted a qualitative AVA (Expert Evaluation), enclosed under **Appendix D**.
- 5.2 The most dominant annual winds at the Application Site are NNE, E and ESE winds; while the dominant summer winds are SE, SW and SSW winds. Fanling Highway and River Beas in N-S axis are the identified air paths in the study area. The Application Site does not fall within any identified air paths, and there are planned high-rise developments at upwind areas under E and ESE winds; therefore it is anticipated that the overall air ventilation performance of the surrounding areas will not be significantly affected by the Proposed Development.
- 5.3 Under the Proposed Scheme, the building separation in the southern portion of the Application Site is wider than that proposed under Notional Scheme (increased from 15m to 20m). This wider building separation would help facilitate wind penetration under specific wind directions, such as ESE and SE winds.
- 5.4 Overall, the air ventilation performance of the Notional Scheme and Proposed Scheme are comparable. Therefore, the Proposed Scheme is acceptable in air ventilation terms.

## 6 TRAFFIC CONSIDERATIONS

- 6.1 A TIA (**Appendix C**) has been prepared to demonstrate feasibility of the Proposed Development from traffic engineering point of view.
- 6.2 Under the Proposed Development, run-in / out point is proposed at Hang Tau Road. Parking and servicing facilities are provided in accordance with HKPSG. Traffic improvement works are proposed at Hang Tau Road, including:
- Widening of the existing Hang Tau Road into 7.3m carriageway with 2m wide footpath;
  - Provision of pedestrian crossing facilities; and
  - Provision of a GMB layby.
- 6.3 Critical junctions and road links have been identified (see **Table 6.1**), all of which are currently operating with ample capacity:

**Table 6.1 Critical Junctions and Road Links**

Index	Junctions
J1	Hang Tau Road / Kam Hang Road
J2	Kam Hang Road / Kwu Tung Road
Index	Road Links
L1	Hang Tau Road (South of Kam Hang Road)
L2	Kam Hang Road (East of Hang Tau Road)
L3	Kwu Tung Road (West of Kam Hang Road)
L4	Kwu Tung Road (East of Kam Hang Road)

- 6.4 For the purpose of traffic forecast, year 2035 is adopted as the design year, i.e. 3 years upon the anticipated completion year 2032. The 2035 reference traffic forecasts have been projected from the observed year 2024 with a growth factor of +1.0% per annum to year 2035. Traffic generations and attractions from major committed developments in Kwu Tung South are also included on top of the projected forecast. With reference to trip rates derived from Transport Planning and Design Manual, the estimated traffic generations from the Proposed Development will be about 110 pcu/hr (2-way) and 70 pcu/hr (2-way) in AM and PM peak hours, which are comparable to the Notional Scheme. The identified critical junctions and



road links will operate with ample capacity in 2035 when traffic improvement schemes committed by others are in place.

- 6.5 Regarding public transport demand arising from the Proposed Development, a new GMB route is proposed at the GMB layby at Hang Tau Road, assuming with a 10-minute headway during peak hours. The Application Site is also within 400m walking distance from Kam Hang Road. Upon the completion of the planned road improvement works for Kam Hang Road by other committed developments, the road would be able to cater for 12.8m double decker buses. Thus, public transport demand from the Proposed Development can be absorbed.
- 6.6 Therefore, the Proposed Development would be acceptable in traffic terms.

## **7 ENVIRONMENTAL CONSIDERATIONS**

- 7.1 A qualitative environmental assessment has been conducted and enclosed under **Appendix E**.
- 7.2 For air quality impact, impacts of industrial emission, vehicular emission and proposed car park have been assessed. No chimney or industrial activities are identified in the vicinity of the Application Site. Residential towers have been setback from Kwu Tung Road and Kam Hang Road for at least 5m. Although a portion of the Application Site is within 5m buffer distance of Hang Tau Road, there are no air sensitive uses. Regarding the basement car park, relevant guideline shall be complied with and the exhaust outlet of the mechanical ventilation system shall be designed by facing away from the nearest air sensitive uses. Therefore, future residents will not be subject to significant air quality impact.
- 7.3 Traffic noise impacts have been assessed as well. With the use of acoustic window and enhanced acoustic balcony, all noise sensitive receivers of the Proposed Development will comply with the noise criteria of 70dB(A).
- 7.4 Regarding potential air quality, noise and water quality impacts during construction phase, good site practices are recommended. With due implementation of the site practices, no significant impacts are anticipated.
- 7.5 Waste generated during construction and operation phases have been qualitatively evaluated. With the implementation of waste management measures, waste generated would be properly controlled and no significant impacts are anticipated.
- 7.6 Therefore, the Proposed Development is feasible in environmental terms.



## 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 management and 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 previously approved house development, 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 maintenance and management, etc. AFCD had no major comments on the proposal in July 2024.

- 8.7 As a continuous commitment, the Applicant will liaise with relevant Government departments and make necessary submissions to ensure the successful implementation of the proposed compensatory planting area at subsequent stage of the Proposed Development.
- 8.8 With implementation of the proposed mitigation measures in the EcoIA, the Proposed Development will be acceptable in ecological terms.

## **9 DRAINAGE, SEWERAGE AND WATER SUPPLY CONSIDERATIONS**

### **9.1 Drainage Impact Assessment**

- 9.1.1 The Proposed Development will increase the paved area within the Application Site. Therefore, a drainage impact assessment is conducted and enclosed under **Appendix G**.
- 9.1.2 The Application Site does not fall within flood plains of 50-year and 200-year events due to high site formation level. Provided that the Application Site is formed to a minimum level for flood protection and there is effective gravity drainage, the Proposed Development will not be subject to flood in 50-year events.
- 9.1.3 Existing ground level within the Application Site ranges from 8mPD to 13mPD. To facilitate drainage via gravity flow from the Proposed Development to River Beas, minimum site formation level of about 9.5mPD is proposed. Runoff within the Application Site would be collected by future internal drainage and will be discharged into the existing drainage channel along the southern toe of Kwu Tung Road embankment to River Beas.
- 9.1.4 Overall, the Proposed Scheme will be acceptable in drainage terms.

### **9.2 Sewerage Impact Assessment**

- 9.2.1 A sewerage impact assessment has been conducted and enclosed under **Appendix H**.
- 9.2.2 The Proposed Development lies within the catchment of Shek Wu Hui Sewerage Treatment Works and is in vicinity of the Western Trunk Sewer near Kam Tsin. The estimated sewage from the Proposed Development is about 792m<sup>3</sup>/d. The sewage will be discharged to Shek Wu Hui Sewerage Treatment Works via Tsung Pak Long Sewage Pumping Station.
- 9.2.3 It is considered feasible to provide a connection sewer by the Applicant to discharge sewage from the Proposed Development to the existing public sewer along Hang Tau Road and Kam Hang Road, which is connected to Shek Wu Hui



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 All the downstream existing sewers would operate within capacity. 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 1,322m<sup>3</sup>/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.

## **10 RISKS CONSIDERATIONS**

- 10.1 A Quantitative Risk Assessment (QRA) has been carried out to assess risk posed by the high pressure town gas pipeline (HPTGP) running along Kwu Tung South, in the vicinity of the Application Site. Please refer to **Appendix J** for consideration.
- 10.2 From the QRA report, the predicted individual risk level is well below the individual risk criteria as 1E-05 per year from Hong Kong Risk Guidelines. For societal risks in construction phase (2031) and operational phase (2032), they are within “Acceptable” region based on Hong Kong Risk Guidelines.
- 10.3 Both individual and societal risks associated with the existing HPTGP are in compliance with Hong Kong Risk Guidelines. Therefore, no mitigation measures are required.



## **11 PLANNING JUSTIFICATIONS AND MERITS**

### **11.1 Support Private Housing Supply and in Line with the Planning of Northern Metropolis**

11.1.1 The Proposed Development will support the supply of private housing in Hong Kong by providing about 1,062 units, an increase of 153 units from the Notional Scheme. The Government has continuously strived to stabilise the supply of both public housing and private housing since 2013. In 2024 Policy Address, the Government continues to aim for providing spade-ready sites for residential use and creating land for building more housing. The Proposed Development will help boost private housing supply, which is in line with the Government's goal.

11.1.2 The Proposed Development is also in line with the planning of Northern Metropolis. The introduction of Northern Metropolis in 2021 has mapped out a long-term planning for Yuen Long District and North District. KTN, as a major NDA under Northern Metropolis, will undergo significant changes to become a new residential community. The Application Site, located to the immediate south of KTN NDA, can be considered as a logical extension of the KTN NDA. The Proposed Development will support KTN NDA as a major housing supply engine in the Northern Metropolis. As mentioned in the latest Policy Address, the Government will expedite the implementation of economic and housing-related projects in the Northern Metropolis. The realisation of the Proposed Development is therefore in line with the planning of Northern Metropolis.

### **11.2 Compliance with Planning Intention under OZP**

11.2.1 According to the Notes of the OZP (**Appendix A** refers), "CDA" zone is intended for comprehensive development / redevelopment for residential uses. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. The proposed residential development is therefore in line with the planning intention of "CDA" zone. Also, the Applicant has taken Board members' comments on the Notional Scheme into consideration when formulating the Proposed Scheme; with support of comprehensive technical assessments attached to this planning statement, the Proposed Development is

considered a desirable development being sustainable in technical terms.

11.2.2 In terms of development parameters, the Proposed Development generally conforms to the OZP restrictions. The proposed maximum building height of 70mPD complies with the building height restriction on OZP. The current planning application applies only for minor relaxation of plot ratio restriction from 2 to 2.012, which has relevant provision under the Notes of the OZP.

### **11.3 Proposed Minor Relaxation of Plot Ratio Restriction Being Minor in Magnitude is a Result of Rationalisation of the Site Boundary with the Maximum GFA Remaining the Same**

11.3.1 The current planning application seeks permission from the Board for minor relaxation of plot ratio restriction from 2 to 2.012, i.e. an about 0.6% increase. As detailed in Section 3.1, the increase in plot ratio is resultant from reduced site area.

11.3.2 Compared with the Notional Scheme, the site area of the Proposed Scheme is about 109m<sup>2</sup> smaller, since some existing features and a land lot falling within the site boundary of the Notional Scheme and identified during site survey were subsequently excluded from the Application Site boundary under the current planning application (see **Figure 3.1**).

11.3.3 Adopting the GFA of the Notional Scheme (39,400m<sup>2</sup>) with smaller site area, the Proposed Scheme thus seeks minor relaxation of plot ratio restriction from 2 to 2.012. This 0.6% increase in plot ratio is insignificant and the adjustment in site area is considered necessary to rationalise Application Site boundary and avoid potential management and maintenance issues in future. The maximum GFA remains unchanged as 39,400m<sup>2</sup> as per the Notional Scheme, there is actually no increase in development bulk which was already approved by the Board under the previous S12A application. Since the increase in plot ratio is immaterial and well-justified, it should be given favourable consideration.



## **11.4 Proactive Response to Previous Comments from the Board**

11.4.1 During consideration of the Notional Scheme under application no. Y/NE-KTS/15 at Board meeting held on 28.10.2022, several comments were received from Board members. The Applicant strives to proactively respond to the comments when formulating the Proposed Scheme. **Table 11.1** below summarises the responses made in Proposed Scheme.

**Table 11.1 Responses Made in Proposed Scheme to Address Board Members' Comments**

<b>Board Members' Comments on Notional Scheme</b>	<b>Responses Made in Proposed Scheme</b>
Building massing shall be refined	<ul style="list-style-type: none"> <li>• Building bulk of the towers has been refined:- <ul style="list-style-type: none"> <li>○ Wider building setback from River Beas through slimmer block design and moving residential towers away from River Beas</li> <li>○ 2 key building gaps retained with the southern one widened from 20m to 25m</li> </ul> </li> </ul>
The tree buffer zone should be of sufficient width with rows of trees; provision of green wall or mud bun shall be explored	An extra row of trees is proposed alongside the tree buffer zone as far as practicable at appropriate location. Tree buffer zone and the extra row of trees together will form a buffer with width ranging from 4m to 8m
The swimming pool should be located away from the meander	Main outdoor pool relocated away from the meander
Potential light glare should be minimised	Various measures are proposed to minimise light glare
An EcolA shall be submitted	An EcolA has been completed and attached under <b>Appendix F</b>
More details on the compensatory planting area should be supplemented	Information of the compensatory planting area is supplemented under the EcolA in <b>Appendix F</b>



## 11.5 Other Previous Commitments Remain Unchanged

11.5.1 Other than the design merits provided in response to Board members' comments, previous planning gains provided under the Notional Scheme will remain unchanged in the current Proposed Scheme, including:

- Traffic improvement works along Hang Tau Road; and
  - Widening of Hang Tau Road to an up-to-standard road with 7.3m-wide carriageway with 2m-wide pedestrian footpath along the road
  - Provision of pedestrian crossing facilities at Hang Tau Road
  - Provision of a GMB layby along Hang Tau Road
- 3m peripheral planting along eastern site boundary.

## 11.6 Proposed Development Scale is Compatible with Surrounding Developments

11.6.1 Compared with the Notional Scheme, the three building blocks in the current Proposed Scheme adopt uniform building height of 70mPD. This is due to the change in building form. As elaborated in Section 3.2, the building blocks in the Proposed Scheme adopt slimmer design to maximize setback distance from River Beas. To maintain the GFA in Notional Scheme while adopting the current building form, it is inevitable to increase one storey at T3 (known as T1 and T2 under the Notional Scheme, with building height of 67.75mPD). As a result, all three building blocks are of 70mPD under the Proposed Scheme. According to the photomontages in **Figure 3.7**, the Notional Scheme and Proposed Scheme are comparable in visual terms despite minor difference in building height profile. Indeed, due to the increase in setback distance from River Beas, the building bulk has been improved as seen from the southern view towards the Application Site.

11.6.2 Although the Proposed Scheme seeks minor relaxation of plot ratio restriction from 2 to 2.012, it is merely a 0.6% increase which is only for accommodating the same amount of GFA within a smaller site area. Also, the currently proposed plot ratio is still much lower than that of other approved developments in close vicinity of the Application Site (**Figure 2.3** refers). Therefore, the Proposed Development is fully compatible with the surroundings. Indeed, in the last Board meeting, the Chairman had made a remark that “...the site, being a long strip of land, posed constraint on the disposition of the buildings. Also, the two “CDA” sites located to the northeast had a higher building height of around 75mPD, and hence a

**stepped building height profile could still be achieved with the development of the Site up to a building height of 70mPD in the wider context”.**

## **11.7 Technical Feasibility is Confirmed**

11.7.1 The Applicant has conducted various technical assessments (refer to **Appendices B to J**) to prove feasibility of the Proposed Scheme in landscape, traffic, visual, air ventilation, environmental, ecological, drainage, sewerage, water supply and risk aspects. The Proposed Scheme is technically acceptable from these aspects.



## **12 CONCLUSION**

- 12.1 This S16 planning application is submitted to the Board for a proposed residential development with minor relaxation of plot ratio restriction in “CDA(3)” zone on the Approved Kwu Tung South OZP No. S/NE-KTS/22 at Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and adjoining Government land (new lot to be known as Lot 2644 in D.D. 92), Kwu Tung South, the New Territories.
- 12.2 An indicative Master Layout Plan and development schedule have been prepared. Based on a site area of about 19,591m<sup>2</sup> and a plot ratio of about 2.012, the domestic GFA of the Proposed Development is not more than 39,400m<sup>2</sup>, providing about 1,062 units. The maximum building height will be 70mPD.
- 12.3 The Proposed Development is supported by the following development justifications and planning merits:
- With planned provision of about 1,062 units, the Proposed Development will support private housing supply. The Proposed Scheme is also in line with the planning for KTN NDA, which is adjacent to the Application Site, as a residential hub under Northern Metropolis;
  - The Proposed Development complies with the planning intention under the OZP;
  - Proposed minor relaxation of plot ratio restriction being insignificant in magnitude is a result of rationalisation of site boundary with the maximum GFA kept intact as the Notional Scheme;
  - The Applicant proactively responds to previous comments from the Board;
  - Previously committed planning gains and design merits remain unchanged;
  - Proposed development scale is compatible with the surroundings; and
  - Comprehensive technical assessments have been conducted for this application, which has proven to be technically feasible from landscape, traffic, visual, air ventilation, environmental, ecological, drainage, sewerage, water supply and risk aspects.

- 12.4 In light of the justifications presented in this planning statement, the Board is cordially invited to consider this planning application favourably.