

Enclosure | 1

Replacement pages of revised Planning Statement and Illustrations



Section 12A Planning Application

Request for Amendment to the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from “Residential (Group C)” Zone and “Agriculture” Zone to “Residential (Group A) 2” Zone

Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Planning Statement

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EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This *Planning Statement* is submitted to the Town Planning Board ("the Board") under Section 12A of the Town Planning Ordinance to rezone the site at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories (hereinafter referred to as "the application site") from "Residential (Group C)" ("R(C)") zone and "Agriculture" ("AGR") zone to "Residential (Group A) 2" ("R(A)2") zone (hereinafter referred to as "the proposed plan amendment") on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 (hereinafter referred to as "the current OZP") for **Proposed Flat, Shop and Services and Eating Place** (hereinafter referred to as "the proposed development"). This *Planning Statement* serves to provide background information and planning justifications in support of the proposed development in order to facilitate the consideration by the Board.

The application site has a total area of approximately 22,445m². The proposed development involves the development of 5 residential blocks of 43 storeys comprising 3,305 flats, a clubhouse and a 4-storey commercial complex comprising of 5,570m² for shop and services and eating place. The rezoning application is for facilitating the proposed comprehensive development to create a self-contained and desirable residential and social hub particularly targeting young families in need of independent living space and a social lifestyle at the application site. Considering that it is in accordance with the Government's policy, and that no adverse traffic, environmental or infrastructural impacts are anticipated, the proposed development is expected to contribute to community gains and enhance locality by optimising the potential of the application site.

As detailed in this *Planning Statement*, the proposed plan amendment for proposed development is well justified on the grounds that: -

- (a) The proposed development is in line with the Visions of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" to enhance liveability in a compact high-density city and create an inclusive and supportive environment. The proposed development that facilitates housing supply and provides wider and appropriate housing choices responds to the public call for housing demand of young family and enhance overall liveability;
- (b) The proposed development is fully in line with the latest policy address in developing the Northern Metropolis by optimising the use of land resources and adopting a higher development intensity and increasing high-quality housing supply;
- (c) The proposed development is in line with the Government's latest policy direction in stabilising supply for private housing to meet the projected demand in the Long-Term Housing Strategy ("LTHS");
- (d) The proposed development facilitates the phasing out of existing non-conforming uses to

- develop a more comprehensive and well-designed development, which is expected to improve the overall local environment and unleash development potential at the application site;
- (e) The existing land uses character and the scale of the proposed development at the current application site is compatible with the surrounding residential environment;
 - (f) The proposed development would provide a more liveable and healthier environment for future occupants through provision of abundant greenery and communal spaces and amenities;
 - (g) The proposed development will not pose any adverse impacts in terms of traffic, environmental, water supply, drainage and sewerage aspects on the surrounding area as proven by the technical assessments; and
 - (h) The approval of the current rezoning application will not set an undesirable precedent as the application should be assessed on its individual merits and specific considerations, which the proposed development initiates to materialise Government's planning goal and optimise land resources by a technically feasible scheme without time-consuming assembling procedure.

In view of the above and the list of detailed planning justifications in this Planning Statement, the Board is respectfully requested to give favorable consideration to the proposed plan amendment.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

申請人根據《城市規劃條例》第 12A 條向城市規劃委員會(「城規會」)遞交是次修訂規劃地帶的規劃申請。是次規劃申請地點位於新界龍躍頭丈量約份第 83 約地段第 755 號、第 756 號、第 782 號 A 分段、第 789 號 A 分段、第 789 號餘段、第 790 號 A 分段第 1 小分段、第 790 號 A 分段餘段、第 791 號 A 分段第 1 小分段、第 791 號 A 分段第 2 小分段、第 791 號 A 分段第 3 小分段、791 號 A 分段餘段、第 791 號餘段、第 792 號 A 分段餘段、第 792 號餘段、第 793 號、第 794 號 A 分段、第 794 號餘段、第 800 號 A 分段餘段、第 801 號 A 分段、第 803 號餘段、第 835 號 B 分段第 1 小分段 A 分段、第 835 號 B 分段第 1 小分段餘段、第 836 號 A 分段、第 836 號餘段、第 837 號、第 838 號 A 分段、第 838 號餘段、第 839 號、第 840 號、第 841 號 A 分段、第 841 號 B 分段、第 841 號餘段、第 842 號 A 分段、第 842 號 B 分段、第 842 號餘段、第 843 號、第 844 號 A 分段、第 844 號餘段及第 854 號及毗連政府土地(以下簡稱「申請地點」)，建議將申請地點由《龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/19》已劃作「住宅(丙類)」地帶及「農業」地帶修訂為「住宅(甲類)2」地帶(以下簡稱「擬議修訂圖則」)，作擬議分層住宅、商店及服務行業和食肆用途(以下簡稱「擬議發展」)。此規劃報告書將提供是次申請的背景資料及規劃理據予城規會考慮。

申請地點的面積約為 22,445 平方米。擬議發展包括於申請地點內興建五座樓高 43 層的分層住宅樓宇，共提供 3,305 住宅單位，一座會所及一座樓高 4 層、面積約為 5,570 平方米的商業設施作商店及服務行業和食肆用途。擬議修訂圖則旨在促進擬議綜合發展，利用申請地點提供一個自給自足的理想居住和社交環境，尤其惠及需要獨立生活空間及社交生活的年輕家庭。考慮到擬議修訂圖則符合政府的政策，並且預計不會對環境、交通或基礎設施造成不利影響，擬議發展將有效充分利用短缺的土地資源以帶來社區利益及改善地區環境。

此規劃報告書提供規劃理據，詳列如下：

- (一) 擬議發展符合《香港 2030+: 跨越 2030 年的規劃遠景與策略》的願景，以建立一個包容的城市，透過規劃解決住房需求。擬議發展將有效透過增加房屋供應及選擇，回應年輕家庭對房屋的需求，提升整體生活質素；
- (二) 擬議發展符合政府最新的政策方向以發展北部都會區。擬議發展將有效最大化利用土地資源，提高發展密度並增加優質房屋供應；
- (三) 擬議發展符合政府最新的政策方向，以適時回應社會對穩定私人房屋供應，達致《長遠房屋策略》訂下的目標；
- (四) 擬議發展可改劃現時不符合圖則規定的舊有用途，促使更全面及設計更佳房屋及發展，預期可長遠改善整體本地環境，並釋放此地段的土地發展潛力；
- (五) 擬議發展在現有土地用途、性質和發展規模方面與周遭環境相互兼容；
- (六) 擬議發展通過提供大量綠化和公共空間，為未來的住戶提供更宜居和健康的居住環境；
- (七) 各項專業研究報告證明是次申請並不會對附近交通、環境、供水、及排水及排污方面造成不良影

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響；及

- (八) 批准此擬議修訂圖不會為區內同類申請立下不良先例，因為委員會應按每宗申請的個別情況及其他獨特考慮因素決定，而擬議發展通過技術上可行的方案實現政府的規劃願景和優化土地資源，無需耗時的土地規劃程序。

基於擬議發展附合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

Table of Contents

1. INTRODUCTION	3
1.1 Purpose	3
1.2 Objectives	3
1.3 Structure of the Planning Statement	4
2. SITE PROFILE	5
2.1 Location and Current Condition of the Application Site	5
2.2 Surrounding Land Uses in the Vicinity	5
2.3 Land Status	6
3. PLANNING CONTEXT	7
3.1 The Current OZP	7
3.2 "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030"	7
3.3 Policy Addresses on Housing Supply	8
3.4 Long Term Housing Strategy	8
3.5 Northern Metropolis Development Strategy	8
3.6 Previous Planning Application	9
3.7 Similar Planning Applications	10
3.8 Related Plan Amendment - Queen's Hill Development	10
3.9 Related Planning Applications - Increasing Development Intensity in Nearby New Development Areas	11
4. PROPOSED AMENDMENT TO THE CURRENT OZP	13
4.1 Proposed Amendment to the Current OZP	13
5. THE DEVELOPMENT PROPOSAL	14
5.1 Proposed Site Layout, Major Development Parameters and Operation	14
5.2 Design Merits	17
5.3 Provision of Transport Facilities and Traffic Impacts	18
5.4 Tree Preservation and Landscape Proposal	19
5.5 Visual Context and Visual Impacts	20
5.6 Environmental Aspects	21
5.7 Water Supplies	23
5.8 Drainage Aspect	23
5.9 Sewerage Aspect	23
5.10 Air Ventilation Considerations	23
5.11 Archaeological Interest Considerations	27
6. PLANNING JUSTIFICATIONS	29
6.1 In Line with the Visions of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030"	29
6.2 In Line with the Latest Government's Policy Direction in Alleviating the Rising Demand for Residence	29
6.3 In Line with the Visions of Northern Metropolis Development Strategy	30
6.4 Stimulating Local Environmental and Infrastructural Improvement	30
6.5 Not Incompatible with the Surrounding	31
6.6 No Adverse Traffic, Visual, Environmental, Water Supply, Drainage and Sewerage Impacts	31
6.7 Not Setting an Undesirable Precedent yet Materialising Government's Planning Goal and Optimising Land Resources	32
7. CONCLUSION	33

List of Figures

Figure 1	The Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000094468_0001)
Figure 3	Extract of approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19

List of Tables

Table 1	Previous Planning Application
Table 2	Applications for Minor Relaxation of PR and BH Restrictions in KTN NDA and FLN
Table 3	Major Development Parameters of the Proposed Development
Table 4	Schedule of Proposed Flat
Table 5	Tree Compensation under Current Application

List of Illustrations

Illustration 1	Current Condition of the Application Site
Illustration 2	Current Condition of the Application Site (Cont'd)
Illustration 3-I	Surrounding Land Uses
Illustration 3-II	Surrounding Land Uses (Cont'd)
Illustration 4	Public Access and Provision of Footpath
Illustration 5-I	Anticipated Air Movements under Annual Prevailing Winds (ENE, E, ESE) for the Proposed Development
Illustration 5-II	Anticipated Air Movements under Summer Prevailing Winds (E, S, SSW) for the Proposed Development
Illustration 6-I	Location of the Application Site and the Queen's Hill Site of Archaeological Interest (SAI)
Illustration 6-II	Area encroached Queen's Hill SAI within Application Site
Illustration 6-III	Location Plan of the Application Site and Surrounding Graded Historic Buildings and Villages with Archaeological Potential

List of Appendices

Appendix 1	Proposed Amendments to the Notes of the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
Appendix 2	Master Layout Plan and Architectural Drawings
Appendix 3	Traffic Impact Assessment
Appendix 4	Tree Preservation and Landscape Proposal
Appendix 5	Visual Impact Assessment
Appendix 6	Environmental Assessment
Appendix 7	Water Supply Impact Assessment
Appendix 8	Project Profile of Drainage
Appendix 9	Sewerage Impact Assessment

1. INTRODUCTION

1.1 Purpose

1.1.1. This *Planning Statement* is submitted to the Town Planning Board ("the Board") under Section 12A of the Town Planning Ordinance to rezone the site at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories (hereinafter referred to as "the application site") from "Residential (Group C)" ("R(C)") zone and "Agriculture" ("AGR") zone to "Residential (Group A) 2" ("R(A)2") zone (hereinafter referred to as "the proposed plan amendment") on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 (hereinafter referred to as "the current OZP") for **Proposed Flat, Shop and Services and Eating Place** (hereinafter referred to as "the proposed development").

1.1.2. The current application seeks to amend the current OZP with a view to materialising the latest policy direction in developing the Northern Metropolis and by phasing out existing brownfield development as well as increasing high quality housing supply in a potential area to alleviate the pressing housing demand.

1.1.3. The application site has a total area of approximately 22,445m². The location of the application site is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots and Government land that the application site involves. The application site involved G.L. of about 1,358m². The proposed development involves the development of five 43-storeys residential blocks comprising of 3,305 flats, a clubhouse and a 4-storey commercial complex comprising of 5,570m² for shop and services and eating place. The application site currently falls within an area at "Residential (Group C)" zone (about 91%) and "AGR" zone (about 9%) on the Current OZP exhibited on 16.12.2022 (please refer to **Figure 3**).

1.1.4. Aikon Development Consultancy Limited has been commissioned by *Carlton Furniture Company, Limited* (hereinafter referred to as "the Applicant") to prepare and submit the current application on his behalf.

1.2 Objectives

1.2.1 The overriding goal of the current application is to enable the Applicant to be given an opportunity regarding the proposed development in the application site, as to achieve multiple policy goals promulgated by the Government in planning for the housing needs and catering the development of the Northern Metropolis. In summary, the proposed development strives to achieve the following objectives:-

- To materialise the policy direction as stipulated on the Chief Executive's Policy Addresses in addressing the foreseeable planning challenges posed by limited land supply and increasing demand of high quality housing;
- To materialise the vision in "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" in creating an inclusive and supportive city by building an

environment that is "pro-child", "pro-youth" and "pro-family" and offering wider housing choices;

- To facilitate the development of the Northern Metropolis by optimising the use of land resources and development intensity and increasing high-quality housing supply in accordance with government's policy direction;
- To contribute to stabilising supply for private housing particularly to meet the projected demand in the Long-Term Housing Strategy ("LTHS") and alleviate the urgent needs for affordable and suitable housing by young families;
- To create a pleasant, safe and convenient living environment, enhance liveability through promoting family-friendly environment and creating comfortable and decent home spaces in the application site;
- To provide a sustainable and beneficial land use alternative in the application site that could also stimulate environmental and infrastructural improvement to the locality.

1.3 Structure of the Planning Statement

- 1.3.1 This Planning Statement is divided into 7 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the site in terms of the current land use characteristics, neighbouring developments and land ownership. **Chapter 3** offers the planning context of the proposed development. **Chapter 4** detailed the proposed amendment to current OZP and **Chapter 5** introduces the development proposal of the proposed development. A full list of planning justifications is given in **Chapter 6** whilst **Chapter 7** provides a concluding remark for the proposed development under the planning application.

2. SITE PROFILE

2.1 Location and Current Condition of the Application Site

2.1.1 The application site has a total area of approximately 22,445m² and is situated to the north of Queen's Hill Estate and to the south of San Wai Barracks in Lung Yeuk Tau, Fanling, New Territories. Locating at the immediate south of the Sha Tau Kok Road (Lung Yeuk Tau), the site is accessible via Sha Tau Kok Road - Lung Yeuk Tau, a dual two-lane carriageway connecting to Ping Che and Sha Tau Kok its to east and Fanling, Lung Wo Hui to its west. The site is also accessible via Dao Yang Road, a narrow single-lane local track leading to Sha Tau Kok Road - Lung Yeuk Tau, to Hai Wing Road, a single-lane track intersecting with Dao Yang Road.

2.1.2 As shown on **Illustration 1**, the application is a flat land, being occupied for the use of workshop, storage and warehouses. The northern portion of the application site is currently occupied by one permanent domestic structure, some temporary structures for open storage yards, storage of construction materials and workshops, open carparks and vacant land with little vegetation cover. The southern portion of the application site is currently occupied by the Applicant using as warehouse purposes. There is a total of 4 warehouses currently in operation. Overall, the application site is featured by warehouses and brownfield undertakings and observed with little vegetation cover.

2.2 Surrounding Land Uses in the Vicinity

2.2.1 The locality of the application site is considered harbouring an urban fringe landscape character, surrounded by high-rise public housing estates at its south, houses, village type development and warehouses uses to its west, intermixed with temporary structures, scattered vegetated and abandoned land (**Illustration 2** refers).

2.2.2 In a wider context (**Illustration 3-I and Illustration 3-II** refers), to the immediate south of the application site is the public housing cluster of Queen's Hill Estate, comprises of some 7 high-rise buildings reaching a maximum building height of +145mPD as stipulated in the Current OZP. To the further southeast to the application site is Shan Lai Court, another high-rise public housing estate stipulated with the same building height restriction. There is another planned public housing at the further southeast of the application site, the existing vegetated land is proposed to accommodate a maximum plot ratio of 7 with a maximum building height of +175mPD under current OZP amendment.

2.2.3 To the immediate north of the application site across Sha Tau Kok Road - Lung Yeuk Tau, sees San Wai Barracks and a recycling centre to the further northeast. To the immediate eastern side of the application site is the Tung Chun Soy Sauce factory place zoned as "Comprehensive Development Area" and some farmland. To the immediate west and northwest are vacant land and scattered low-rise residential structures, such as the Park Villa and King Chong. Further to the west and southwest across Dao Yang Road are predominantly warehouses, open storage yards, some residential structures and farmland.

2.2.4 In general, the surrounding land uses in the vicinity of the application site are

predominantly covered by residential developments, intermixed with houses, village type developments, warehouses, workshop use, open car parks and vegetated land. It is observed that the surrounding area is gradually transforming into a residential neighbourhood.

2.3 Land Status

- 2.3.1 The application site comprises of 39 private lots (i.e. Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83) and the adjoining Government land. The total area of application site is about 22,445m² of which about 1,358m² (about 6%) of the Government land is included.
- 2.3.2 Considering the there is an existing local track serving the locality, while part of the existing Hoi Wing Road is under private ownership, the existing access of Hoi Wing Road would be maintained and serve the local residents. As refer to the MLP in **Appendix 1** and **Illustration 4**, the current access to other lots (i.e. 782RP, 792RP, 792 S.A. ss.1, 803 S.A. ss.2 RP, 803 S.A. ss.2. S.A, 803 RP, 804 S.A. ss.2) would be reserved for local residents and would not be blocked.
- 2.3.3 Upon the approval of this s.12A rezoning application under the Town Planning Ordinance and the OZP amendment process is completed, the Applicant will submit to the District Land Office an application for a land exchange before the implementation. In parallel, all the building works and site formation works will be submitted to the Building Department for approval.

3. PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The application site mainly falls within an area at "R(C)" zone (about 91%) with a minor portion of the area falling within "AGR" zone (about 9%) on the Current OZP exhibited under section 9(5) of the Town Planning Ordinance on 16.12.2022. According to the Notes of the Current OZP, the planning intentions of the "R(C)" and "AGR" zones are as follows:

- (i) "R(C)": This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
- (ii) "AGR": This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

3.1.2 A majority of the application site is zoned as R(C) that intends for residential development. However, owing to existing active warehouse operation and other undertakings as well as fragmented ownerships, the planning intention cannot be materialized. In order to facilitate optimizing the development potential and achieving a more efficient layout, the Applicant has made continuous effort to liaise with relevant landowners and attempts to assemble the fragmented land ownerships for a comprehensive development. The Applicant submits the current application for proposed plan amendment to utilise the available land resources by optimizing development intensity in accordance with latest government's policy direction and to fasten the land development for providing more housing supply that echoes with the surrounding development.

3.2 "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030"

3.2.1 "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+") is a comprehensive strategic study conducted to update the territorial development strategy, in which three important building blocks were identified. One is to create 'a liveable high-density city'. It proposed to create an inclusive city by offering a supportive environment to nurture the youth and addressing housing needs of all ages by providing wider and appropriate housing choices. Another major building block is to create development capacity in Hong Kong. Shortfall in land has remained a significant issue. It proposed to adopt a multi-pronged approach to increase development capacity by searching for suitable solution space, including a review of sites at the fringe of built-up area that are deserted or have low conservation and public enjoyment values. Subsequent planning justifications will elaborate how the proposed plan amendment would be in line with these visions.

3.3 Policy Addresses on Housing Supply

- 3.3.1 As reflected in the previous Policy Addresses, housing land supply is recognised as the top priority among many urban problems faced by Hong Kong. In particular, surging property prices and shortage of housing supply have been one of the core livelihood concerns of the public. The Government has stressed on the importance on ensuring a steady supply of both public and private housing development. In the 2022 Policy Address, the Chief Executive reiterated that providing decent accommodation for all is the primary goal of the housing policy in the current term. The government will strive to further boost land supply and accelerate development procedures.

3.4 Long Term Housing Strategy

- 3.4.1 In 2014, the Government introduced the Long-Term Housing Strategy ("LTHS") to set out strategic directions to gradually avert the supply-demand imbalance in housing. According to the 2021 Progress Report, the latest rolling 10-year private housing supply target from 2022-23 to 2031-32 is 129,000 units, among which 100,000 units will be made available through land sales and tender exercises, whereas the remaining 29,000 units are expected to be provided through private-led development and Urban Renewal Authority-led redevelopment projects. As evidenced by the above, a strong demand for private housing is envisaged in the near future, and more than 20% of the private housing provision will be relying on residential projects initiated by the private sector. The proposed development that provides over 3,000 units shall alleviate the demand and offer wider housing choices for different groups.

3.5 Northern Metropolis Development Strategy

- 3.5.1 The Northern Metropolis Development Strategy released in 2021 proposed a number of land development, railway and conservation projects in the northern part of Hong Kong in response to the needs of the city's medium to long term land requirements and sustainable development. The NTN New Town, where the application site is located within, is one of the six key development areas in the Northern Metropolis with an expected population of at least 200,000. As proposed in the Strategy, the expansion in development capacity in the area will be driven by railway projects including the extension of Northern Link. One of the proposed stations will be located in Queen's Hill near the application site. In this connection, the area is set to become "the most vibrant area where urban development and major population growth of Hong Kong in the next 20 years will take place". The development potential at the application site could be further unleashed through land use optimization with a view to capitalizing planning opportunities.
- 3.5.2 Following the population intake of Queen's Hill Estate in 2021, the proposed development would echo with the surrounding new residential development in forming a neighborhood through attracting young families and amenities into the area. The

proposed development would help activate the area and transforming it into a livable residential neighborhood that is in line with general planning intention.

3.5.3 In addition, with a view to taking forward the development of the Northern Metropolis, the government has advocated an increase in development intensity by adopting higher plot ratios to optimize the use of land resources in the area. The maximum plot ratio for residential sites is promulgated as 6.5 under the latest guideline. The proposed plan amendment under the current application that seeks to increase development is considered fully in line with the long-term direction.

3.6 Previous Planning Application

3.6.1 The application site is subject to 14 previous planning applications. Details of the previous applications are tabulated in **Table 1** below.

Table 1: Previous Planning Applications

Application No.	Proposed Use(s)	Decisions
A/DPA/NE-LYT/35	2 Workshops for Manufacture and Storage of Wooden and Rattan Furniture	Approved with condition(s) on 09.10.1992
A/DPA/NE-LYT/79	Temporary Engineering Workshop	Rejected/Not agreed on 15.07.1994 Rejected/Not agreed on 25.11.1994 (Review)
A/NE-LYT/260	Temporary Warehouses for Storage of wooden & rattan furniture for a Period of 3 Years	Approved with condition(s) on a temporary basis on 16.05.2003 Revoked on 16.11.2003
A/NE-LYT/266	Temporary Open Storage of pile stones for a Period of 3 Years	Rejected/Not agreed on 29.08.2003
A/NE-LYT/277	Temporary Workshops for Manufacture & Storage of wooden & rattan furniture for a Period of 3 Years	Approved with condition(s) on a temporary basis on 11.06.2004 Revoked on 11.12.2004
A/NE-LYT/278	Temporary Workshops for Manufacture & Storage of wooden & rattan furniture for a Period of 3 Years	Approved with condition(s) on a temporary basis on 11.06.2004 Revoked on 11.12.2004
A/NE-LYT/300	Temporary Workshops for Manufacture and Storage of Wooden and Rattan Furniture for a Period of 3 Years	Approved with condition(s) on a temporary basis on 15.04.2005
A/NE-LYT/301	Temporary Workshops for Manufacture and Storage of Wooden and Rattan Furniture for a Period of 3 Years	Approved with condition(s) on a temporary basis on 15.04.2005
A/NE-LYT/313	Temporary Residential Institution and Training Centre (Youth Hostel) for a Period of 3 Years	Rejected/Not agreed on 09.12.2005

Application No.	Proposed Use(s)	Decisions
A/NE-LYT/422	Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 13.08.2010 Partially approved/Partially agreed on 13.05.2011 (Review) Revoked on 13.09.2012
A/NE-LYT/423	Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 13.08.2010 Partially approved/Partially agreed on 13.05.2011 (Review) Revoked on 13.09.2012
A/NE-LYT/542	Temporary Warehouses (Excluding Dangerous Goods Godown) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 23.05.2014
A/NE-LYT/631	Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 27.10.2017
A/NE-LYT/731	Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 18.09.2020

3.7 Similar Planning Applications

- 3.7.1 There are no similar rezoning applications within the “R(C)” and “AGR” zones on the same OZP.

3.8 Related Plan Amendment - Queen’s Hill Development

- 3.8.1 While there is no related rezoning application within the “R(C)” and “AGR” zones on the same OZP, the surrounding areas in the Current OZP is evidenced with a gradual change of use from Government, Institutions and Community (“G/IC”) and low density residential to high density residential zones. To the south of the application site is the ex-Burma Lines Military Site (now known as the Queen’s Hill Site), which underwent major OZP amendments and substantial increase in development intensity in recent years. In 2014, it was announced that the site would be converted for housing development to optimise the use of land to meet the pressing housing needs. On 29 May 2015, the draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/16 was exhibited for public inspection under Section 7 of the Town Planning Ordinance. Two major amendments incorporated in the draft plan include:

- (i) rezoning the western portion of the Queen's Hill Site from "G/IC(2)", "R(C)" and "AGR" to "R(A)" for public housing development, subject to a maximum PR of 6 and a maximum BH of 145 mPD; and
- (ii) rezoning the northeastern portion of the Site from "G/IC(2)" to "R(B)" for private housing development, subject to a maximum PR of 3.6 and a maximum BH of 85mPD.

3.8.2 The plan was approved by the CE in C on 2 February 2016 and was subsequently renumbered as S/NE-LYT/17. The western portion has since been developed into a public housing cluster known as the Queen's Hill Estate and Shan Lai Court, home to over 37,000 population.

3.8.3 With an aim to further meet the pressing public housing needs, the Government has decided to allocate the northeastern "R(B)" site for public housing purpose. On 17 December 2021, the draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/18 was exhibited for public inspection under Section 5 of the Ordinance. The amendments of the Plan include the rezoning of the "R(B)" zone together with a small portion of adjacent "R(A)" zone to "R(A)1", with an increased maximum PR of 7 and a maximum BH restriction of +175mPD. On 6 December 2022, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lung Yeuk Tau and Kwai Tei South OZP.

3.9 Related Planning Applications - Increasing Development Intensity in Nearby New Development Areas

3.9.1 In August 2022, the Civil Engineering and Development Department (hereinafter referred to as "CEDD") submitted two Section 16 Applications for minor relaxation of PR and BH restriction in over 30 housing sites in the Kwu Tung North New Development Area (hereinafter referred to as "KTN NDA") and the Fanling North New Development Area (hereinafter referred to as "FLN NDA"), which is proximate to the site. The applications were justified on the grounds that they are in line with the government's policy direction to address the continued shortage of housing supply and its primary policy initiative to uplift development density in the NDAs with a view to optimising the land resources. i.e. the intensification of PRs of residential sites by up to 20% in New Towns. The details of the two applications are shown in **Table 2**.

Table 2: Applications for Minor Relaxation of PR and BH Restrictions in KTN NDA and FLN NDA

Application No.	Proposed Use(s)	Proposed Changes	Decisions
A/KTN/93	Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions for Proposed/Permitted Public and Private Housing Developments, and Proposed Shop and Services and Eating Place within Public Housing Developments, and Proposed Public Transport Terminus, Shop and Services and Eating Place within a Private Housing Development	<p><u>Maximum PR</u> from 6 to 7.8 (+30%)</p> <p><u>Maximum BH Restriction</u> from 135mPD to 180mPD (+33%)</p>	Approved/Agreed on 23.9.2022
A/FLN/30	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public and Private Housing Developments; and Proposed Social Welfare Facilities, Shop and Services and Eating Place within Public Housing Developments	<p><u>Maximum PR</u> from 6 to 6.5 (+8.3%)</p> <p><u>Maximum BH Restriction</u> from 120mPD to 140mPD (+16.7%)</p>	Approved/Agreed on 23.9.2022

4. PROPOSED AMENDMENT TO THE CURRENT OZP

4.1 Proposed Amendment to the Current OZP

4.1.1 This application proposes to rezone the application site from "R(C)" zone and "AGR" zone to "R(A)2" zone on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 for Proposed Flat, Shop and Services and Eating Place.

4.1.2 The proposed plan amendment involves the following items to the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19:-

- To rezone Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 from "R(C)" zone and "AGR" zone to "R(A)2" zone
- To impose the development restrictions of a maximum domestic plot ratio of 6.5, a maximum non-domestic plot ratio of 0.25, a maximum site coverage of 24.71% and a maximum building height of 43 storeys (150m) including car parks for the "R(A)2" zone in the Remarks.

4.1.3 The proposed Schedule of Uses and development restrictions for the "R(A)2" zone have been enclosed in **Appendix 1**. The proposed plan amendment will allow the relevant Government departments to properly control the land use, development intensity and layout of the proposed development by imposing developments restrictions.

5. THE DEVELOPMENT PROPOSAL

5.1 Proposed Site Layout, Major Development Parameters and Operation

- 5.1.1 The proposed development is configured as a high-density development and would include the provision of parking spaces, loading/unloading spaces, communal open space, landscaped area and access road within the Application Site. The proposed development would involve the excavation of land for basement car parks. The area and depth of excavation would be about 15,755m² and 10m respectively.
- 5.1.2 The total gross floor area (GFA) of the proposed development is about 151,451m². At the southern portion of the application site, there are 5 residential blocks of 43 storeys excluding a 2-storey basement carpark. The residential blocks consist of a total domestic GFA of about 145,881m² would provide 3,305 flats with an average flat size of 44.1m². At the northern position of the application site, there is a 4-storey commercial complex which involves a non-domestic GFA of 5,570m² serving as shop and services and eating place. The Master Layout Plan and perspective drawings illustrating the development scheme, floor plans and section drawings of the proposed development are shown in **Appendix 2**.
- 5.1.3 The proposed development has incorporated a building setback of about 13m from the site boundary at the north to ensure sufficient buffer from Sha Tau Kok Road and reserve buffer for any future infrastructural improvement.
- 5.1.4 The proposed development parameters and schedule of accommodation are summarized in the **Tables 3 to 4** below:

Table 3: Major Development Parameters of the Proposed Development

Development Parameters	
Site Area	About 22,445 m ² (including Government land of about 1,358 m ²)
Site Coverage	24.71%
Domestic	16.02%
Non-domestic	8.69%
Plot Ratio	6.75
Domestic	6.50
Non-domestic	0.25
GFA	About 151,451 m ²
Domestic	About 145,881 m ²
Non-domestic	About 5,570 m ²
Number of Blocks	6
Domestic	5
Non-domestic	1
Building Height	+150.45 to +153.60mPD
Domestic	+150.45 to +153.60mPD
Non-domestic	+32.15mPD

Number of Storeys Domestic Non-domestic	43 storeys (excluding 2 storey of basement) 4 storeys (excluding 1 storey of basement)
Domestic Units Unit Size	3,305 units 1-2 bedroom (44.1 m ² average size per unit)
Retail Facility GFA	5,570 m ²
Clubhouse GFA⁽¹⁾	3,650 m ²
Design Population	9,915
Communal Open Space	not less than 9,951 m ²
Vehicular Access	Sha Tau Kok Road – Lung Yeuk Tau
Private Car Parking Space Domestic Non-domestic	485 447 (including 422 for residential and 25 for visitors) 38
Private Motorcycle Parking Space Domestic Non-domestic	38 34 4
Bicycle Parking Space Domestic Non-domestic	111 111 0
Heavy Goods Vehicles L/UL Space Domestic Non-domestic	12 5 (HGVs) 7 (including 4 LGVs and 3 HGVs)

⁽¹⁾ The GFA of clubhouse is exempted from PR calculation.

Table 4: Schedule of Proposed Flat

Tower 1		
Floor	GFA	Number of Units
G/F	563 m ²	12
1/F – 31/F	17,453 m ²	403
33/F – 42/F	5,630 m ²	120
U.P./Bal.	705 m ²	0
U.P./Bal.	228 m ²	0
Total	24,579 m² (43 storeys including 1 refuge floor)	535

Tower 2		
Floor	GFA	Number of Units
G/F	563 m ²	12
1/F – 21/F	11,823 m ²	273
23/F – 42/F	10,420 m ²	240
U.P./Bal.	478 m ²	0
U.P./Bal.	420 m ²	0
Total	23,704 m² (43 storeys including 1 refuge floor)	525

Tower 3		
Floor	GFA	Number of Units
G/F	110 m ²	0
2/F – 21/F	11,260 m ²	260
23/F – 42/F	10,420 m ²	240
U.P./Bal.	455 m ²	0
U.P./Bal.	420 m ²	0
Total	22,665 m² (43 storeys including 1 refuge floor)	500

Tower 4		
Floor	GFA	Number of Units
G/F	863 m ²	20
1/F – 34/F	29,342 m ²	714
36/F – 42/F	5,810 m ²	140
U.P./Bal.	1,250 m ²	0
U.P./Bal.	245 m ²	0
Total	37,510 m² (43 storeys including 1 refuge floor)	874

Tower 5		
Floor	GFA	Number of Units
G/F	881 m ²	20
1/F – 31/F	26,753 m ²	651
33/F – 42/F	8,300 m ²	200
U.P./Bal.	1,139 m ²	0
U.P./Bal.	350 m ²	0
Total	37,423 m² (43 storeys including 1 refuge floor)	871

5.2 Design Merits

Proposed Footpath

- 5.2.1 Noted that footpaths of at least 1.6m wide should be provided on both sides of the existing access roads within the "R(C)" zone to accommodate future population growth and enhance pedestrian safety in the area, as stated in the Explanatory Statement of the Current OZP. The current application has included a footpath with a minimum width of 1.6m along the existing Hoi Wing Road within the application site (See **Illustration 4**).

Building Deposition

- 5.2.2 In order to create a pleasant living environment and foster a people-oriented community for future residents, the proposed development adopts a comprehensive design that aims to improve the quality of life. The disposition and arrangement of buildings have taken into consideration factors such as sunlight penetration and wind corridors (See **Illustration 5**). With a domestic site coverage of 16.02%, the proposed development ensures natural ventilation and visual permeability at the application site. Deposition of buildings that center a large courtyard also provide seamless movement and sufficient amenities to future residents.

Building Height

- 5.2.3 While the proposed development has a domestic plot ratio of 6.5, following the development intensity guideline promulgated under the latest Policy Address 2022, the proposed development aims to create a compatible urban landscape and minimize its visual impact to the surroundings. With a domestic plot ratio of 6.5, the building height of the proposed development is similar to that of existing and planned Queen's Hill public housing developments at its south and southeast, which are of a maximum building height of +145mPD for a plot ratio of 6.0 and a maximum building height of +175mPD for a plot ratio of 7.0 respectively. The proposed development that arranges its building blocks at the southern portion of the application site would create a harmonious skyline with the surroundings high density residential developments and minimize the visual disturbances along Sha Tau Kok Road - Lung Yeuk Tau. In general, the building design of the proposed development has struck a balance between the building separation and building height.

Building Setback

- 5.2.4 The proposed development has incorporated an about 13m building setback to the north of the application site. The proposed setback that provides an about 13m buffer distance from Sha Tau Kok Road – Lung Yeuk Tau has met the recommended 5m buffer distance recommended under the HKPSG and provides a reserve for any future infrastructural improvement.

Extensive Greenery and Vertical Green

- 5.2.5 The proposed development also seeks to provide abundance of greenery which will meet the required 30% greenery requirement (equalling to 6,733.5m²) set out in PNAP APP-152 – Sustainable Building Design Guidelines. The use of vertical green along boundary wall would also provide additional visual amenity. In addition, the proposed plantings along the internal access, common planting beds, rooftop of the shopping arcade and club house as well as planting strips at the periphery of the application site would create a tranquil and harmonic environment for enjoyment of future residents.

Provision of Active and Passive Facilities

- 5.2.6 Under the current application, not less than 9,951 m² of communal open spaces would be provided in serving some 9,915 occupants at the proposed development in order to meet the requirement set out in HKPSG, i.e. 1m² open space per person. Recreational facilities such as children's play area, meandering path, fitness equipment for adults and swimming pool are proposed to promote healthy lifestyle.

5.3 Provision of Transports Facilities and Traffic Impacts

Internal Transports Facilities and Traffic Access Arrangement

- 5.3.1 The Traffic Impact Assessment ("TIA") (**Appendix 3** refers) has been conducted to assess the existing traffic issues, to design and provide internal transports facilities and to examine the traffic impacts of the proposed development to the local road network. The application site is accessed from Sha Tau Kok Road – Lung Yeuk Tau, which is a dual 2-carriageway connecting to Sha Tau Kok Road - Ma Mei Ha to its east and Jockey Club Road to its western end.
- 5.3.2 As shown in **Appendix 2**, the existing site access road leading from Sha Tau Kok Road - Lung Yeuk Tau will be maintained as the run-in/out for the proposed development. The existing access at Dao Yang Road / Hai Wing Road will also be maintained to ensure access to Lot 782 RP.
- 5.3.3 In terms of internal transport facilities for the residential development at the southern portion of the application site, a total of 447 private car parking spaces (including 25 visitors private car parking spaces), 34 motorcycle parking spaces, 111 bicycle parking spaces and 5 heavy goods vehicles (HGVs) loading/unloading bays will be provided. For the commercial complex at the northern portion of the application site, 38 private car parking spaces, 4 motorcycle parking spaces, 7 loading/unloading bays (including 3 for LGVs and 4 HGVs) will be provided. Details of the provision of parking spaces and loading/unloading bays are indicated in **Table 3** above and **Appendix 3**. Sufficient internal transport facilities will be provided for the proposed development. The internal transport facilities provided for the Private Housing comply with the maximum recommendations of Hong Kong Planning Standards and Guidelines (HKPSG).

Traffic Impacts

- 5.3.4 The traffic impacts of the proposed development have been analysed in the TIA report (**Appendix 3** refers). The proposed development is expected to be completed in 2031, thus the design year adopted for the capacity analysis is 2034, i.e. 3 years after the planning completion of the development. The results presented that all critical links and junctions will have sufficient capacity to accommodate the expected traffic growth to Year 2034, including the traffic generated from the proposed development. The proposed development will hence not generate any adverse traffic impact to the surrounding road networks and is acceptable from a traffic engineering point of view.

Impact on Public Transport Services

- 5.3.5 An occupancy survey of existing public transport services has been conducted and the impact of the proposed development on public transport has been evaluated in the TIA report (**Appendix 3** refers). As reference to the TIA, passenger demand on public transport services associated with the Proposed Development was estimated for local and regional road-based public transport services. During the AM peak hour, **the local services are expected to have surplus capacity to accommodate the additional passenger demand**, and additional 2 to 3 services by double decker buses are suggested to enhance the regional services. During the PM peak hour, additional 2 to 4 services by double decker buses are suggested for both local and regional services. Whereas, **the MTR East Rail shall have capacity to accommodate the additional passenger demand associated with the Proposed Development**. With the mitigation proposals on existing public transport service to accommodate the additional passenger demand associated, the proposed development is considered acceptable from traffic engineering viewpoint.

5.4 Tree Preservation and Landscape Proposal

- 5.4.1 Tree survey has been conducted for the current application (**Appendix 4** refers). A total of 190 living trees were recorded which the bulk of the surveyed trees is generally in fair and poor condition. There are no Old and Valuable Trees (OVT), or protected species identified within the application site. 182 out of total 190 surveyed existing trees within Application Site will be in conflict with the proposed works while 8 of the surveyed existing trees will be unaffected by the proposed development. The retained trees will be protected and maintained in accordance with the details set out in Section 25 – Landscape Work in the General Specification for Building (2017) and relevant guidelines promulgated by GLTM. Under the current application, 156 out of total 190 nos. identified existing trees are proposed to be felled and 26 nos. of identified trees would be transplanted due to in conflict with the proposed development and the associated works.
- 5.4.2 To compensate the loss of 156 existing trees, **209 heavy standard trees with average DBH approx. 100mm, 120mm and 150mm are proposed to be planted** (See **Table 5**). They will be planted at the common landscape areas, peripheral planting strips and roadside planting verge within the site boundary. All these new trees within the lot boundary will all be maintained by the future management office and the individual Lot owners of the

Proposed Development. Although the compensation ratio in terms of aggregated DBH cannot achieve 1:1, the planting strategy follows that sufficient space should be provided for the planting of compensatory trees taking in account the adequate space required to cater for the establishment and healthy growth of trees up to maturity, in order to ensure that the greenery opportunity within the site is optimised where practicable.

Table 5: Tree Compensation under Current Application

	Current Application
Quantity of loss of trees	156 nos.
Accumulated DBH loss of trees	33.358 m
Quantity of compensatory trees	209 nos.
Quantity compensation ratio	1:1.34
DBH compensation	23.810 m
DBH compensation ratio	1:0.71

- 5.4.3 With reference to the Landscape Proposal (**Appendix 4** refers), the Landscape Master Plan constitutes a total greenery area of about 8,543.20m² and a greenery ratio of 38.06%, which is more than the required 30% greenery requirement (equalling to 6,733.5m²) set out in PNAP APP-152 – Sustainable Building Design Guidelines. Some 5,840.70m² of greenery at primary zone is proposed for easy access by the public.
- 5.4.4 In order to further integrate the proposed development with the surrounding landscape, edge planting strips wide are proposed along the boundary to form a soft-planted edges along the periphery of the application site with a view to providing a smooth transition between the proposed development and the adjoining neighbours. In addition, a 10m wide planting beds fronting the proposed commercial complex is proposed to provide smooth transition between the road corridor and the proposed development.
- 5.4.5 To maximise greenery within the application site, planting verges with ornamental vegetation are proposed along the internal access in order to provide shade and visual amenity to the occupants and visitors. Heavy standard trees and medium shrubs are proposed to enhance the instant greening effect and to form a green boulevard along the internal access. Moreover, flat roofs of commercial complex and clubhouse will be planted with ornamental vegetation. with a view to enhancing local greenery.
- 5.4.6 Active and passive reactional facilities are proposed to create a healthy and liveable environment for future occupants. The proposed area of communal open spaces under the current application is about 10,780m² to serve 9,915 occupants which fulfils the requirement set out in HKPSG.

5.5 Visual Context and Visual Impacts

- 5.5.1 The Visual Impact Assessment ("VIA") (**Appendix 5** refers) was carried out in accordance with the TPB's Guidelines No. 41, which aims to evaluate the anticipated visual impacts of the proposed development and to conclude the various mitigation measures.
- 5.5.2 The proposed development, as illustrated in **Appendix 1**, has adopted a series of sensitive design with due consideration to the neighbourhood environment. The design

deposition of the high-rise towers with top level at +150.45mPD and +153.60mPD (43-storeys) would be located at the southern portion which is compatible with the existing public housing estates with +145mPD, e.g. Queen Hill Estate, Shan Lai Court to the south of the application site and the planning residential development with +175mPD to the southeast of the application site. The 4-storey shopping arcade is proposed at the northern portion at +12.0mPD with top levels at +32.0mPD with a view to providing a smooth transition between Sha Tau Kok Road and the proposed residential development. Underground car parking spaces and E&M facilities are provided to reduce overall building height and are hidden within the dense peripheral plantings.

5.5.3 In terms of building mass and disposition, the proposed development has carefully design with due consideration to the prevailing winds (See **Illustration 5-I** and **Illustration 5-II**). The proposed development incorporates wide building separation with approximately 19m between T1 and T4, and approximately 7m to 16m among between other buildings. This design aims to reduce obstruction to prevailing winds but while creating air paths that enhance air ventilation and permeability in the area. The building design has struck a balance between the building separation and building height. If more building separation is provided among buildings, the height of the buildings will increase substantially which will cause further visual intrusion of the proposed development.

5.5.4 The proposed development also incorporates a generous setback from Sha Tau Kok Road, which greatly reduces the visual impact at street level. The area would be provided with greenery and open space at grade level. In addition, edge planting strips with minimum 1.5m wide are proposed along the boundary will screen the buildings and alleviate the visual instruction of the proposed development. The mitigation measures would help to improve the visual permeability and visual openness, as well as to enhance the visual experience of the VSRs.

5.5.5 As concluded in the VIA, the overall visual impact of the proposed development at the application site would be "negligible to slightly adverse" to "moderately adverse". The proposed development will bring some negative visual effects to most of the identified key VPs. Yet, considering the new high-rise developments in the vicinity and the changing urban context in the area, the proposed development is considered acceptable and will not be incompatible with the surrounding visual context.

5.6 Environmental Aspects

5.6.1 An Environmental Assessment (**Appendix 6** refers) has been conducted for the proposed development to evaluate any anticipated air quality, noise, water quality or waste impacts to be generated by the proposed development, as well as to recommend mitigation measures to alleviate any identified environmental impacts.

Air Quality

5.6.2 All the residential buildings will be located more than 20m from Sha Tau Kok Road – Lung Yeuk Tau (Primary Distributor in accordance with Traffic Census 2021) and 5m from the local private roads Dao Yang Road and Hai Wing Road, the minimum setback distances for roads recommended in Table 3.1 of Chapter 9 Environment of the HKPSG will be

complied with. As referred to **Section 2 of Appendix 6**, no adverse air quality impact on the proposed development from industrial emission and vehicular emissions is anticipated with the implementation of the proposed mitigation measures during the operation phase. Meanwhile, the operation of the proposed development will not cause any adverse air quality impact on the surrounding air sensitive uses.

Noise Impact

- 5.6.3 As referred to **Section 3 of Appendix 6**, no adverse noise impact is anticipated during the construction phase of the proposed development with the implementation of the recommended noise mitigation measures. Buildings of the surrounding environment would provide effective acoustic linings and shields for the proposed development. No adverse fixed source noise impact on the proposed development is anticipated.
- 5.6.4 Moreover, adverse fixed noise impact from the operation of the proposed development is not anticipated with the provision of good practices. For road traffic noise, the noise impact on the Proposed Development is predicted to comply with the standards as recommended in Chapter 9 Environment of the HKPSG with the building setback of about 130m to Sha Tau Kok Road (Lung Yeuk Tau). Therefore, no adverse noise impact is anticipated during the construction and operation phases of the proposed development.

Water Quality

- 5.6.5 As referred to **Section 4 of Appendix 6**, the potential water quality impacts have been evaluated in construction and operation phases. With the implementation of the recommended measures including the provision of portable toilets for construction workers on-site, no adverse water quality impact site is anticipated from the construction phases of the proposed development.
- 5.6.6 The wastewater generated from the proposed development will be discharged into the municipal sewerage system and a separate Sewerage Impact Assessment (**Appendix 9** refers) result indicated that the capacity of the existing sewerage system is sufficient for conveying the sewage generated from the Site to the downstream areas. As such, no adverse water quality impacts are anticipated during the construction or operational phases of the proposed Development.

Waste Management and Land Contamination

- 5.6.7 As referred to **Section 5 of Appendix 6**, with the development of waste management plan and implementation of the recommended good site practices, the waste generation during construction phase could be minimised. Provided that the recommended good site practices are followed, no adverse impact related to the management, handling and transportation of waste during the construction phase is anticipated. During the operation phase, the major type of waste generated will be MSW. Since these kinds of waste will be collected on a regular basis by waste collectors and will be disposed of at landfill, and domestic waste will be collected on a regular basis by licenced collector and will be disposed at a landfill managed by EPD, no adverse waste impacts from handling, transportation or disposal are anticipated during operation.

5.6.8 With the implementation of the recommended mitigation measures, adverse waste impacts generated during the construction and operational phases of the Proposed Development are not anticipated.

5.7 Water Supplies

5.7.1 A Water Supply Impact Assessment (**Appendix 7** refers) has been conducted to evaluate the possible impacts on the existing water supply during the operation of the proposed development. The results indicate that the capacity of the existing water supply system would be sufficient to handle the water demand from the operation of the application site and from the nearby residential uses. Therefore, there should be no adverse impact on the existing water supply system due to the proposed development.

5.8 Drainage Aspect

5.8.1 With reference to Drainage Services Department's Advice Note No. 1 - Application of the Drainage Impact Assessment Process to Private Sector Projects, a Project Profile of Drainage (**Appendix 8** refers) has been prepared. Based on the review of **Sections 3 and 4** of **Appendix 8**, no adverse drainage impact on the municipal drainage system is anticipated due to the proposed development.

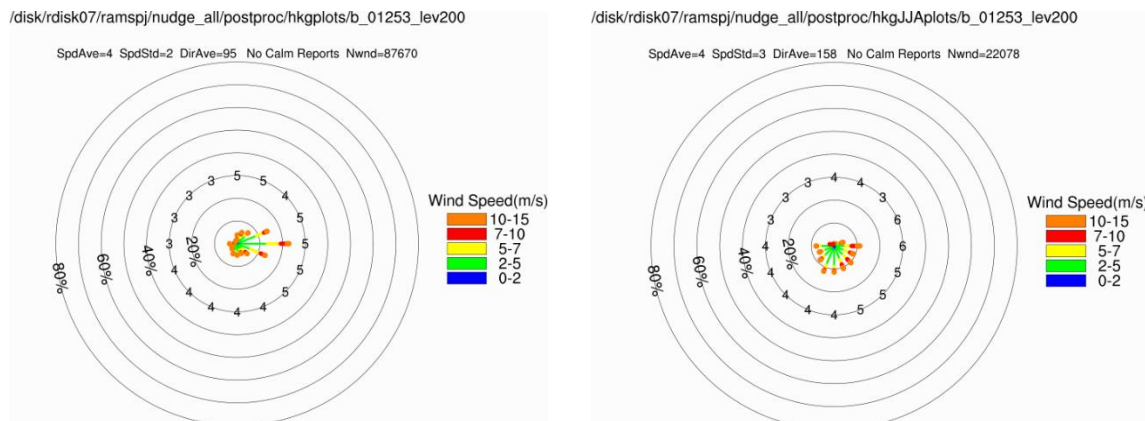
5.9 Sewerage Aspect

5.9.1 A Sewerage Impact Assessment (**Appendix 9** refers) has been conducted to assess the potential sewerage impact arising from the proposed development. Mitigation measure will be provided to alleviate impact on the existing municipal sewerage system resulting from the proposed development. The sewerage analysis indicates there will be no unacceptable impact on the existing downstream sewerage system for existing flows and the peak sewage discharge from the proposed development at the application site after upgrade of the sewerage system.

5.10 Air Ventilation Considerations

5.10.1 Air ventilation considerations of the application site and the proposed development are evaluated. As reference to the Regional Atmospheric Modelling System (RAMS) wind data released from Hong Kong Planning Department, the wind data of Grid (077, 084) is extracted. The annual winds in the area primarily originate from the easterly quadrants, namely east (E), east-northeast (ENE), and east-southeast (ESE). During the summer season, the local wind conditions are mainly influenced by winds coming from the east (E), south (S), and south-southwest (SSW), as illustrated in the **Diagram 1** below.

Diagram 1: Wind Rose extracted from RAMS model at grid (077, 084)



Wind Rose – Annual, 200m

Wind Rose - Summer (Jun-Aug), 200m

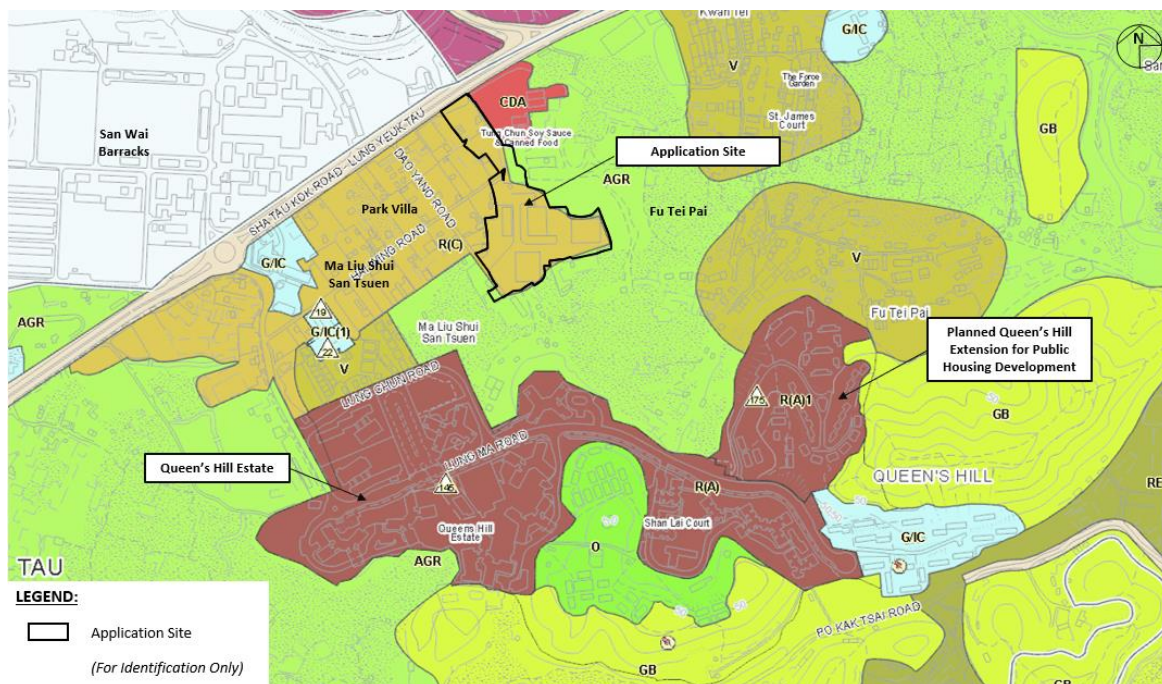
Source: https://www.pland.gov.hk/pland_en/info_serv/site_wind/site_wind/077084.html

Existing Site Contexts and Current Wind Performance

5.10.2 The application site is located in Lung Yeuk Tau and abuts Sha Tau Kok Road. The application site is currently paved flat land with site level of about +12mPD. It is currently occupied for the use of workshop, open storage, warehouses, all of which are of low-density and low-rise. The surrounding areas primarily consist of village-like developments with low to medium-rise buildings, factory, and vegetated land which have relatively low morphology densities. In general, the topographical feature near the application site gradually rises from flat and low-rise terrain at the north and northwest towards the south and southeast.

5.10.3 To the immediate south of the application site is the Queen's Hill Site 1, which is a cluster of high-rise residential buildings with an elevation of about +147 mPD. The planned public housing that is zoned as R(A)1 is proposed to accommodate a maximum plot ratio of 7 with a maximum building height of +175mPD. According to the qualitative assessments for these developments, no significant air ventilation issues within the study areas and its surroundings are anticipated. **Diagram 2** locates these existing and planned Queen's Hill Developments.

Diagram 2: Existing and Planned Queen’s Hill Development



Potential Wind Performance with the Proposed Development

- 5.10.4 The proposed development involves 5 residential blocks of 43 storeys with a building height about 150.45 mPD to 153.60 mPD. A commercial complex of 4 storey with height about 32.15 mPD is proposed at the northern portion of the application site.
- 5.10.5 Comparing the current conditions of open storages and warehouses at the application site, the proposed development would impose a certain degree of blockage in wind flow through the application site. The downwind areas in the western regions, such as Park Villa and Ma Liu Shui San Tsuen, as well as the San Wai Barracks and Tung Chun Soy Sauce Factory in the northern and eastern regions, are identified as possible areas of concern.
- 5.10.6 With a view to minimising wind influence to these downwind areas, the proposed development has been carefully designed, taking into consideration the prevailing winds and surrounding developments. The proposed building height, similar to existing public housing estates with +145mPD, (i.e., Queen Hill Estate, Shan Lai Court to the south of the application site), and the planning residential development with +175mPD to the southeast of the application site (**Diagram 2** refers), **is considered compatible and acceptable**. Furthermore, compared to these new developments, the scale and the bulk of the proposed development are much smaller, allowing for better air penetration.

Air Ventilation Features and Air Paths

- 5.10.7 The proposed development has incorporated a number of building setback and building separations to optimise air ventilation. The air paths described are indicated in **Illustration 5-I** and **Illustration 5-II**.

5.10.8 Air Path (a) along Sha Tau Kok Road and proposed commercial complex – The proposed development includes a building setback from the site boundary. A 13m setback from Sha Tau Kok Road – Lung Yeuk Tau at the northern boundary reserves an air path and facilitates wind penetration in the low zone from east to west. While the proposed commercial complex is 4-storeys high, it allows wind to flow across Air Path (a) and above the commercial complex on the application site. The northern portion of the proposed development provides a wide air path that favours the east-northeast (ENE) winds.

5.10.9 Air Path (b) between the proposed commercial complex and Tower 1 – The building separation between the proposed commercial complex and Tower 1 allows for an air path of approximately 40m. This air path is expected to enhance the wind permeability of the application site towards the western region under the annual prevailing ENE and E winds, as well as the summer prevailing E wind.

5.10.10 Air Path (c) between Tower 1 and Tower 2 – The building separation between Tower 1 and Tower 2 is about 16m wide, allowing the ESE wind to flow across and reach the western region to Ma Liu Shui San Tsuen.

5.10.11 Air Path (d) between Tower 1 and Tower 4 – Building separation between Tower 1 and Tower 4 is about 19m wide which favours the summer prevailing winds (S) flowing from the south and north.

5.10.12 Air Path (e) between proposed commercial complex and Tower 1 – Air Path (e) allows winds to penetrate and enhance wind permeability of the application site under the summer prevailing wind, i.e. the SSW direction.

5.10.13 With due considerations given to the annual prevailing easterlies, the annual ENE winds would be able to enter the air paths (a) and (b), thus facilitating a favourable wind environment in the western area of the application site. Additionally, annual E winds would be able to enter air path (b) within the application site. Other ESE winds could skim through the northern and southern regions of the application site, reaching Ma Liu Shui San Tsuen and other western areas through air path (c).

5.10.14 Regarding the summer prevailing winds, the 19m-wide building separation between towers 1 and 4 would create a significant air path (d) that enhances wind conditions and allows wind to skim towards the north, heading in the direction of the Tung Chung Soy Sauce Factory and the Ng Tung River. Furthermore, SSW winds would be able to skim through air path (e) (i.e., the approximately 40m building separation between Tower 1 and the commercial block of the proposed development), reaching the Tung Chung Soy Sauce Factory and the northern region.

5.10.15 In summary, with the increase in development intensity, the proposed development may have some impact on the surrounding areas, particularly the western and northern regions. To minimize the influence of wind, the proposed development has incorporated mitigation measures. These measures include careful consideration of building disposition, minimizing the building bulk and footprint, introducing adequate separations as air paths (approximately 15 to 19 meters) between buildings, and ensuring setbacks from the boundaries of the application site. These design elements

facilitate the movement of air and allow air flows to reach crucial downstream areas, thereby mitigating potential impacts from wind. In the case of S winds, the air streams would continue to flow towards the north through the building separations. On the other hand, E winds would flow towards the western regions through the building separations.

5.10.16 Compared to the current performance, the proposed development may slightly reduce wind flow to some extent due to the increased development intensity, which is similar to the nearby Queen's Hill developments. However, considering that the proposed development has a smaller scale and less bulky morphology, along with the proposed mitigation measures, it is anticipated that there will be **no significant air ventilation issues within the application site and its surroundings arising from the proposed development.**

5.11 Archaeological Interest Considerations

5.11.1 Heritage conservation has been given due consideration. While a small portion of the application site on Lot 854 partially falls within Queen's Hill Site of Archaeological Interest ("SAI") (hereinafter referred to as the "encroached area") (**Illustration 6-I and Illustration 6-II** refers), it is important to note that the encroached area is occupied by an existing road, namely Dao Yang Road. **The current proposal does not involve any works on or underneath this road (also the encroached area), and its use will remain unchanged as it serves as a major access road for local residents in the vicinity.** To further minimize potential impacts on the SAI, a **buffer zone of approximately 10m between Dao Yang Road and the proposed development is proposed as an emergency vehicular access (EVA).**

5.11.2 In addition, while the majority of the application site is in close proximity to the SAI, previous Archaeological Review Report conducted for the studies of public housing estate development at Queen's Hill and its extension concluded that **adverse impact to the archaeology was not anticipated and no mitigation measure was required thereafter.** The report concluded that most structures surrounding the Queen's Hill SAI are typical post-World War II barracks in utilitarian style **with no distinct architectural merits or values. Some of these structures have already been demolished during site formation work under CE 55/2019, demonstrating their relatively low historical importance.** Considering that only a small portion of the proposed development encroaches on the SAI and its context is similar to previous studies, it is **unlikely that the proposed development will significantly affect heritage conservation, and no damage to valuable antiquities is anticipated.**

5.11.3 Nonetheless, the applicant is committed to maintaining the encroached area to preserve its existing use. Furthermore, the applicant is willing to allow access to staff from the Antiquities and Monuments Office (AMO) at any time for investigation and inspection purposes. Any necessary follow-up actions as determined by the AMO will be undertaken.

5.11.4 Surrounding archaeological interests, such as areas/villages with archaeological potential and graded historic buildings/proposed graded historic buildings, are presented in **Illustration 6-III** to assess cultural heritage impact more effectively. These

areas of cultural significance are located at a considerable distance from the application site, over 290 meters away, further reducing the likelihood of impacts on heritage conservation.

- 5.11.5 The current application aims to strike a balance between development and heritage conservation. In the event that any antiquities or potential antiquities are discovered within 50 meters of the Queen's Hill SAI during excavation works, the AMO will be promptly notified. Furthermore, if any antiquities are found, construction activities will be paused to allow the AMO to assess their heritage value before determining the next course of action.

6. PLANNING JUSTIFICATIONS

6.1 In Line with the Visions of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030"

6.1.1 According to territorial planning strategy "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("HK2030+"), one of the visions is to create 'a liveable high-density city'. It is proposed to create an inclusive and supportive city, including planning for a supportive environment to nurture the youth and addressing housing needs of all ages by providing wider and decent housing choices. In view of the long-standing shortfall in land and the anticipated steady growth of domestic households in Hong Kong, the proposed plan amendment can offer a timely solution through unleashing the land potential for desirable and unique environment to encourage independent and active lifestyle for the youth and families.

6.1.2 In addition, the proposed plan amendment echoes with the vision of creating development capacity in Hong Kong. In the HK2030+, it is proposed to adopt a multi-prone land supply strategy to allow more flexibility for the future. Located at the fringe of the current OZP and occupied by brownfield operations deviating from the zoning intention, the proposed development can unleash the potential of the proposed site and optimise the use of land by upzoning it into high-rise residential buildings with basic facilities including shops and eating places provided. It also increases the development intensity by taking into account the planned infrastructure capacity and urban design aspects.

6.2 In Line with the Latest Government's Policy Direction in Alleviating the Rising Demand for Residence

6.2.1 As reflected in numerous policy and planning documents including the previous and up-to-date Policy Addresses, housing problem remains the most critical and challenging issue. The current-term Government is most expected to resolve with innovative solutions. It is acknowledged that the current housing supply shortage and surging property prices would require prompt rectification with great effort. The proposed development that provides 3,305 flats contributes significantly to stabilising supply for private housing units and meeting the projected demand in the Long-Term Housing Strategy ("LTHS") as well as providing high-quality residence.

6.2.2 At the same time, according to the latest Policy Address 2022, the government entails its ambition to assume a leading role in land supply and housing development by measures such as reviewing part of the "Green Belt" zone and accelerating resumption of more than half of the brownfield sites for housing development. The proposed site for development, which is currently not conforming with the zoning ("Residential (Group C)") of the OZP, is considered a timely and appropriate response to the policy direction. Considered the Applicant has made continuous effort in liaising with relevant owners and assembling the fragmented land ownership for a comprehensive development, the proposed development is considered as a good precedent of redeveloping brownfield site and proliferating the values of land by private developers in the long run.

6.3 In Line with the Visions of Northern Metropolis Development Strategy

- 6.3.1 The Northern Metropolis is envisioned to be Hong Kong's key strategic development project as well as the new engine for the city's growth. Planning concepts, such as home-job balance, green living and self-sufficiency, emphasise the prerequisites of flat supply and auxiliary facilities in the area. The proposed development, which provides residential flats together with a commercial complex of shops, services and eating places, aligns with the development direction in transforming the adjoining area into the NTN New Town.
- 6.3.2 To take forward the development of the Northern Metropolis, the government has advocated an increase in development intensity so as to make best use of land resources in the area. Under the latest guidelines as mentioned in the latest Policy Address, the maximum plot ratio for residential sites is promulgated as 6.5, an increase from the plot ratio of 5 in other new towns. The plan amendment for "Residential (Group A)" and "Residential (Group A)1" at the southern and southeastern parts of the application site indicates the clear planning intention to boost the development of the locality.
- 6.3.3 It is also evident that new developments in Kwu Tung North and Fanling North have recently sought an increase in plot ratio and a relax of building height restriction, reaching a plot ratio of about 6.5 to 7.8 and building height of +140 to +180mPD for public and private housing developments. They were approved based on the aligned initiative of uplifting development density in the NDAs. The current application, seeking to increase development intensity through upzoning to "Residential (Group A)" for increasing housing supply, is considered in line with the long-term vision in expediting housing supply and optimising the use of land resources in the Northern Metropolis.

6.4 Stimulating Local Environmental and Infrastructural Improvement

- 6.4.1 The application site is situated near a remote high-density residential area, involving Queen's Hill Estate and Shan Lai Court, which house more than 37,000 residents. Through approval of this rezoning application, a well-planned residential development comprising of retailing facilities and landscaping areas would be established in addressing the social and community needs for housing supply and services, which would bring public benefits to the surrounding residents.
- 6.4.2 Moreover, the current uses of open storage and workshops in the application site are undesirable and unpleasant, inducing heavy vehicle flow in narrow tracks, considering their proximity to the surrounding residential settlements, as well as safety and environmental concerns. The proposed development can facilitate the phasing out of such non-conforming uses to develop a more comprehensive and well-designed residential development, which is also expected to improve the overall local visual amenity. Various landscaping measures, including extensive plantation of trees and other vegetations along the site boundary, the access road and the common landscaped areas, as well as the establishment of landscape garden are proposed to improve the overall landscape and visual values of the application site. The proposed development could

make efficient use of land, and essentially improve the urban fringe environment, micro-climate of the neighbourhood and the overall landscape value of the area.

- 6.4.3 The proposed development is also expected to stimulate improvement of the local infrastructure provision in terms of sewerage, traffic and landscape aspects. The upgrade of utility and transport provision will be beneficial to the local villages and residential developments.

6.5 Not Incompatible with the Surrounding

- 6.5.1 While the application site is situated at an urban fringe area intermixed with low-rise village house and temporary structures, high-density residential estates, namely Queen's Hill Estate and Shan Lai Court are in close proximity to the application site. The existing high-rise residential clusters comprise of a domestic plot ratio of 6 with a maximum building height of +145mPD. The existing cluster forms a backdrop of extensive building blocks of the application site. Moreover, a piece of vegetated land to the immediate north of Shan Lai Court is recently rezoned to "Residential (Group A)1" with a maximum PR of 7 and maximum building height of +175mPD. It is envisaged that the future morphology adjacent to the application site will be mainly composed of high-rise buildings. The proposed development, which is of a maximum BH of +153.60mPD, is considered not to be a major visual obstruction nor an incompatible landscape to the area. As shown in **Appendix 2**, the proposed development also incorporated a 13m building setback from Sha Tau Kok Road - Lung Yeuk Tau, and a low-rise commercial complex is proposed at the northern portion of the application site and followed by the high-rise towers at the southern portion. The building arrangement in general aligns with the stepped height profile principle that inclines from Sha Tau Kok Road towards the ridgeline and enables a smooth visual transition.

6.6 No Adverse Traffic, Visual, Environmental, Water Supply, Drainage and Sewerage Impacts

- 6.6.1 Traffic Impact Assessment (**Appendix 3** refers) has been conducted and concludes that all critical links and junctions will have sufficient capacity to accommodate the expected traffic growth to Year 2034, including the traffic generated from the proposed development. The proposed development will hence not generate any adverse traffic impact. In addition, the TIA also evaluated impacts on public transport services, which concluded that the local services and MTR East Rail are expected to have surplus capacity to accommodate the additional passenger demand. With the mitigation proposals on existing public transport services to accommodate the additional passenger demand associated with the proposed development, the proposed development is considered acceptable from traffic engineering viewpoint.

- 6.6.2 As concluded in the **Visual Impact Assessment (Appendix 5** refers), the overall visual impact of the proposed development at the application site would be "negligible to slightly adverse" to "moderately adverse". The proposed development will bring some negative

visual effects to most of the identified key VPs. Yet, considering the new high-rise developments in the vicinity and the changing urban context in the area, the proposed development is considered acceptable and will not be incompatible with the surrounding visual context.

6.6.3 From the environmental perspective, the **Environmental Assessment (Appendix 6)** refers) has concluded that no adverse air quality, noise, water quality or waste impacts are anticipated from the proposed development with the recommended mitigation measures to alleviate any identified environmental impacts, with reference to **Appendix 6**.

6.6.4 As concluded in the **Water Supply Impact Assessment (Appendix 7)** refers), the capacity of the existing water supply system would be sufficient to handle the water demand from the operation of the applications site and from the nearby residential uses. Therefore, there should be no adverse impact on the existing water supply system due to the proposed development.

6.6.5 As referred to the **Project Profile of Drainage (Appendix 8)** refers), it is concluded no adverse drainage impact on the municipal drainage system is anticipated due to the proposed development.

6.6.6 In terms of sewerage from the proposed development, a **Sewerage Impact Assessment (Appendix 9)** refers) has been conducted and concluded that there will be no unacceptable impact on the existing downstream sewerage system for existing flows and the peak sewage discharge from the Proposed Development at the application site after upgrade of the sewerage system.

6.7 Not Setting an Undesirable Precedent yet Materialising Government's Planning Goal and Optimising Land Resources

6.7.1 In view of the justifications in the above sections, approval of the current rezoning application would not set an undesirable precedent for other similar rezoning applications in the current OZP as the current application to the Board should be assessed on its individual merits and other specific considerations. In determining the legitimacy of the current application, the above sections have well addressed the development initiative to materialize Government's planning goal and optimize land resources by a technically feasible scheme without time-consuming assembling procedure. It is also anticipated that approval of the application will lead to the phase-out process of the undesirable uses in the locality, upgrading the environment, fostering the development pace of the area and gradually transforming it into the planned new town.

7. CONCLUSION

- 7.1.1 This Planning Statement is submitted to the Board under Section 12A of the Town Planning Ordinance to rezone the site from "R(C)" zone and "AGR" zone to "R(A)2" zone on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 for **Proposed Flat, Shop and Services and Eating Place**. The Planning Statement serves to provide background information and planning justifications in support of the proposed development in order to facilitate the consideration by the Board.
- 7.1.2 The application site has a total area of approximately 22,445m². The proposed development involves the development of 5 residential blocks of 43 storeys comprising 3,305 flats, a clubhouse and a 4-storey commercial complex comprising of 5,570m² for shop and services and eating place. The rezoning application is for facilitating the proposed comprehensive development to create a self-contained and desirable residential and social hub particularly targeting young families in need of independent living space and a social lifestyle at the application site. Considering that it is in accordance with the Government's policy, and that no adverse traffic, environmental or infrastructural impacts are anticipated, the proposed development is expected to contribute to community gains and enhance locality by optimising the potential of the application site.
- 7.1.1 As detailed in this Planning Statement, the proposed plan amendment for proposed development is well justified on the grounds that: -
- (a) The proposed development is in line with the Visions of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" to enhance liveability in a compact high-density city and create an inclusive and supportive environment. The proposed development that facilitates housing supply and provides wider and appropriate housing choices responds to the public call for housing demand of young family and enhance liveability;
 - (b) The proposed development is fully in line with the latest policy address in developing the Northern Metropolis by optimising the use of land resources and adopting a higher development intensity and increasing high-quality housing supply;
 - (c) The proposed development is in line with the Government's latest policy direction in stabilising supply for private housing to meet the projected demand in the Long-Term Housing Strategy ("LTHS");
 - (d) The proposed development facilitates the phasing out of existing non-conforming uses to develop a more comprehensive and well-designed development, which is expected to improve the overall local environment and unleash development potential at the application site;
 - (e) The existing land uses character and the scale of the proposed development at the current application site is compatible with the surrounding residential environment;
 - (f) The proposed development would provide a more liveable and healthier environment for future occupants through provision of greenery and communal spaces and amenities;
 - (g) The proposed development will not pose any adverse impacts in terms of traffic, environmental, water supply, drainage and sewerage aspects on the surrounding

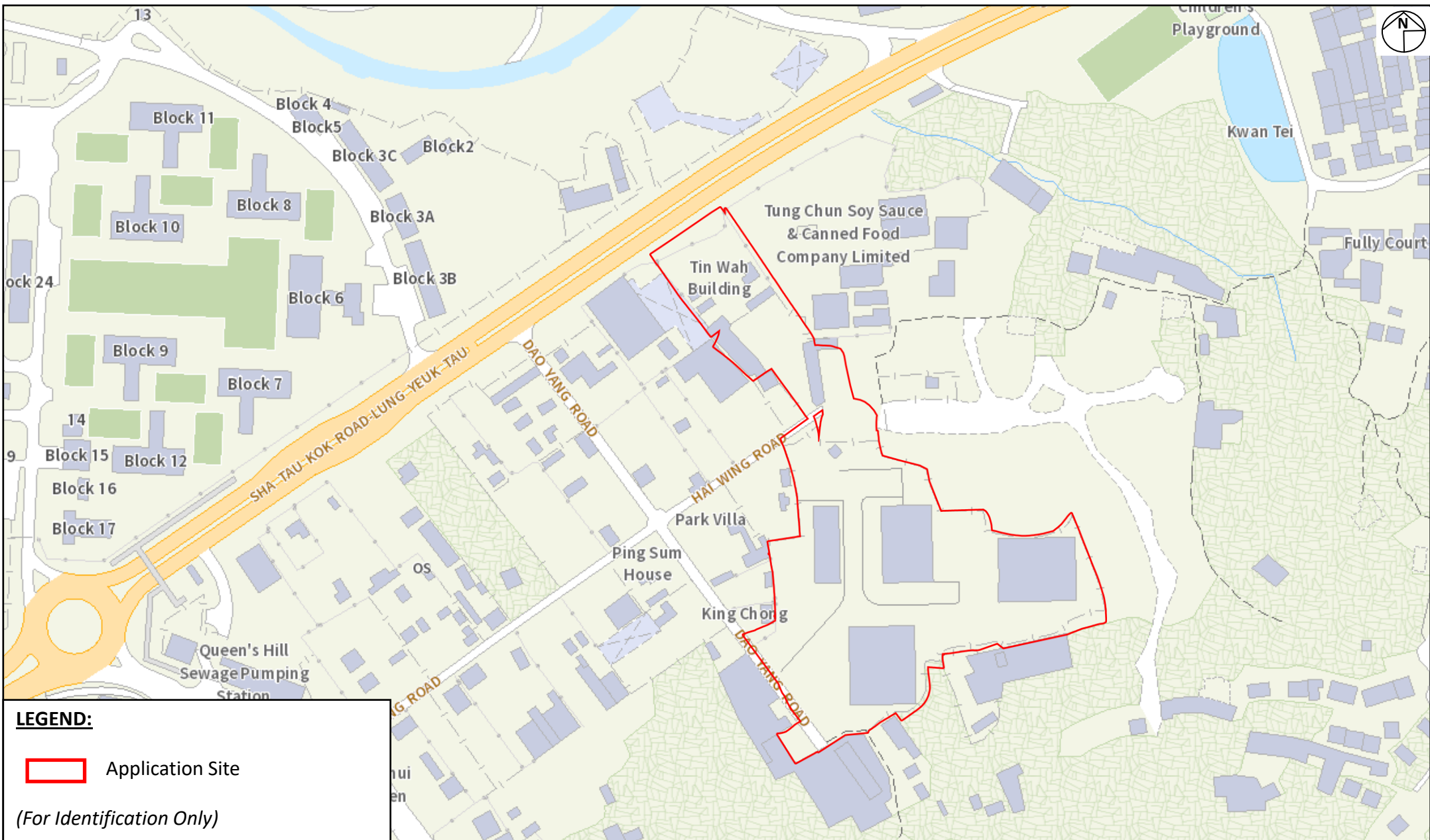
area as proven by the technical assessments; and

- (h) The approval of the current rezoning application will not set an undesirable precedent as the application should be assessed on its individual merits and specific considerations, which the proposed development initiates to materialise Government's planning goal and optimise land resources by a technically feasible scheme without time-consuming assembling procedure.


7.1.2 In view of the above and the list of detailed planning justifications in this Planning Statement, the Board is respectfully requested to give favorable consideration to the proposed plan amendment.

List of Figures

Figure 1	The Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000099468_0001)
Figure 3	Extract of approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19



LEGEND:

 Application Site

(For Identification Only)

Project:

Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:
Locational Plan

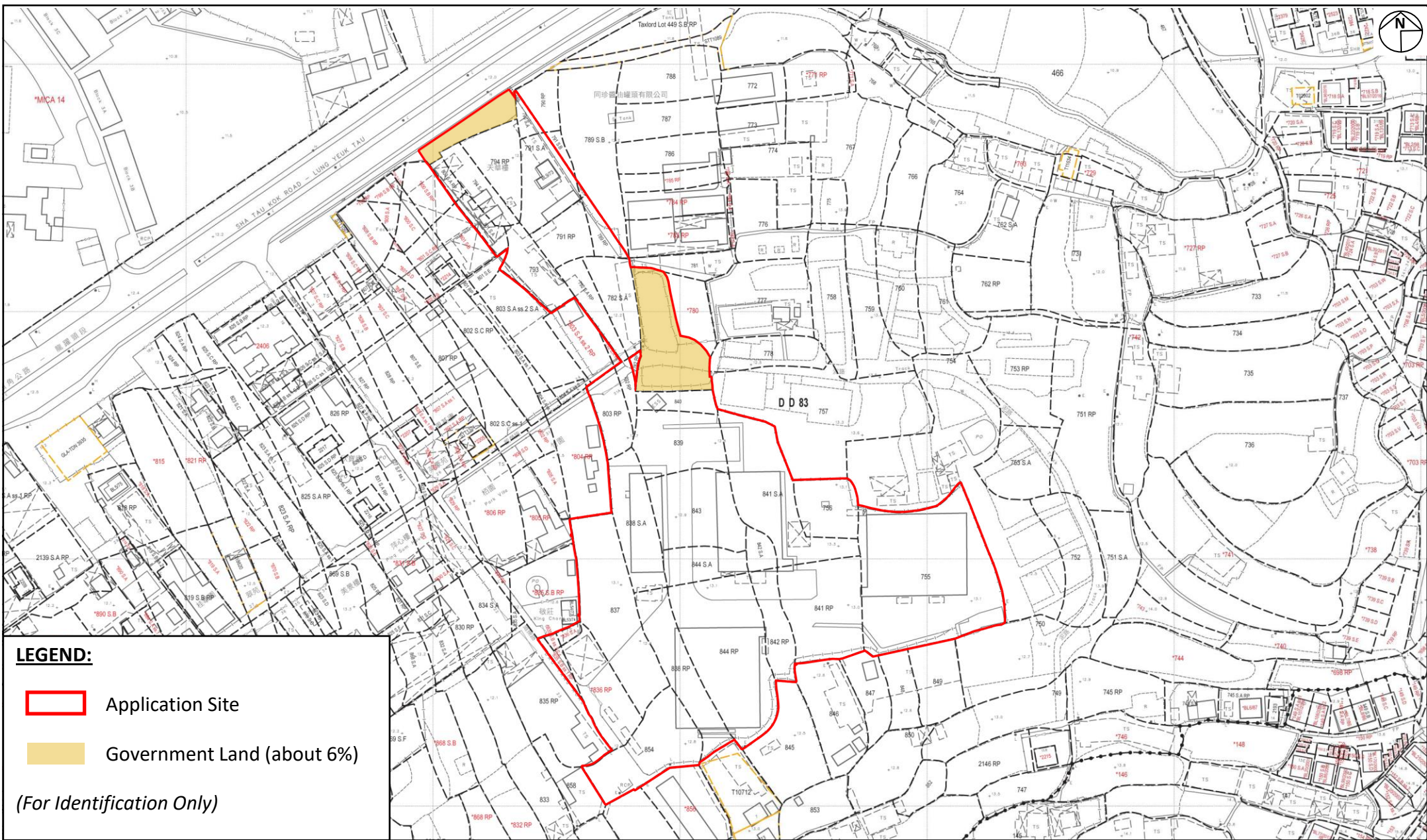
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Date:
Dec 2022


Ref.: ADCL/PLG-10248-R001a/F001





LEGEND:

 Application Site

 Government Land (about 6%)

(For Identification Only)

Project:

Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:

Extract of Lot Index Plan
(No. ags_S0000094468_0001)

Figure:

2

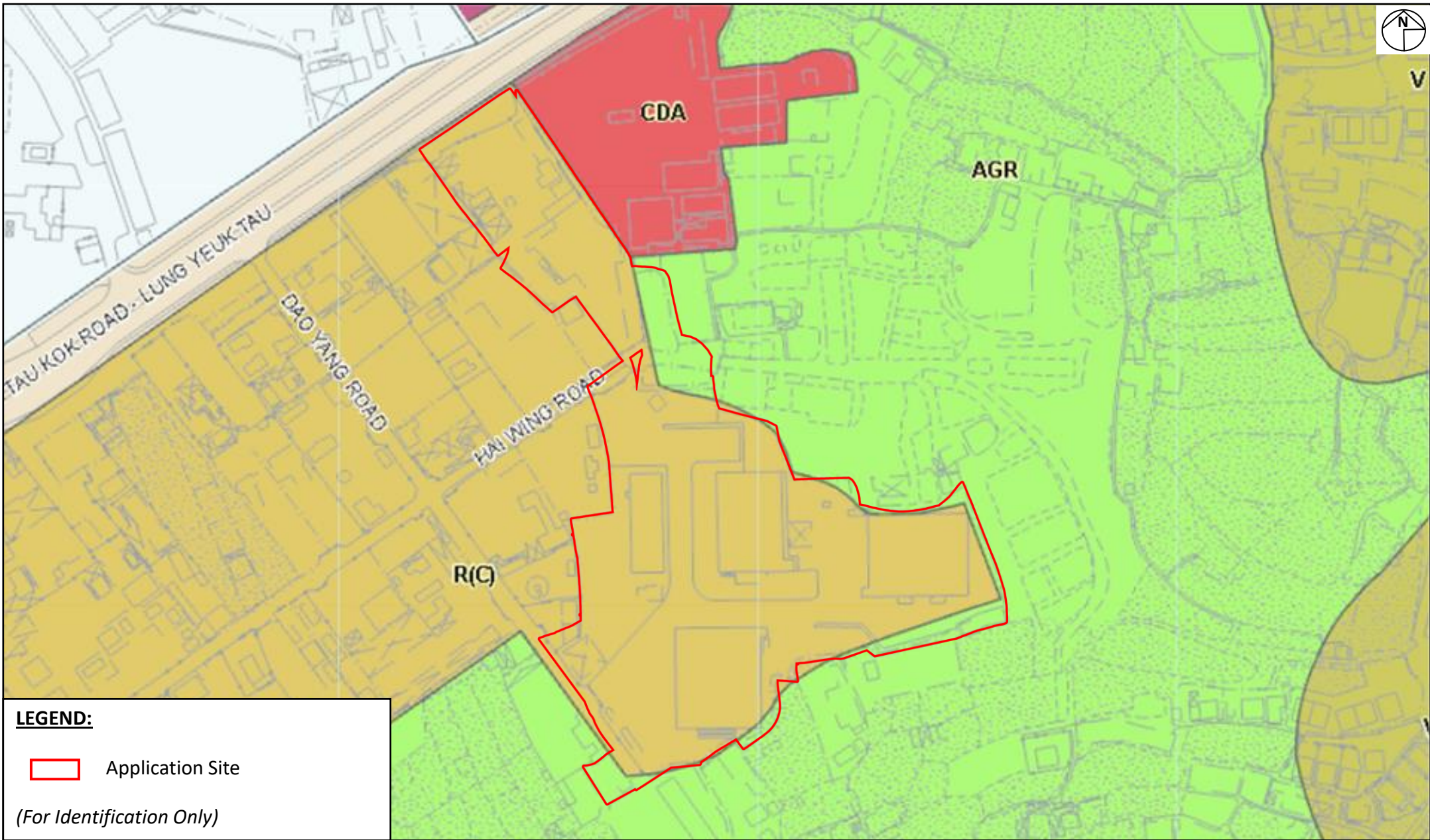
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Dec 2022

Ref.: ADCL/PLG-10248-R001a/F002



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Project:

Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:

Extract of the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19

Figure:

3

Scale:

Not-to-Scale

Date:

Dec 2022

Ref.: ADCL/PLG-10248-R001a/F003



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List of Illustrations

Illustration 1	Current Condition of the Application Site
Illustration 2	Current Condition of the Application Site (Cont'd)
Illustration 3-I	Surrounding Land Uses
Illustration 3-II	Surrounding Land Uses (Cont'd)
Illustration 4	Public Access and Provision of Footpath
Illustration 5-I	Anticipated Air Movements under Annual Prevailing Winds (ENE, E, ESE) for the Proposed Development
Illustration 5-II	Anticipated Air Movements under Summer Prevailing Winds (E, S, SSW) for the Proposed Development
Illustration 6-I	Location of the Application Site and the Queen's Hill Site of Archaeological Interest (SAI)
Illustration 6-II	Area encroached Queen's Hill SAI within Application Site
Illustration 6-III	Location Plan of the Application Site and Surrounding Graded Historic Buildings and Villages with Archaeological Potential



LEGEND:

 Application Site

(For Identification Only)

Project:

Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from “Residential (Group C)” Zone and “Agriculture” Zone to “Residential (Group A)2” Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:

Current Condition of the Application Site

Illustration:

1

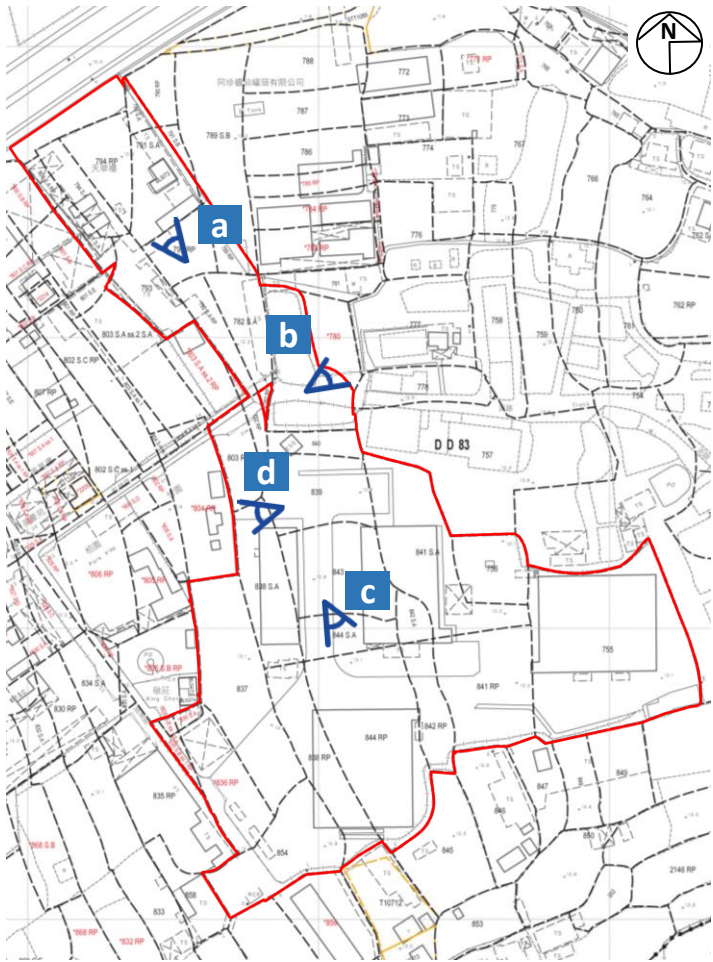
Scale:
Not-to-Scale

Date:
Dec 2022

Ref.: ADCL/PLG-10248-R001a/1001



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a



b



c



d



LEGEND:

Application Site

Viewpoints

(For Identification Only)

Project:

Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:

Surrounding Land Uses

Illustration:

3-1

Scale:

Not to Scale

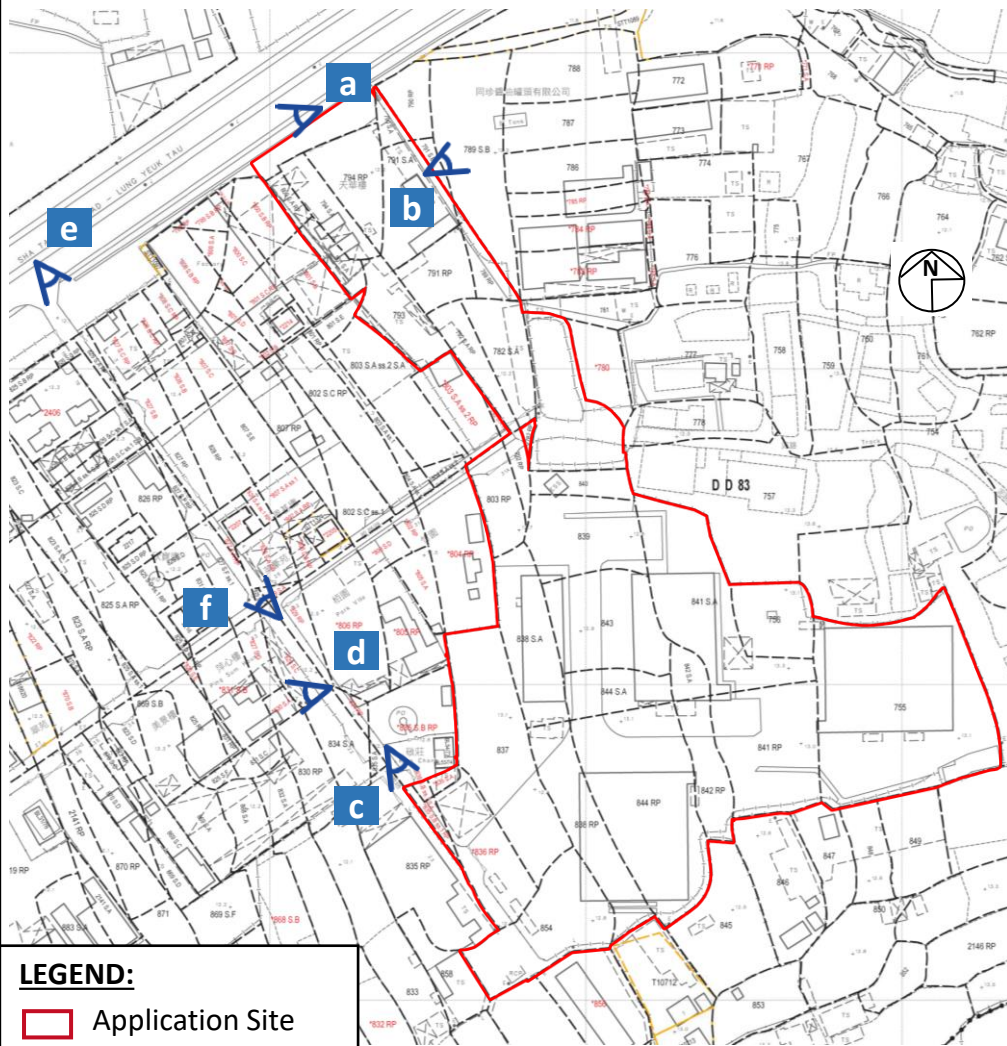
Date:

Dec 2022

Ref.: ADCL/PLG-10248-R001a/1003-1



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LEGEND:

Application Site

Viewpoints

(For Identification Only)



Project:

Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:

Surrounding Land Uses (Cont'd.)

Illustration:

3-II

Scale:

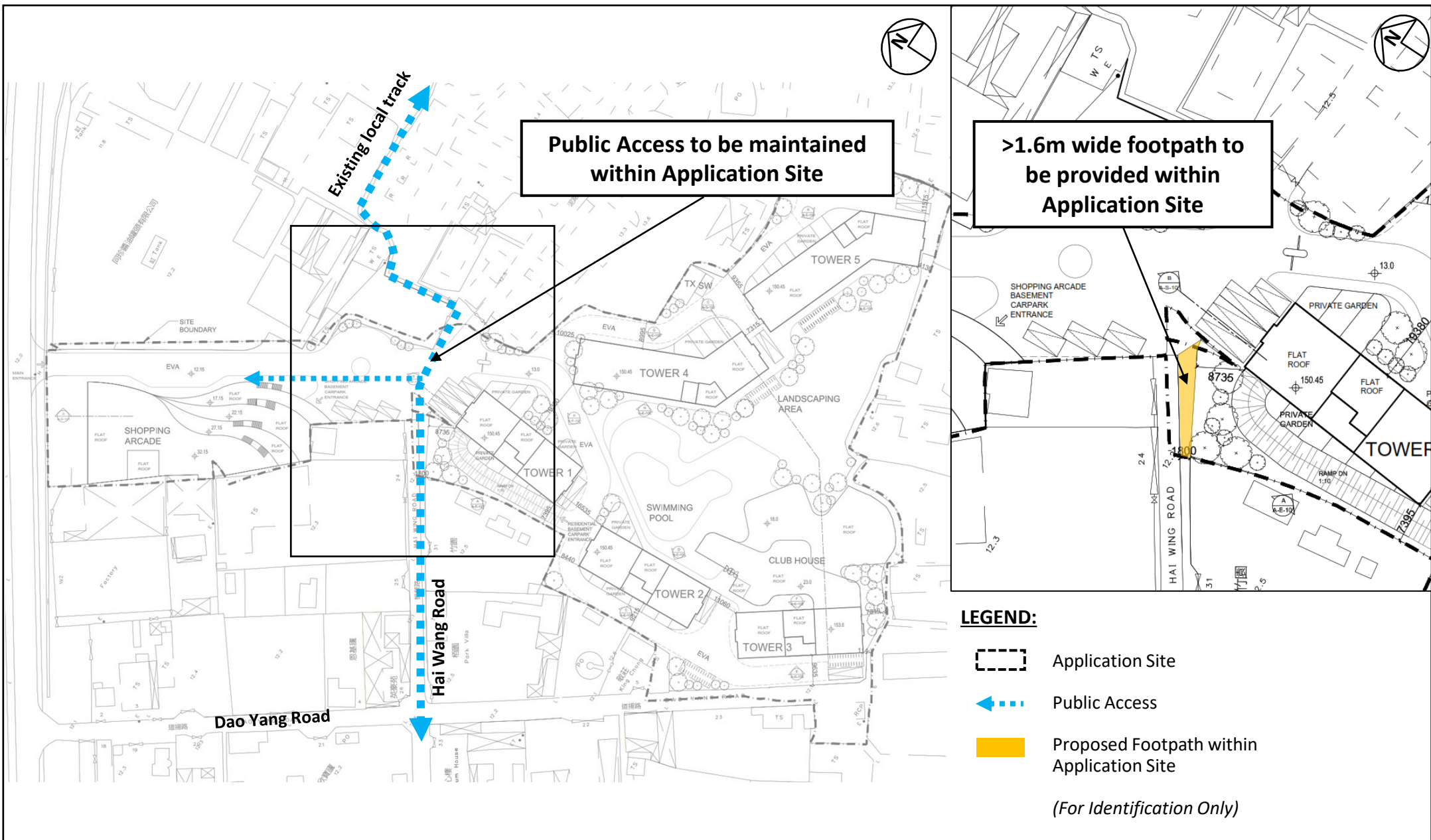
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Date:

Dec 2022

Ref.: ADCL/PLG-10248-R001a/1003-II





Project:

Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:

Public Access and Provision of Footpath

Illustration:

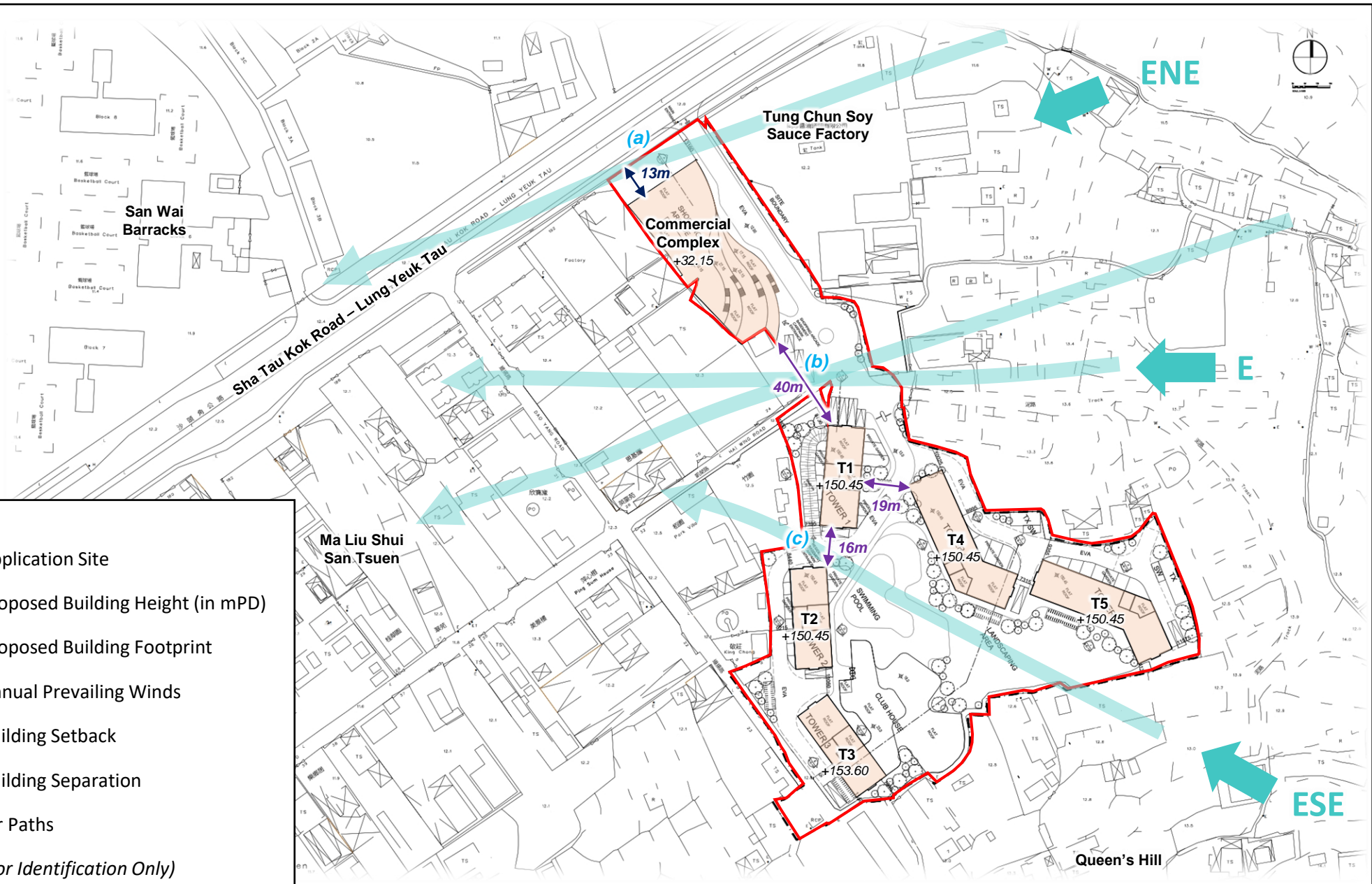
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Scale:
Not-to-Scale

Date:
Apr 2023

Ref.: ADCL/PLG-10248-R001b/1004





LEGEND:

- Application Site
 - +150.45 Proposed Building Height (in mPD)
 - Proposed Building Footprint
 - ← Annual Prevailing Winds
 - ↔ Building Setback
 - ↔ Building Separation
 - (a) Air Paths
- (For Identification Only)*

Project:
 Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:
 Anticipated Air Movements under Annual Prevailing Winds (ENE, E, ESE) for the Proposed Development

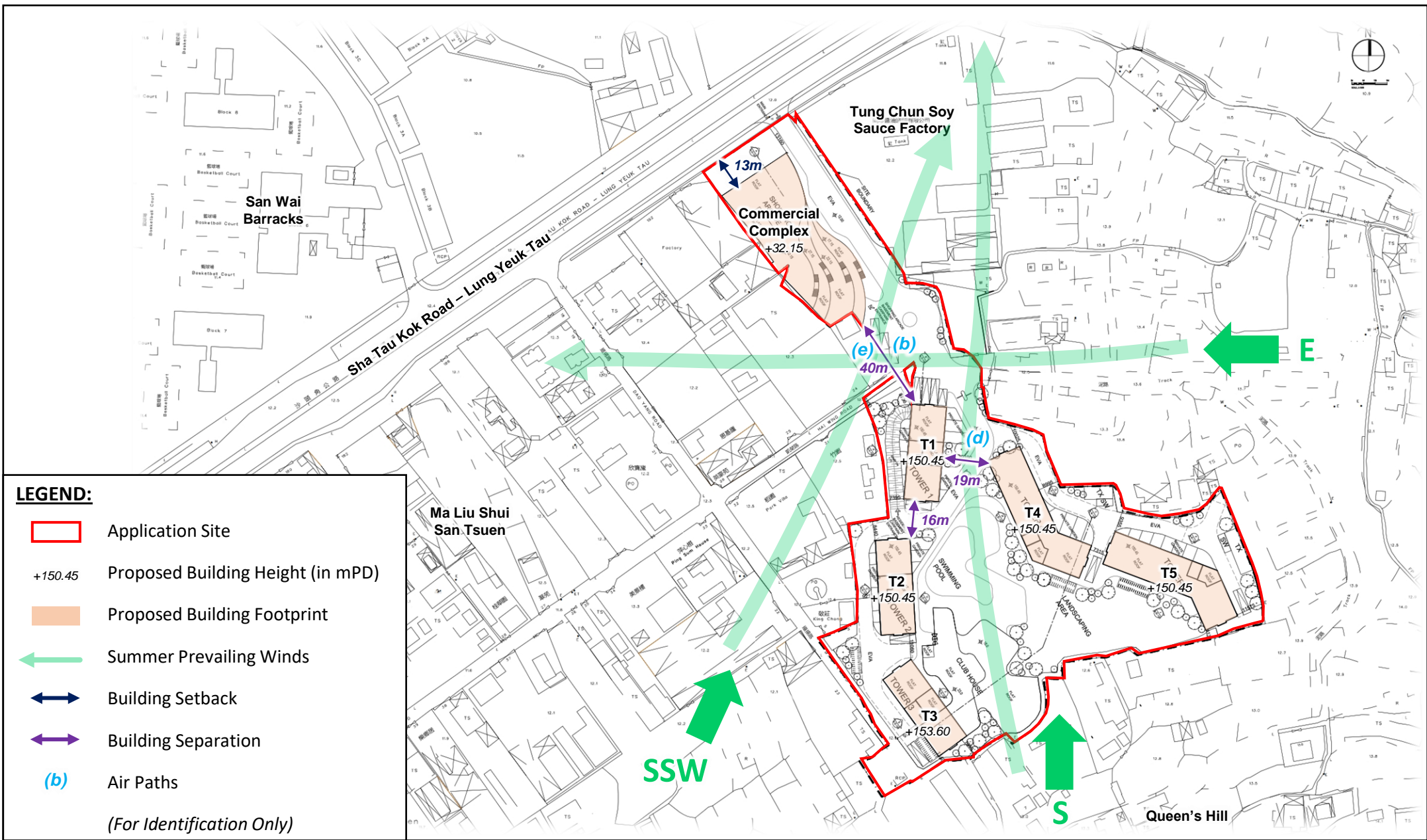
Illustration:
 5-1

Scale:
 1:1500

Date:
 June 2023



Ref.: ADCL/PLG-10248-R001c/1005-1



Project:
 Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:
 Anticipated Air Movements under Summer Prevailing Winds (E, S, SSW) for the Proposed Development

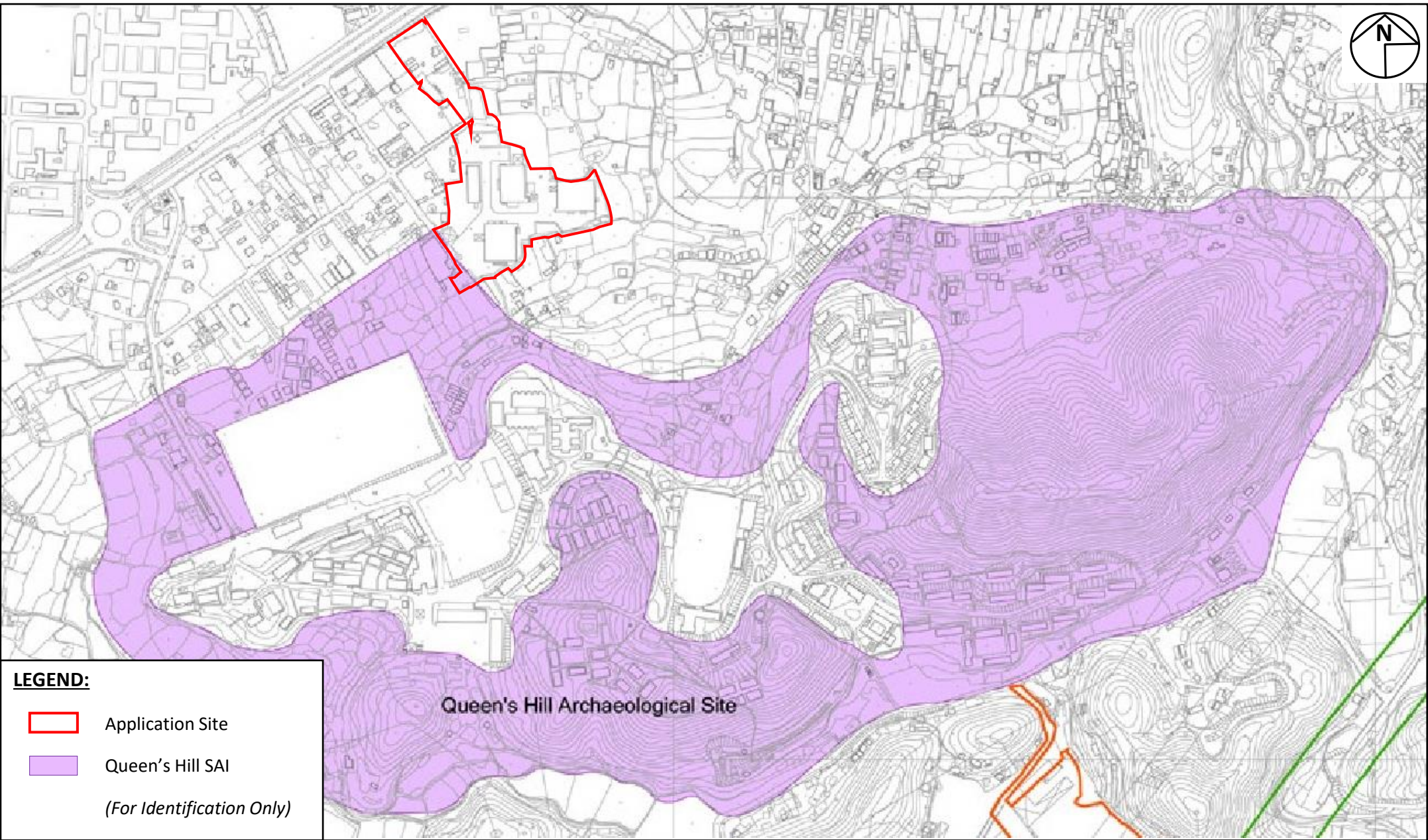
Illustration:
 5-II

Scale:
 1:1500

Date:
 June 2023



Ref.: ADCL/PLG-10248-R001c/1005-II



LEGEND:

Application Site

Queen's Hill SAI

(For Identification Only)

Project:

Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:

Location of the Application Site and the Queen's Hill Site of Archaeological Interest (SAI)

Illustration:

6-1

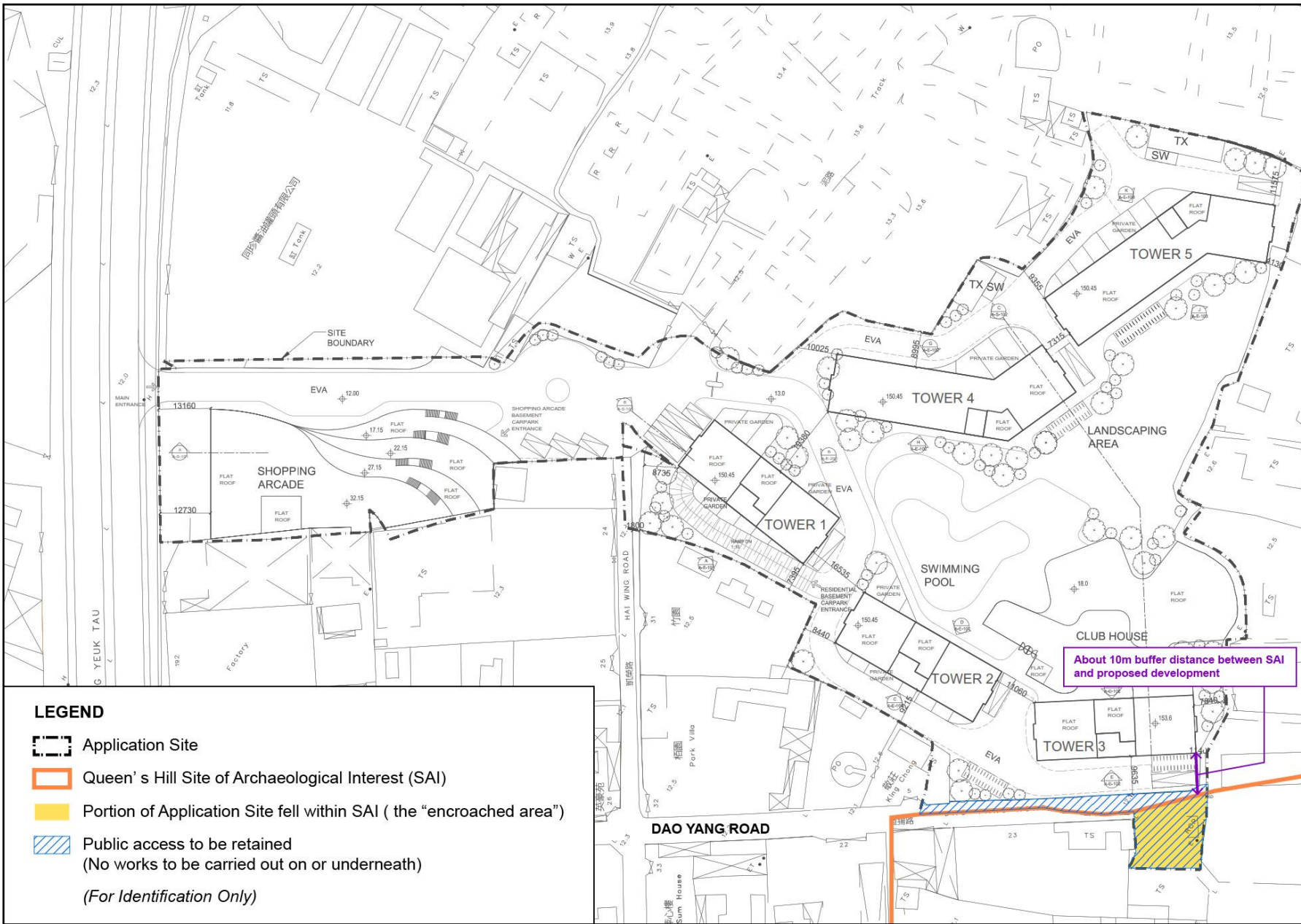
Scale:
Not-to-Scale

Date:
June 2023

Ref.: ADCL/PLG-10248-R001c/I006-1



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LEGEND

- Application Site
 - Queen's Hill Site of Archaeological Interest (SAI)
 - Portion of Application Site fell within SAI (the "encroached area")
 - Public access to be retained
(No works to be carried out on or underneath)
- (For Identification Only)*

Project:

Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:

Area encroached Queen's Hill SAI within Application Site

Illustration:
6-II

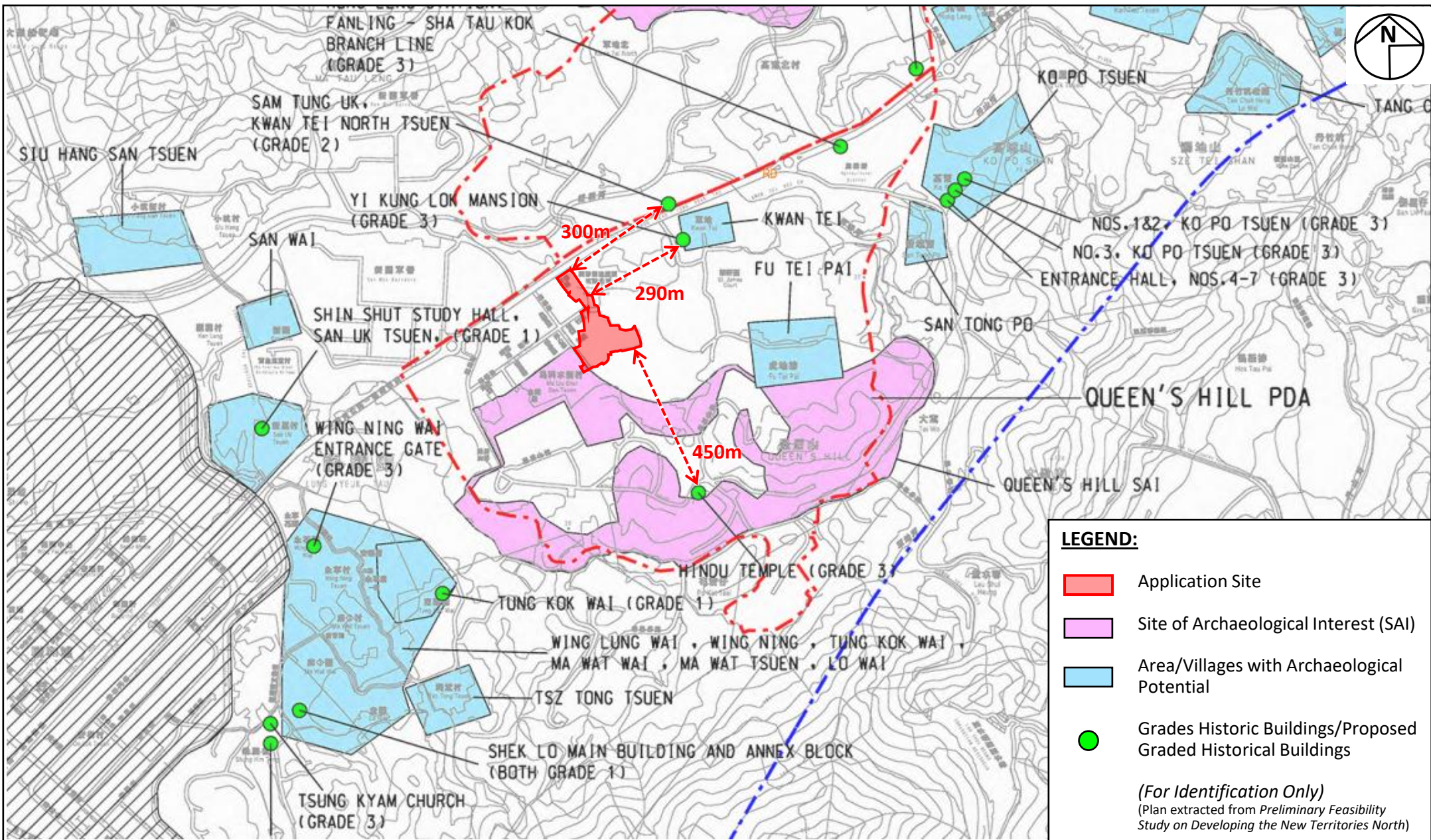
Scale:
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Date:
June 2023

Ref.: ADCL/PLG-10248-R001c/1006-II



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Project:

Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:

Location Plan of the Application Site and Surrounding Graded Historic Buildings and Villages with Archaeological Potential

Illustration:

6-III

Scale:

Not-to-Scale

Date:

June 2023

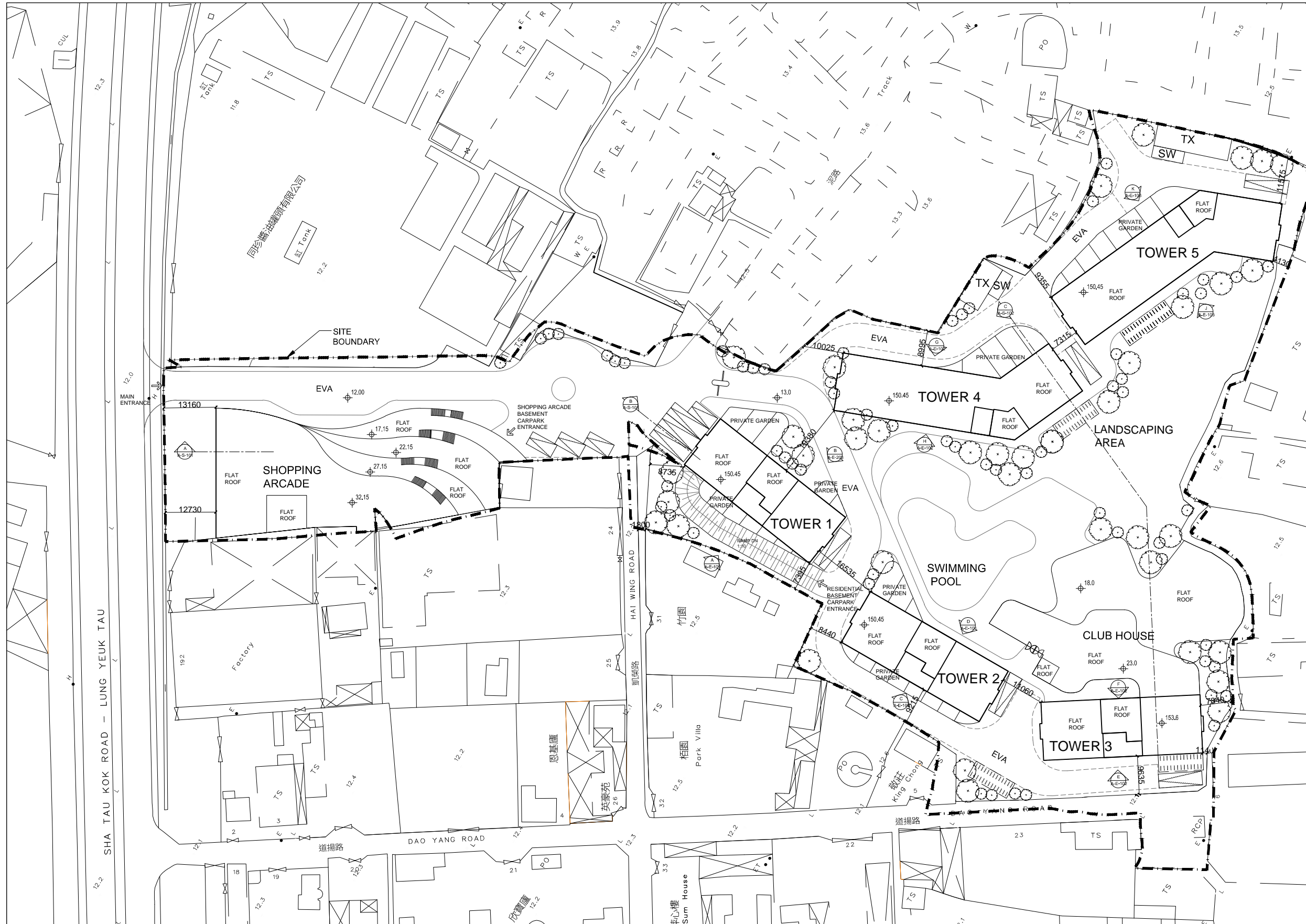
Ref.: ADCL/PLG-10248-R001c/I006-III



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Enclosure | 2

Replacement pages of revised Master Layout Plan



DOMESTIC GROSS FLOOR AREA	
SITE AREA : 22445 SQ.M.	
GROSS FLOOR AREA (TOWER 1)	
G / F :	563 SQ. M. (1 STOREY)
1-31 / F (TYPE A)	17453 SQ. M. (31 STOREYS)
33-42 / F (TYPE B)	5630 SQ. M. (10 STOREYS)
U. P. / BAL. (TYPE A)	705 SQ. M. (31 STOREYS)
U. P. / BAL. (TYPE B)	228 SQ. M. (10 STOREYS)
TOTAL :	24579 SQ. M. (43 STOREYS) (INCLUDING 1 REFUGE FLOOR)
GROSS FLOOR AREA (TOWER 2)	
G / F :	563 SQ. M. (1 STOREY)
1-21 / F (TYPE A)	11823 SQ. M. (21 STOREYS)
23-42 / F (TYPE B)	10420 SQ. M. (20 STOREYS)
U. P. / BAL. (TYPE A)	478 SQ. M. (21 STOREYS)
U. P. / BAL. (TYPE B)	420 SQ. M. (20 STOREYS)
TOTAL :	23704 SQ. M. (43 STOREYS) (INCLUDING 1 REFUGE FLOOR)
GROSS FLOOR AREA (TOWER 3)	
G / F :	110 SQ. M. (1 STOREY)
2-21 / F (TYPE A) :	11260 SQ. M. (20 STOREYS)
23-42 / F (TYPE B)	10420 SQ. M. (20 STOREYS)
U. P. / BAL. (TYPE A)	455 SQ. M. (20 STOREYS)
U. P. / BAL. (TYPE B)	420 SQ. M. (20 STOREYS)
TOTAL :	22665 SQ. M. (43 STOREYS) (INCLUDING 1 REFUGE FLOOR)
GROSS FLOOR AREA (TOWER 4)	
G / F :	863 SQ. M. (1 STOREY)
1-34 / F (TYPE A)	29342 SQ. M. (34 STOREYS)
36-42 / F (TYPE B)	5810 SQ. M. (7 STOREYS)
U. P. / BAL. (TYPE A)	1250 SQ. M. (34 STOREYS)
U. P. / BAL. (TYPE B)	245 SQ. M. (7 STOREYS)
TOTAL :	37510 SQ. M. (43 STOREYS) (INCLUDING 1 REFUGE FLOOR)
GROSS FLOOR AREA (TOWER 5)	
G / F :	881 SQ. M. (1 STOREY)
1-31 / F (TYPE A)	26753 SQ. M. (31 STOREYS)
33-42 / F (TYPE B)	8300 SQ. M. (10 STOREYS)
U. P. / BAL. (TYPE A)	1139 SQ. M. (31 STOREYS)
U. P. / BAL. (TYPE B)	350 SQ. M. (10 STOREYS)
TOTAL :	37423 SQ. M. (43 STOREYS) (INCLUDING 1 REFUGE FLOOR)
TOTAL GROSS FLOOR AREA	
T1 + T2 + T3 + T4 + T5 = 145881 SQ. M. (APPROX.)	
PLOT RATIO : 145881 / 22445 = 6.5	
CLASS "A" SITE, DOMESTIC BUILDING	
HEIGHT OF BUILDING	
OVER 61 m	
SITE COVERAGE (>15m) : 3595 / 22445	
= 16.02 % < 33.33 % (APPROX.)	
CLUB HOUSE AREA: 3650 SQ.M. (max. 3750 SQ.M.)	
BUILDING HEIGHT :	
T1 / T2 / T4 / T5 : 150.45 mPD	
T3 : 153.60 mPD	
NON DOMESTIC GROSS FLOOR AREA	
HEIGHT OF BUILDING : OVER 18 m BUT NOT EXCEEDING 21 m	
SITE COVERAGE : 1950 / 22445	
= 8.69 % (APPROX.) < 95%	
GROSS FLOOR AREA (SHOPPING ARCADE)	
G / F :	1510 SQ. M.
1 / F :	1710 SQ. M.
2 / F :	1390 SQ. M.
3 / F :	1160 SQ. M.
TOTAL :	5570 SQ. M. (4 STOREYS)
PLOT RATIO : 5570 / 22445 = 0.25	

Rev	Description	Drawn	Checked	Approved	Date
-	DESIGN DRAWING	NC	DY	DY	08 / 08 / 22
A	GENERAL REVISION	NC	DY	DY	26 / 08 / 22
B	GENERAL REVISION	NC	DY	DY	08 / 09 / 22
C	GENERAL REVISION	NC	DY	DY	13 / 12 / 22
D	GENERAL REVISION	IL	DY	DY	22 / 03 / 23
E	GENERAL REVISION	NC	DY	DY	11 / 04 / 23
F	GENERAL REVISION	NC	DY	DY	07 / 06 / 23

Rev	Description	Drawn	Checked	Approved	Date

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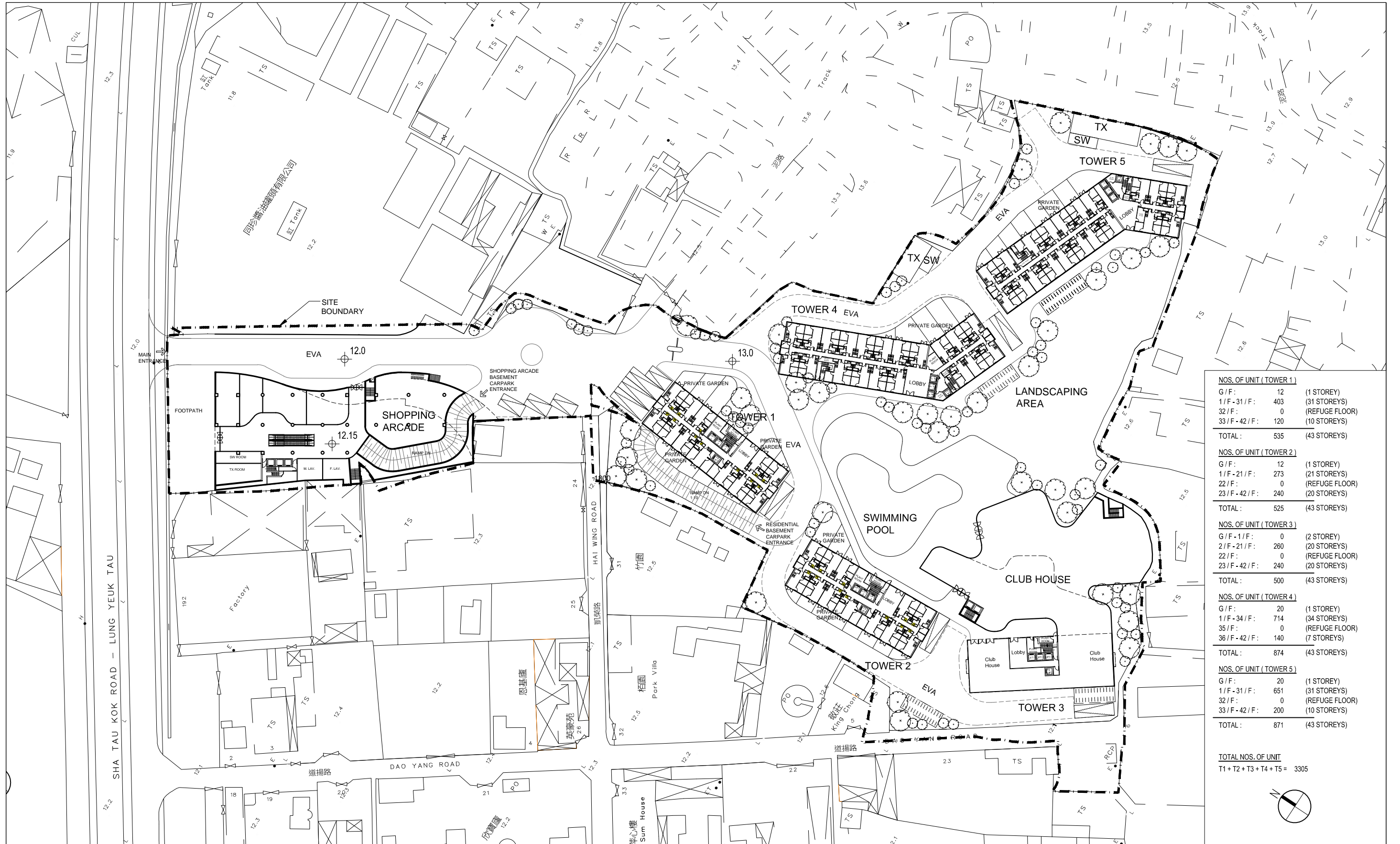
MG DESIGN H.K. LTD.
 Architecture Planning Interior
MG 建築師設計香港有限公司
 Unit 507, 5/F, MegaCube, 8 Wang Kwong Road, Kowloon Bay, Kowloon, H.K.
 Telephone : (852) 22 345 647
 Facsimile : (852) 22 345 648
 Website : www.mgdesignhk.com

Project Title
PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.

Drawing Title
MASTER LAYOUT PLAN ROOF

Project No.
22/HK/FL01
 Issue Date.
08/08/2022
 Cod File No.
MLP.dwg
 SCALE.
1 : 1000
 Drawing No.
A-P-101 (F)

Authority's / Client's Approval



Rev	Description	Drawn	Checked	Approved	Date
-	DESIGN DRAWING	NC	DY	DY	08 / 08 / 22
A	GENERAL REVISION	NC	DY	DY	26 / 08 / 22
B	GENERAL REVISION	NC	DY	DY	08 / 09 / 22
C	GENERAL REVISION	NC	DY	DY	13 / 12 / 22
D	GENERAL REVISION	NC	DY	DY	11 / 04 / 23
E	GENERAL REVISION	NC	DY	DY	07 / 06 / 23

Rev	Description	Drawn	Checked	Approved	Date

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Unit 507, 5/F, MegaCube, 8 Wang Kwong Road, Kowloon Bay, Kowloon, H.K.

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Facsimile : (852) 22 345 648
Website : www.mgdesignhk.com

Project Title
PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.

Drawing Title
**MASTER LAYOUT PLAN
G/F**

Project No.
22/HK/FL01

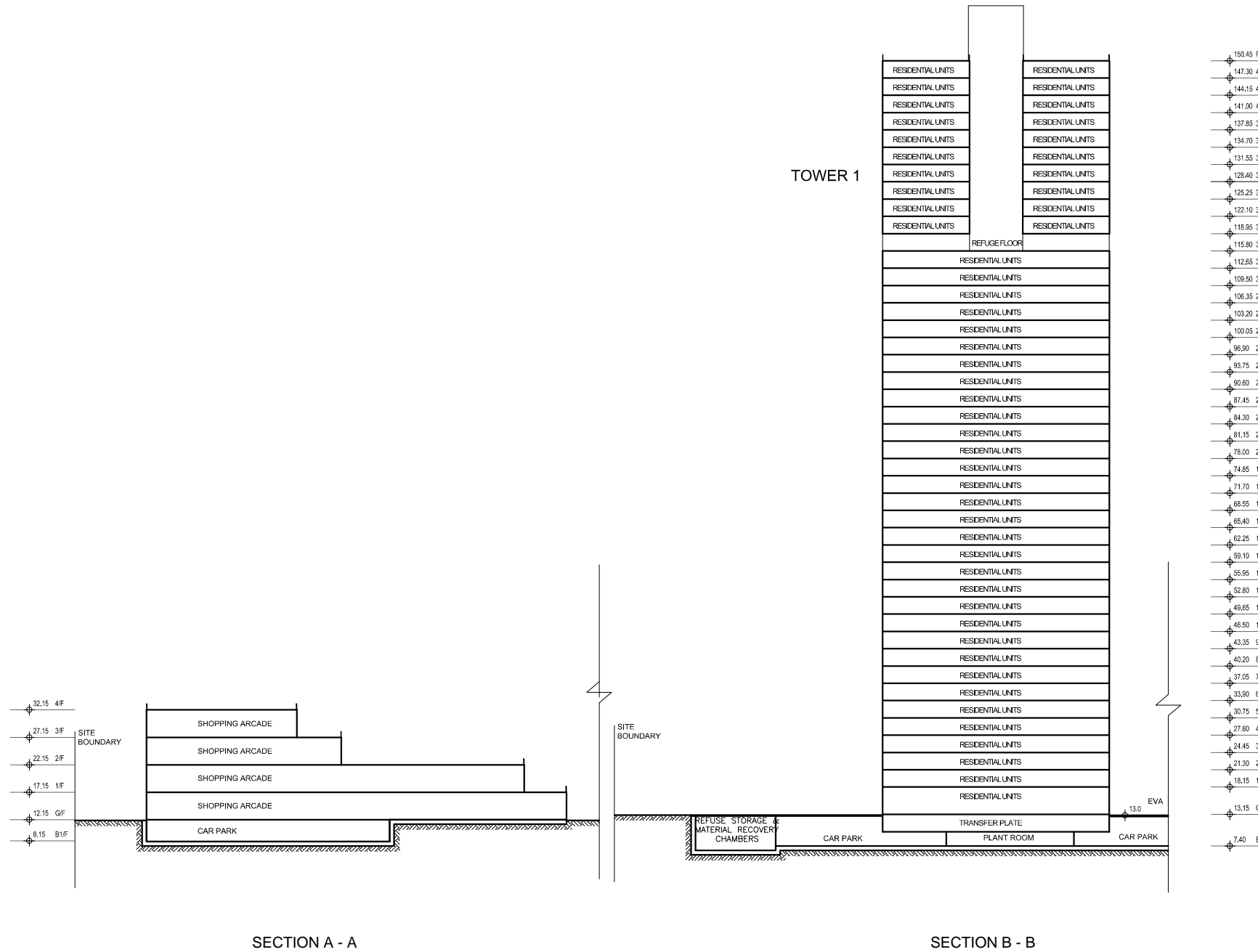
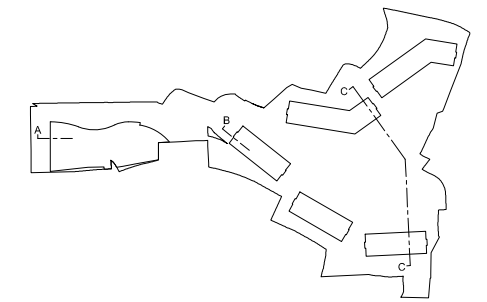
Issue Date.
08/08/2022

Cad File No.
MLP.dwg

SCALE.
1 : 1000

Drawing No.
A-P-103 (E)

Authority's / Client's Approval



Rev	Description	Drawn	Checked	Approved	Date
-	DESIGN DRAWING	NC	DY	DY	13 / 12 / 22
A	GENERAL REVISION	NC	DY	DY	07 / 06 / 23

Rev	Description	Drawn	Checked	Approved	Date

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 Telephone : (852) 22 345 647
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Project Title
PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.

Drawing Title
SECTIONS

Project No. 22/HK/FL01
 Issue Date. 13/12/2022
 Cad File No. section.dwg
 SCALE. 1 : 1000
 Drawing No. A-S-101 (A)

Authority's / Client's Approval