



圖例  
NOTATION

ZONES

COMPREHENSIVE DEVELOPMENT AREA

RESIDENTIAL (GROUP C)

RESIDENTIAL (GROUP D)

VILLAGE TYPE DEVELOPMENT

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

RECREATION

AGRICULTURE

GREEN BELT

CDA

R(C)

R(D)

V

GRC

O

REC

AGR

GB

地帶

綜合發展區

住宅（丙類）

住宅（丁類）

鄉村式發展

政府、機構或社區

休憩用地

康樂

農業

綠化地帶

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

交通

主要道路及路口

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

WATER WORKS RESERVE

MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)

其他

規劃範圍界線

水務專用範圍

最高建築物高度  
(在主水平基準上若干米)

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS				
USES	大約面積及百分率 APPROXIMATE AREA & %		用途	
	公頃 HECTARES	% 百分率		
COMPREHENSIVE DEVELOPMENT AREA	9.67	1.84	綜合發展區	
RESIDENTIAL (GROUP C)	47.96	9.14	住宅（丙類）	
RESIDENTIAL (GROUP D)	6.54	1.25	住宅（丁類）	
VILLAGE TYPE DEVELOPMENT	43.90	8.37	鄉村式發展	
GOVERNMENT, INSTITUTION OR COMMUNITY	8.48	1.62	政府、機構或社區	
OPEN SPACE	2.43	0.46	休憩用地	
RECREATION	34.90	6.65	康樂	
AGRICULTURE	229.07	43.66	農業	
GREEN BELT	133.83	25.51	綠化地帶	
MAJOR ROAD ETC.	7.94	1.50	主要道路等	
TOTAL PLANNING SCHEME AREA	524.72	100.00	規劃範圍總面積	

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第 5 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/NE-KTS/18 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/NE-KTS/18

AMENDMENTS EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條  
展示的修訂

AMENDMENT ITEM A

AMENDMENT ITEM B

修訂項目 A 項

修訂項目 B 項

(參看附表)  
(SEE ATTACHED SCHEDULE)

2023年5月12日 按照城市規劃條例第 5 條展示的  
核准圖編號 S/NE-KTS/18 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/NE-KTS/18 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
12 MAY 2023

Signed C K YIP 葉子季 簽署  
SECRETARY 城市規劃委員會秘書  
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的古洞南分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KWU TUNG SOUTH - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/NE-KTS/19

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/18  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Stipulation of Area (a) & Area (b) and building height restrictions for a “Comprehensive Development Area” (“CDA”) site to the north of Hang Tau Village fronting Hang Tau Road
- Item B – Rezoning of a site to the south of Kwu Tung Road and to the west of Hang Tau Road from “CDA”, “Agriculture” and an area shown as ‘Road’ to “CDA(3)” with stipulation of building height restriction

**II. Amendments to the Notes of the Plan**

- (a) Revision to the Remarks for “CDA” zone to incorporate development restrictions for Area (a) & Area (b) of “CDA” zone and for “CDA(3)” sub-area, and to delete site coverage restrictions.
- (b) Revision to the Notes in accordance with the Revised Master Schedule of Notes to Statutory Plans.

Town Planning Board

12 May 2023



**List of Representers and Commenters**  
**in respect of the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/19**

**I. List of Representers**

<b>Representation No. No. TPB/R/S/NE-KTS/19-</b>	<b>Name of Representer</b>
R1	Hinying Limited
R2	粉嶺區鄉事委員會主席李國鳳
R3	Mary Mulvihill

**II. List of Commenters**

<b>Comment No. No. TPB/R/S/NE-KTS/19-</b>	<b>Name of Commenter</b>
C1	Hinying Limited
C2	Mary Mulvihill



**Llewelyn  
davies**

ARCHITECTS PLANNERS DESIGNERS  
Llewelyn-Davies Hong Kong Ltd

TPB/R/S/NE-KTS/19-R1

22 May 2023

The Secretary  
Town Planning Board  
c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, Hong Kong

**By Hand**

Dear Sir

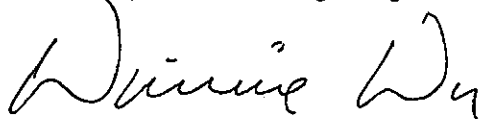
**Representation in Respect of Draft Plan made under Section 6(1) of the Town Planning Ordinance (CAP. 131) –  
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/19**

Reference is made to the captioned draft plan, which was gazetted by the Town Planning Board (the Board) on 12 May 2023.

We act on behalf of Hinying Limited (the Representer) to submit herewith the duly completed Form No. S6 to the Board for consideration.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] / Miss Cody Yu at [REDACTED]

Yours faithfully  
for Llewelyn-Davies Hong Kong Limited




Winnie Wu  
Planning Director

Encl  
WW/AK/cy

S:\13471 Kwu Tung Site 3 Upzoning (PR 2.0)\20230421 - Amendments to KTS OZP\Representation\Cover Letter - KTS OZP.doc

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	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
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1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）	
Full Name 姓名 / 名稱 (Mr./Mrs./Company/Organisation* 先生/女士/公司/機構*)  Hinying Limited	
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)	

2. Authorised Agent (if applicable) 獲授權代理人(如適用)	
Full Name 姓名 / 名稱 (Mr./Mrs./Company/Organisation* 先生/女士/公司/機構*)  Llewelyn-Davies Hong Kong Limited	
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)	

3. Details of the Representation 申述詳情	
Draft plan to which the representation relates (please specify the name and number of the draft plan) 與申述相關的草圖（請註明草圖名稱及編號）	Draft Kwu Tung South OZP No. S/NE-KTS/19

\* Delete as appropriate 請刪去不適用者  
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

**3. Details of the Representation (Continued) (use separate sheet if necessary)\***  
**申述詳情(續)(如有需要,請另頁說明)\***

Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Item B	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Amendment Item B reflects TPB's previous decision on 28 October 2022 to partially approve the S.12A application (No. Y/NE-KTS/15) to rezone the subject site for residential use. The proposed development restrictions of the subject "CDA(3)" zone are also in line with the aforesaid S.12A approval. The proposed rezoning to "CDA(3)" would have the merit of expediting housing supply and meet the acute demand for private housing, while retaining appropriate planning control by the TPB.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the draft plan? If yes, please specify the details.  
 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。

# If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.  
 若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項,如申述與圖則的修訂有關,請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

**Hinying Limited**  
c/o Project Management Department  
Sun Hung Kai Real Estate Agency Limited



17<sup>th</sup> May, 2023

Llewelyn-Davies Hong Kong Ltd.



Attn : Mr. Dickson Hui

Dear Sir,

Re: Representation in respect of Draft Plan made under Section 6(1) of the  
Town Planning Ordinance (CAP.131)  
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/19

We write to confirm the appointment of Llewelyn-Davies Hong Kong Ltd. as our authorized agent to submit the captioned representation and to attend the representation hearing on our behalf.

Yours faithfully,  
for and on behalf of

*for and on behalf of*  
**HINYING LIMITED**  
興盈有限公司  
**HINYING LIMITED**

.....  
*Authorized Signature(s)*  
Ng Chak Kin, Clarence  
Authorized Signature(s)

CN/ph

TPB/R/S/NE-KTS/19-R2

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	Date Received 收到日期	

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### 1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士(下稱「申述人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation\* 先生/女士/公司/機構\*)

李國鳳先生  
粉嶺區鄉事委員會 主席



(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

### 2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation\* 先生/女士/公司/機構\*)

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Draft plan to which the representation relates (please specify the name and number of the draft plan)  
與申述相關的草圖 (請註明草圖名稱及編號)

① S/NE - KTS / 18 (TPB/D/NE-KTS/200)  
② S/FSS / 26 (TPB/D/FSS/200)

\* Delete as appropriate 請刪去不適用者  
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

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p. 2-5

3. Details of the Representation (Continued) (use separate sheet if necessary)  
 申述詳情(續) (如有需要, 請另頁說明)\*

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>本會頃接周邊村民意見, 強烈反對此兩份分區計劃大綱核准圖編號:</p> <p>1) S/NE-KTS/18 及            2) S/FSS/26</p> <p>因近年新界北部都會區發展速度驚人(包括: 古洞、粉嶺皇后山、沿沙頭角路等村落), 有好多相關公屋、工程、機建, 全部影響沙頭角公路嚴重塞車, 噪音不停、空氣污染、污水問題等, 極為滋擾民生。</p>
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	



Any proposed amendments to the draft plan? If yes, please specify the details.  
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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

⑤ At the appropriate box 請在適當的方格內加上 ⑤ 號

P-3-5

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&put



**AMENDMENTS TO THE APPROVED KWU TUNG SOUTH OZP NO.  
S/NE-KTS/18  
12/07/2023 02:48**

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

**AMENDMENTS TO THE APPROVED KWU TUNG SOUTH OZP NO. S/NE-KTS/18**

Dear TPB Members

**Objections**

**Item A – About 1.8ha to the north of Hang Tau Village fronting Hang Tau Road**

Lots 1124 RP, 1125 RP, 1126 and 1127 RP (Part) in D.D. 92, Lots 343 RP, 344A S.1 RP (Part), 402 S.A RP, 404 RP, 407 S.A RP, 407 S.A ss.1 RP, 408 S.A RP, 408 S.C ss.2 RP, 408 S.D ss.1, 408 S.D RP and 408 RP in D.D. 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

Site area : About 18,723.9sq.m Includes Government Land of about 467.6sq.m

4 Blocks – 320 Units / PR 1.41 / 41mPD / Clubhouse / Retail / 100 person Elderly Care Home / OS 1,394sq.m / 163 Vehicle Parking

While BH has been reduced to 40mPD, it is still way out of compliance with the original OPP planning intention of villa development. There are no active all year round amenities for a planned population of around 1,400 plus those residents of the RCHE who are mobile. How about some courts on the roof of the retail?

No mention of the impact on the watercourse? The plan would cover 80% of the site in concrete so where would the water flow during heavy rains? Again Hong Kong is ignoring climate change and the need to respect that nature knows best and ancient watercourses have been coping with the elements for centuries

Only one small clump of the original trees remain despite "AFCD considered that the mature trees within the application site should be preserved as far as possible"

**Extracts from Minutes plus comments:**

*The proposal (a) the applicant proposed to rezone the application site, with a site area of about 1.77 ha, from "Recreation" ("REC") to "Comprehensive Development Area" ("CDA") on the approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/12 to facilitate a proposed residential development of 30 detached*

**houses, with a maximum plot ratio (PR) of 0.4, site coverage (SC) of 20% and building height (BH) of 3 storeys including car port ;**

**THE CURRENT APPLICATION SITE IS marginally larger**

*The application site, in close proximity to Hong Kong Golf Club, was subsequently rezoned from "U" to "REC" on the draft Kwu Tung South OZP No. S/NE-KTS/1 which was gazetted on 3.6.1994 in order to reserve land for recreational uses. It was intended that the area could be turned to active recreation playground or sports training ground.*

*EPD had no objection to the application and advised that the existing public sewerage system had adequate capacity to support the proposed development*  
**IE 30 HOUSES**

*Agriculture, Fisheries and Conservation Department had no strong view on the application and considered that the mature trees within the application site should be preserved as far as possible and the applicant should avoid causing any adverse impacts to the watercourse located outside the north-eastern portion of the site ; NO DETAILS AS TO HOW THESE RECOMMENDATIONS WILL BE OBSERVED VIA CURRENT PLANS*

*Local residents objected that the proposed residential development would worsen traffic conditions at Hang Tau Road, Kam Hang Road and the locality but no traffic impact assessment had been submitted by the applicant;*

**AND NO TIA FOR A MUCH LARGER POPULATION INTAKE**

*There were insufficient drainage facilities along the vehicular access in Hang Tau Village and the proposed development would lead to serious flooding in the village*

**AGAIN NO INFORMATION SUPPLIED RE THIS ISSUE**

*However, as the site formed part of the larger "REC" zone (about 8.55 ha), it was considered more appropriate to review the long term land use for the whole "REC" zone. Taking into account the existing land uses and potential developments in the surrounding area, the need for housing land to meet the territorial demand, there was potential for rezoning the remaining part of the "REC" zone for low density residential uses to optimize the use of scarce land resources. Should the Committee agree to the current application, PlanD would carry out a comprehensive land use review of the whole "REC" zone for the consideration of the Committee . THIS WAS CARRIED OUT AND RESULT WAS*

*Approved Kwu Tung South Outline Zoning Plan amended March 24 2017*

\*\*\*\*\*

*The Town Planning Board announced amendments to the approved Kwu Tung*

*South Outline Zoning Plan (OZP).*

The amendments mainly involve the rezoning of various sites, including a piece of land fronting Hang Tau Road from "Recreation" ("REC") to "Comprehensive Development Area" to reflect an approved rezoning proposal;

*A Member asked whether the residential developments in the surrounding area were mainly detached houses and whether the applicant had considered to build apartment blocks rather than houses on this site to increase the number of flats provided. In response, Ms. Woo said that the area mainly comprised low-rise detached or semi-detached houses and apartment blocks were rare. Mr. Phil Black said that the applicant's proposal was for the development of 3-storey detached houses with gardens in order to be consistent with the rural character of the areas. The applicant had no plans for the development of apartment blocks. In response to the same Member's enquiry, Mr. Black said that in view of the nature of development in the surrounding area, the infrastructure requirement and the development parameters of other "CDA" zones in the area, the applicant had no intention to develop the land at a development intensity higher than a PR of 0.4 and a BH of 3 storeys.*

*The subject development was scheduled for completion by 2016 taking into account the time required for amendments to the OZP, lease modification, building plan approval and the final construction works.*

**So fast forward TO 2020 and now we have a plan for 320 units. No TIA provided. No mention of GIC facilities to serve a community of 1,000+, no children's playground or elderly facilities, OS is nothing more than a border of trees and a green roof.**

**The concept of CDA zoning is that it should provide a comprehensive living environment that includes a variety of services and facilities.**

<https://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0426cb1-571-7e.pdf>

- 3. As we can see, there are a number of merits to the "CDA" zoning: - it allows comprehensive design and layout, - it provides certain amount of government, institution and community (GIC) facilities to fulfil district needs .**

That a site to accommodate 30 houses was granted CDA zoning in the first place is questionable but as it has been zoned such then the guidelines must be observed.

It is the duty of members to ensure that a plan for a CDA zoned site for an intake of 1,000+ residents include the very minimum of community and recreational facilities. This plan does not fulfill the criteria.

**Item B – Rezoning of a site to the south of Kwu Tung Road and to the west of Hang Tau Road from "CDA", "Agriculture" and an area shown as 'Road' to "CDA(3)" with**

stipulation of building height restriction.

Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and adjoining Government Land, Kwu Tung South

Site area : 19,700sq.m Includes Government Land of about 5,441sq.m

Proposed Amendment : Rezone to "Res (Group B)" - 6 Blocks – 909 Units / Clubhouse / PR 2 / 72mPD / OS2.545sq.m / 145 Vehicle Parking

Where is the public benefit re the CDA zoning? 28% of the site is government land. The proposed footprint at certain points obstructs the possibilities of an extended waterfront promenade with bicycle lane, etc. It effectively creates bottlenecks at both ends.

The concept of CDA zoning is that it should provide a comprehensive living environment that includes a variety of services and facilities.

<https://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0426cb1-571-7e.pdf>

3. As we can see, there are a number of merits to the "CDA" zoning: - it allows comprehensive design and layout, - ***it provides certain amount of government, institution and community (GIC) facilitate to fulfil district needs*** .

No details on tree felling and impact on public enjoyment of the waterfront. The district in time will be densely populated and the need for recreational and community amenities should not be impacted. The riverside walks at Sha Tin are an example of good town planning that provides abundant public space for both large events and individual recreational activities.

Members should reject this plan. Kwu Tung must be developed as a model town and private developments should not be allowed to encroach on and hog locations that should be enjoyed by the general community.

The district is deficient in DOS. This riverside location should not be privatized and removed from the public realm when it should be devoted to recreational and community use. The papers indicate environmental issues, but allowing private residential development to go ahead regardless renders the proposed zoning irrelevant.

Mary Mulvihill



**Llewelyn  
davies**

ARCHITECTS PLANNERS DESIGNERS  
Llewelyn-Davies Hong Kong Ltd

TPB/R/S/NE-KTS/19-C1

8 September 2023

The Secretary  
Town Planning Board  
c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, Hong Kong



**By Hand**

Dear Sir

**Comment on Representation in Respect of Draft Plan made under Section 6A(1) of the  
Town Planning Ordinance (CAP. 131) –  
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/19**

Reference is made to the captioned draft plan which was gazetted by the Town Planning Board (the Board) on 12 May 2023, and the representations received subsequently.

We act on behalf of Hinying Limited (the Commenter) to submit herewith the duly completed Form No. S6A to the Board for consideration.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] / Miss Cody Yu at [REDACTED].

Yours faithfully  
for Llewelyn-Davies Hong Kong Limited

Winnie Wu  
Planning Director

**Llewelyn-Davies**  
Hong Kong Limited  
*Authorized Signature*

Encl  
WW/AK/cy

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For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會 (下稱「委員會」) 提出, 填妥的表格及支持有關意見的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。

<b>1. Person Making this Comment (known as "Commenter" hereafter)</b> <b>提出此宗意見的人士 (下稱「提意見人」)</b>	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)  Hinying Limited  (Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)	
<b>2. Authorised Agent (if applicable) 獲授權代理人(如適用)</b>	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)  Llewelyn-Davies Hong Kong Limited  (Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)	
<b>3. Details of the Comment 意見詳情</b>	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖 (請註明草圖名稱及編號)	Draft Kwu Tung South OZP No. S/NE-KTS/19
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述(請註明申述編號)	TPB/R/S/NE-KTS/19-R2

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

**3. Details of the Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情 (續)(如有需要, 請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

It is noted that there are concerns on the accumulative impact brought by new developments in the Northern Metropolis. We would like to re-iterate that the residential development proposed under the approved Application No. Y/NE-KTS/15, which is reflected by Amendment Item B, has already taken accumulative impacts into consideration and sufficiently addressed all the comments from various Government departments.

The Applicant of Application No. Y/NE-KTS/15 has conducted various technical assessments for the proposed development, particularly for the aspects related to infrastructural capacity, e.g. Traffic Impact Assessment, Drainage Impact Assessment, Sewerage Impact Assessment, Water Supply Impact Assessment, etc. In these technical reports, accumulative impacts brought by the proposed development together with other nearby committed and planned developments have been considered. Besides, sensitivity tests have been carried out to ensure there are no adverse accumulative technical impacts anticipated. Before consideration of this application by the Town Planning Board on 28.10.2022, the technical assessments had been circulated to Government departments, which had no adverse comments on the proposed development. Given that comprehensive technical assessments have been completed, there will not be insurmountable traffic, noise, air quality and sewerage impacts. In particular, we would like to highlight that the completion of the Kwu Tung Station in 2027 would bring substantial benefit to the traffic in the relevant area. Moreover, the current zoning of "CDA(3)" imposed also requires submission of S16 planning application in future for the Town Planning Board's approval. Further updates of technical reports will be conducted to ascertain the technical feasibility of proposed residential development at the site under Amendment Item B.

<sup>#</sup> If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.  
 若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估), 則須提供 90 份複本(或 40 份印文本和 50 份電子復本)。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

# Hinying Limited

Date : 5 September 2023

Llewelyn-Davies Hong Kong Limited

*By Hand*



For the attention of Mr Dickson Hui - Director

Dear Sir

**Comment on Representation in Respect of Draft Plan made under Section 6A(1) of the  
Town Planning Ordinance (CAP. 131) –  
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/19**

We write to confirm the appointment of Llewelyn-Davies Hong Kong Limited as our authorized agent to submit the captioned comment and to attend the hearing on our behalf.

Yours faithfully

For and on behalf of

HINYING LIMITED

*For and on behalf of*

興盈有限公司

HINYING LIMITED

*Authorized Signature(s)*

CLARENCE NG

Project Director

CN/LY/fy

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**AMENDMENTS TO KWU TUNG SOUTH OZP NO S/NE-KTS/19**  
15/09/2023 22:21

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

**AMENDMENTS TO KWU TUNG SOUTH OZP NO S/NE-KTS/19**

Dear TPB Members,

**Item B: SHK**

Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and adjoining Government Land, Kwu Tung South

Site area : 19,700sq.m Includes Government Land of about 5,441sq.m

Rezone to "CDA 3" - 6 Blocks – 909 Units / Clubhouse / PR 2 / 70mPD / OS  
2.455sq.m / 144 Vehicle Parking

**ZERO INDICATION OF GIC FACILITIES. THE SITE IS ALMOST 30% GOVERNMENT LAND BUT NO INDICATION IN THE PAPER THAT THERE WOULD BE ANY COMMUNITY FACILITIES PROVIDED. MEMBER FAILED TO ADDRESS THIS ISSUE WHEN APPROVING aY/NE-KTS/15 DESPITE THE SIGNIFICANT AMOUNT OF PUBLIC LAND INVOLVED.**

Assessments were all carried out by Applicant:

- when the Site was first rezoned to "CDA" in 2011, **the applicant had undertaken** an EcolA to ascertain the ecological impacts
- **according to their in-house ecologist**, the species identified within the Site were commonly found in other areas of Hong Kong and there was no roost in the area
- Regarding the arrangement of the compensatory planting areas, **a site survey** had been conducted for the discharge of planning condition for the previously approved s.16 applications and it was found that the area was mostly occupied by shrubs or exotic plants
- under the air ventilation assessment (AVA) **conducted by the applicant**, the annual wind performance of the areas located to the immediate east, west and south of the Site had shown improvements with the implementation of the proposed development
- **BUT building gaps were recommended** based on the result of the AVA and the alignments were determined having regard to the prevailing wind directions as well as the building orientations of the neighbouring developments, including the Valais SO THERE ARE ISSUES

**SO NO INDEPENDENT ASSESSMENT. THEIR CONSULTANTS WOULD NOT BITE THE HAND THAT FEEDS THEM WITH NEGATIVE INPUT.**

Members obviously had their doubts and raised concerns re impact on wildlife, on the meander, light pollution impact on flora and fauna, that continuity of the natural habitat along Sheung Yue River should be preserved, the height of the buildings, tree compensation.

**THERE IS NO INDICATION THAT ANY OF THESE ISSUES HAVE BEEN ADDRESSED SO HOW COULD THE OZP AMENDMENT BE APPROVED?**

"in view of the changing planning circumstances of the neighbouring area and the Government's policy to expedite housing land supply, the applicant intended to further unleash the development potential of the Site by increasing the plot ratio (PR) from the previously approved 0.4 to 2"

Bit in view of the recent torrential rains and other weather phenomena married with the growing number of unsold private units, it is time to reassess applications like this and if the planned use for the city is in the best interests of the community.

Mary Mulvihill



[Open Meeting]

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan No.  
S/NE-KTS/18

(RNTPC Paper No. 2/23)

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60. With the aid of a PowerPoint presentation, Mr Louis H.W. Cheung, STP/FSYLE, briefed Members on the background, the proposed amendments to the approved Kwu Tung South (KTS) Outline Zoning Plan (OZP) and the Notes of the OZP, the technical considerations, consultation conducted and department comments as detailed in the Paper. The proposed amendments, mainly to take forward the decisions of the Committee to

agree/partially agree to two section 12A applications, involved the following:

- (a) Amendment Item A – division of a “Comprehensive Development Area” (“CDA”) site to the north of Hang Tau Village fronting Hang Tau Road into Area (a) with stipulation of a maximum plot ratio (PR) of 1.41 (including domestic PR of 1.23 and non-domestic PR of 0.18) and maximum building height (BH) of 41mPD for a proposed residential development with retail facilities and a residential care home for the elderly, and Area (b) with stipulation of a maximum PR of 1.23 and maximum BH of 34mPD for a separate residential development (No. Y/NE-KTS/13); and
- (b) Amendment Item B – rezoning a site to the south of Kwu Tung Road and to the west of Hang Tau Road from mainly “CDA” with minor portions zoned “Agriculture” and an area shown as ‘Road’ to “CDA(3)” with stipulation of a maximum PR of 2 and maximum BH of 70mPD for a proposed residential development (No. Y/NE-KTS/15).

61. As the presentation of Planning Department (PlanD)’s representatives had been completed, the Chairman invited questions and views from Members.

62. A Member enquired why no site coverage (SC) restriction was stipulated for “CDA” zones under the KTS OZP. In response, Mr Anthony K.O. Luk, DPO/FSYLE, said that SC was controlled under the Building (Planning) Regulations (B(P)R). For domestic buildings over 61m, the maximum SC was 33.33% for Class A site under the B(P)R. SC restriction would only be stipulated on the OZP when a SC more stringent than that under the B(P)R was considered necessary, for instance, to encourage more tree plantation/preservation. To be in line with development restrictions for other “CDA” sites in KTS area, SC restriction was not stipulated for the amendment sites to provide more flexibility for the future design. Notwithstanding, planning application with submission of a Master Layout Plan (MLP) would be required for the proposed developments within “CDA” zones.

63. Another Member said that the Ecological Impact Assessment submitted under Application No. Y/NE-KTS/15 was conducted 10 years ago and therefore careful consideration should be given to scrutinize the tree preservation and compensation proposal

of the MLP submission for Amendment Item B site.

64. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved KTS OZP No. S/NE-KTS/18 and that the draft KTS OZP No. S/NE-KTS/18A at Attachment II of the Paper (to be renumbered to S/NE-KTS/19 upon exhibition) and its Notes at Attachment III of the Paper were suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft KTS OZP No. S/NE-KTS/18A (to be renumbered to S/NE-KTS/19) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and agree that the revised ES was suitable for exhibition together with the OZP.

65. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revisions would be submitted for the Board's consideration.



**Provision of Major Community Facilities and Open Space in Kwu Tung South OZP**  
(Based on planned population in NE-KTS OZP of 31,800)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons	3.13 ha	0 ha	0.93 ha	-2.20 ha
Local Open Space	10 ha per 100,000 persons	3.13 ha	9.55 ha	10.03 ha	+6.90 ha
Sports Centre	1 per 50,000 to 65,000 persons  (assessed on a district basis)	0	0	0	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons  (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons  (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons  (assessed on a regional basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Community Hall	No set standard	N.A.	0	0	N.A.
Library	1 district library for every 200,000 persons  (assessed on a district basis)	0	0	0	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6	25 classrooms	4 classrooms	4 classrooms	-21 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11  (assessed by EDB on a district/school network basis)	48 classrooms	20 classroom	20 classrooms	-28 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17  (assessed by EDB on a territory-wide basis)	28 classrooms	26 classroom	26 classrooms	-2 classrooms
Hospital	5.5 beds per 1,000 persons  (assessed by Hospital Authority on a regional/cluster basis)	175 beds	0 bed	0 beds	-175 beds
Clinic/Health Centre	1 per 100,000 persons  (assessed on a district basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centre	100 aided places per 25,000 persons  (assessed by SWD on a local basis)	125	0	0	-125 <sup>#</sup>
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24  (assessed by SWD on a local basis)	0	0	0	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons  (assessed by SWD on a service boundary basis)	0	0	0	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above  (assessed by SWD)	N.A.	0	0	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing  (assessed by SWD)	N.A.	0	0	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above  (assessed by SWD on a district basis)	115 places	17 places	23 places	-92 <sup>#</sup> places

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above  (assessed by SWD on a cluster basis)	143 beds	0 bed	100 beds	-43 <sup>#</sup> beds
Pre-school Rehabilitation Services	23 subvented service places for every 1,000 children aged 0-6  (assessed by SWD on a district basis)	67 places	0 place	0 places	-67 <sup>#</sup> places
Day Rehabilitation Services	23 subvented service places for every 10,000 persons aged 15 or above  (assessed by SWD on a district basis)	58 places	0 place	0 places	-58 <sup>#</sup> places
Residential Care Services	36 subvented service places for every 10,000 persons aged 15 or above  (assessed by SWD on a cluster basis)	92 places	75 places	75 places	-17 <sup>#</sup> places
Community Rehabilitation Day Centre	1 centre for every 420,000 persons  (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre for every 280,000 persons  (assessed by SWD on a district basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Integrated Community Centre for Mental Wellness	1 standard scale centre for every 310,000 persons  (assessed by SWD on a district basis)	0	0	0	0

Remark:

- # The planned social welfare facilities in Kwu Tung South OZP are based the demand of Social Welfare Department (SWD). All demand for social welfare facilities from SWD are reserved in public housing sites or "G/IC" sites. The deficit in provision is based on OZP planned population while SWD adopts a wider spatial context/cluster in the assessment of provision of such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

