Previous Applications covering the Application Site

Agreed/Approved Applications

s.12A Applications

No.	Application No.	Proposed Amendment(s)	Date of Consideration
1.	Y/NE-KTS/5	Rezoning from "Recreation" to "Comprehensive Development Area"	7.12.2012 (partially agreed)
2.	Y/NE-KTS/13	To amend the Notes for the "Comprehensive Development Area" zone on the draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/17	21.9.2021 (partially agreed)

s.16 Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration	Approval Conditions
1.	A/NE-KTS/465	Proposed House Development and Minor Relaxation of PR and SC Restrictions	19.7.2019 (approved with conditions)	A1 to A9

Approval Conditions:

A1 The submission and implementation of a revised master layout plan

A2 The submission and implementation of landscape master plan

A3 The design and provision of vehicular access, parking spaces and loading/unloading facilities

A4 The design and implementation of the proposed pedestrian crossing on Hang Tau Road and footpath abutting the site and Hang Tau Road

A5 The submission of a revised Noise Impact Assessment and the implementation of the mitigation measures

A6 The submission of a revised Sewerage Impact Assessment and the implementation of the sewerage proposal and sewerage connection works

A7 The submission of a revised Drainage Impact Assessment and the implementation of the drainage proposal and drainage upgrading/drainage connection works

A8 The provision of fire fighting access, water supplies for fire fighting and fire services installations

A9 The submission of an implementation programme including a phasing plan of the proposed development

Rejected Applications

No.	s.16 Application No.	Use(s)/Development(s)	Date of Consideration	Rejection Reasons
1.	A/NE-KTS/164	Temporary Open Storage of Construction Materials and Containers for a Period of Three Years	11.10.2002	R1 & R2
2.	A/NE-KTS/178	Proposed Residential with ancillary recreational leisure Development	26.11.2004 (on review)	R1 & R3
3.	A/NE-KTS/221	Proposed Recreation and Leisure Facilities with Ancillary Low-rise Residential Development	15.12.2006	R1 & R3

Note: The application sites were zoned "Recreation" ("REC") when the applications were considered by the Committee.

Rejection Reasons:

R1 Not in line with the planning intention of the "REC" zone

R2 No information in the submission to demonstrate no adverse environmental, traffic, drainage and landscape impacts on the surrounding areas

R3 Setting an undesirable precedent

Similar s.16 Applications on "Comprehensive Development Area" Zone
on the Approved Kwu Tung South Outline Zoning Plan

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration	Approval Conditions
1.	A/NE-KTS/506	Proposed Comprehensive Residential Development with Commercial and Social Welfare Facilities and Minor Relaxation of PR and Building Height Restrictions	26.8.2022 (approved with conditions)	A1 to A9
2.	A/NE-KTS/565	Proposed Comprehensive Development with Minor Relaxation of Plot Ratio and Building Height Restrictions	6.2.2026 (approved with conditions)	A1 to A5, A10 to A16

Approval Conditions:

A1 The submission and implementation of a revised master layout plan

A2 The submission and implementation of a revised landscape master plan

A3 The submission of a revised Noise Impact Assessment and the implementation of the mitigation measures identified

A4 The submission of a revised Sewerage Impact Assessment and the implementation of the sewerage proposal and sewerage connection works

A5 The submission of a revised Drainage Impact Assessment and implementation of drainage facilities

A6 The design and implementation of road improvement works and public transport facilities

A7 The provision of a one team of home care services for frail elderly persons and a 40-place day care centre for the elderly

A8 The design and provision of the sewerage connections

A9 The submission of a revised Water Supply Impact Assessment and implementation of the water supply improvement measures

A10 The provision of water supplies for firefighting and fire service installations

A11 The design and provision of vehicular ingress/egress, parking and loading/unloading facilities

A12 The provision of a 2m-wide footpath on the western side of the section of Hang Tau Road along the site and provision of a pedestrian crossing at Hang Tau Road before occupation of the proposed development

A13 the temporary opening up of the turnaround cum one layby for pick-up/drop-off within the site for green minibus operation during peak hours, until the relevant permanent turnaround facilities committed by others are implemented

A14 the design and provision of the sewerage connections from the proposed development to the public sewerage system

A15 the submission of a revised Water Supply Impact Assessment and implementation of the water supply improvement measures identified therein

A16 the submission of an updated proposal of compensatory planting areas (including detailed setting out of compensatory planting areas) prior to commencement of site formation works and the implementation of the compensatory planting areas identified therein

Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/North, Lands Department (LandsD) that:

(i) Lot 1124 RP, Lot 1125 RP and Lot 1126 in D.D. 92 as well as Lot 408 s.A RP, Lot 408 s.C ss.2 RP, Lot 408 s.D ss.1, Lot 408 s.D RP and Lot 408 RP in D.D. 94 are held under New Grant No. 2491. Lot 344A s.1 RP in D.D. 94 is held under New Grant No. 4582. Lot 404 RP in D.D. 94 is held under New Grant No. 7611. Lot 407 s.A RP and Lot 407 s.A ss.1 RP in D.D 94 are under New Grant No. 4791. But the leases of these New Grant Lots are not available in the Land Registry;

(ii) the land status of the Lot 407 s.A RP and Lot 407 s.A ss.1 RP in D.D. 94 have been changed from Block Government Lease to New Grant No. 4791. The applicant is required to provide relevant documents to LandsD in support of these changes upon submission of the land exchange application;

(iii) for any proposed lease conditions related to Green Minibus (GMB) lay-by and pedestrian crossing facility, etc., the responsibility for management and maintenance should not be borne by the future individual flat owners if they are intended for public use;

(iv) the applicant is reminded to liaise with the relevant parties, including the Drainage Services Department (DSD) and the owner of the private lot No. 922 s.A RP in D.D. 94 on the proposed arrangement of the railing works in the westbound of Hang Tau Road, and seek their comment and ensure that any of the proposed works and interfacing arrangements are agreeable to them;

(v) if any proposed road works are to be incorporated in the lease conditions for implementation by the developer of the application site (the Site), the applicant should advise or in consultation with relevant government department(s), advise the implications of the proposed road works under Road (Works, Use and Compensation Ordinance) (Cap. 370) and be responsible to handle the relevant road gazette procedures; and

(vi) relevant government departments should be identified and agree to take over the proposed road works for future management and maintenance before the obligations are imposed in lease conditions. For avoidance of doubt, LandsD is not a works department and is not in the position to advice on the proposed road works;

(b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that:

(i) with reference to the Traffic Impact Assessment (TIA), the proposed new public transport facilities will be managed and maintained by the Government upon completion. Please note that HyD will only maintain roadworks and the associated street furniture/structures, provided that Transport Department (TD) will manage them;

(ii) adequate Recurrent Consequences (RC) should be reserved for new public transport facilities, if they are to be maintained by HyD;

(iii) upon the approval of TIA, the detailed design of the proposed roadworks should

comply with the requirements of TIA for the development;

(iv) the roadworks should be designed and constructed to the latest requirements under Transport Planning and Design Manual/HyD standards/HyD standard drawings to the satisfaction of TD and HyD;

(v) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

(vi) the proposed passenger shelter at GMB lay-by should be designed and constructed in accordance with the latest Transport Planning Design Manual and HyD standards (i.e. BS/GN/047 and Structures Design Manual, etc.). Design reports and design calculations should be submitted for comment and agreement at the detailed design stage;

(vii) for the proposed setback area, HyD will only maintain the hard landscape features of roadside planter near the public road. For the maintenance of vegetation along the roadside planter, Leisure and Cultural Services Department (LCSD)'s comment should be sought; and

(viii) for the proposed setback area, a clear demarcation of the maintenance boundary between HyD and other parties shall be provided.

(c) to note the comments of the Commissioner for Transport that:

(i) the proposed passenger shelter at the GMB lay-by must be designed and constructed up to HyD standards for future handover and maintenance; and

(ii) the project proponent/contractor should consult HyD on the specification, layout and handover requirements during the later design stage;

(d) to note the comments of the Chief Engineer/Mainland North, DSD that:

(i) the applicant is required to demonstrate in the Drainage Impact Assessment report that the proposed works will not obstruct the overland flow nor cause adverse drainage impact to the adjacent areas; and

(ii) the applicant shall be liable for any adverse drainage and sewerage impacts due to the proposed development;

(e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:

(i) the applicant is required to either divert or protect the water mains found on the Site;

(ii) if diversion is required, existing water mains within the Site are needed to be diverted outside the boundary of the Site to lie in Government land. A strip of land of a minimum width of 1.5m should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and

(iii) if diversion is not required, the following conditions shall apply:

(1) existing water mains are affected as indicated on the site plan (**Plan A-2** of the RNTPC Paper) and no development which requires resiting of water mains will be allowed;

(2) details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;

(3) no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the site plan (**Plan A-2** of the RNTPC Paper). Free access shall be made available at all times of D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;

(4) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the site plan (**Plan A-2** of the RNTPC Paper). No change of existing site condition may be undertaken within the aforesaid area without the prior arrangement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 metres of less, and the barrier must extend below the invert level of the pipe;

(5) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and

(6) tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains;

(f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

(i) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);

(ii) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the planning application;

(iii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

(iv) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirements under the regulation 41(D) of the Building (Planning) Regulations (B(P)R);

(v) recreation facilities may be exempted from gross floor area (GFA) calculation under the BO if they comply with the requirements under Practice Note for Authorized Persons and Registered Structural Engineers (PNAP) APP-42 and APP-104;

(vi) the applicant may wish to note that in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access; and

(vii) criteria under PNAP APP-2 Appendix C shall be complied with if GFA of car parking, loading and unloading areas under regulation 23(3)(b) of the B(P)R is to be excluded;

(g) to note the comments of the Director of Fire Services that:

(i) detailed fire services requirements will be formulated upon receipt of a formal Short Term Tenancy/Short Term Waiver, general building plans or referral of application via relevant licensing authority; and

(ii) the emergency vehicular access provision in the proposed development shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the BA;

(h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:

(i) approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval; and

(ii) for compliance of site coverage of greenery requirements under PNAP APP-152, submission should be made to the BD for comments and approval;

(i) to note the comments of the Director of Social Welfare that:

(i) residential care home for the elderly (RCHE) including any part of it, must not be situated at a height more than 24 metres above the street level, measuring vertically from the street level to the floor of the premises in which the RCHE is or is to be situated. If the RCHE is located in a building served by two streets/roads at different levels, the height of the RCHE is to be measured from the level of the lower street/road;

(ii) convenient pedestrian and vehicular access to a shared loading/unloading bay or lay-by and a designated parking space shall be provided in the close proximity with covered walkway to the entrance of the building where the RCHE is located; and

(iii) detailed comments will be given in the license application stage;

(j) to note the comments of the Director of Leisure and Cultural Services that:

(i) she reserves the right to provide further comment on issues related to LCSD upon receiving relevant submissions in the future; and

(ii) should any tree under LCSD's maintenance be inevitably affected by the proposed development, the applicant should act in accordance with the prevailing Development Bureau (DEVB) Technical Circular (Works) No. 4/2020 – Tree Preservation and relevant guidelines stipulated by DEVB and other departments; and

(k) to note the comments of the Director of Food and Environmental Hygiene (DFEH):

(i) no Food and Environmental Hygiene Department's (FEHD) facilities should be affected;

(ii) proper licence/permit issued by this Department is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;

(iii) pursuant to section 4 of the Food Business Regulation (Cap. 132X), the expression of "food business" does not include any club and any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a club or a staff canteen is exempted from obtaining food business licence from this department except for permission to sell restricted foods specified in Schedule 2 to the Food Business Regulation. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required. Also, permission to sell restricted foods, such as milk, frozen confections, non-bottled drinks, cut fruit, sushi and sashimi etc., specified in Schedule 2 to the Food Business Regulation (Cap. 132X) is still required;

(iv) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap.172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;

(v) a swimming pool licence must be obtained from FEHD for any artificially constructed pool used for swimming or bathing and to which the public have access (whether on payment or otherwise) or which is operated by any club, institution, association or other organisation. A swimming pool licence is not required for any swimming pool which serves not more than 20 residential units and to which the public have no access;

(vi) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses;

(vii) if provision of cleansing service for new public roads, streets, cycle tracks, footpaths, paved areas, etc., is required, FEHD should be separately consulted. Prior consent

from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to FEHD. FEHD will not provide cleansing service within the site under private grant; and

(viii) if domestic waste collection service of FEHD is required in future, prior comments from FEHD on the waste collection plan, including the accessibility and maneuverability of Refuse Collection Vehicles to Refuse Collection Point (RCP), should be sought. The RCPs of domestic waste and the commercial waste should be clearly separated. The share use of RCP for both domestic and commercial waste is not recommended.

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-KTS/581

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

反對

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature _____ 日期 Date 2026.9.1

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
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By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 **The application no. to which the comment relates**
A/NE-KTS/581

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

強烈反對

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature _____ 日期 Date 2026.9.1

1/2

2

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

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By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 **The application no. to which the comment relates**
A/NE-KTS/581 ✓

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

有關上述申請，經諮詢後，現提出反對。理由如下：

(1) 交通阻塞：來往該地段與坑頭第五段(墓園)只是一條單線單行的行車路。若上述申請批准，勢做成嚴重交通阻塞。

(2) 影响風水：該項申請位於本村可申請丁屋的村界上，大型申請的樓宇，會做成景觀不協調，影响本村風水。

「提意見人」姓名/名稱 Name of person/company making this comment 歐陽學宏[丁]村代表 李觀仙

簽署 Signature Lee Koon Sin / [illegible] 日期 Date TH 8/09/2026

3

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 **The application no. to which the comment relates**
A/NE-KTS/581

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

作為村代表，本人反對村內興建大型院舍，村內通路非常狹窄，擬建項目多達192個停車位，擔心引致嚴重交通擠塞，深切影響村民日常出入及安全

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature 鄧肇祥 日期 Date 18.9.2026

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy

4

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年09月18日星期五 23:39
收件者: tpbpd/PLAND
主旨: A/YL-KTS/581 DD 94 Hang Tau Tai Po CDA
A/NE-KTS/581
類別: Internet Email

A/NE-KTS/581
A/YL-KTS/581
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 17,990.9sq.m Includes Government Land of about 289.7sq.m
Zoning: 'CDA"
Applied Development; 4 Blocks – 334 Units (320) / PR 1.692 (1.41) /45.25mPD (41) / Clubhouse / Retail / 100 person Elderly Care Home / OS 1,340sq.m (1,394) / 195 (163) Vehicle Parking

Dear TPB Members,

No bike parking, people living in 800sq.ft units are not too posh to use bicycles to commute and for leaisure.

PLANNING JUSTIFICATIONS

"Contributing to the Provision of Housing Supply in Hong Kong"

Really, the development was approved almost a decade ago on 19 July 2019.

"Addressing the Rising Need for RCHE Provision in Hong Kong"

Thankfully our elderly are not depending on this developer to address this issue.

"Traffic Improvements to Hang Tau Tai Po Area 5"

Fewer units but more vehicle parking

Air Ventilation and Visual Permeability

"Considering the surrounding neighbourhood of low-to-medium-rise buildings, the deposition of the building blocks of the Proposed Development emphasises enhancing air ventilation and visual permeability within the Application Site to the surroundings. An approximately 17m wide building separation is proposed between residential Tower 2 and Tower 3, which allows a better south west to-northeast airflow direction."

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy
So in other words there are ventilation issues.

"A visual corridor in a north-south direction, along with the stepped building height design, is preserved within the Application Site for the sake of breaking down the visual scale of the Proposed Development and allowing a better visual permeability between the Proposed Development and the low-rise surroundings."
Again underlining negative impact.

Enhancement of Open Space Provision and Landscape Treatments.

But the Opne Space has been reduced!

"Accommodation of the above-ground car park"

But the underground car park is not mandatory. It is the choice of the developer.

It would reduce the need for extensive excavation and complex basement works, resulting in shorter construction programmes and expediting the completion of the Proposed Development"

Not to mention considerable savings in cost.

That developers are being rewarded when approval to provide parking at grade is something that perplexes the community. But then this measure was introduced without any form of public consultation.

TPB should advise the developer to crack on with construction instead of looking for ever more advantages.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 15 October 2021 10:21 PM HKT
Subject: Y/NE-KTS/13 DD 94 Hang Tau Tai Po CDA

Y/NE-KTS/13
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

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy

Proposed Amendment(s) : Amend OZP Notes ; 4 Blocks – 320 Units / Clubhouse / Retail / 100 person Elderly Care Home / OS 1,394sq.m / 163 Vehicle Parking

Dear TPB Members,

So,
The applicant provided further information including reduction in the total plot ratio and building height for the whole site with revised traffic impact assessment, revised landscape master plan, revised tree preservation proposal, revised visual impact assessment, revised environmental assessment, revised drainage impact assessment, revised sewerage impact assessment and response to departmental comments as well as a set of revised drawings and revised proposed Schedule of Use.

This indicates that the original concept was untenable. 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 active 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?

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"**

There is still room for further improvement.

Mary Mulvihill

From: [redacted]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, August 3, 2021 4:40:03 AM
Subject: Re: Y/NE-KTS/13 DD 94 Hang Tau Tai Po CDA

Amend OZP Notes ; 3 Blocks – 302 Units / RCHE / 2 Clubhouse / Retail / OS 1,355sq.m / 104 Vehicle Parking

Dear TPB Members,

So now RCHE has been added. These applications are akin to root canal treatment, slow and painful. How many beds?

Usual paving and potted plants but apart from children's playground no active outdoor recreational facilities

Mary Mulvihill

From [redacted]
To: "tpbpd" <tpbpd@pland.gov.hk>

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy
Sent: Friday, June 12, 2020 9:00:46 PM
Subject: Y/NE-KTS/13 DD 94 Hang Tau Tai Po CDA

Y/NE-KTS/13
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
Proposed Amendment(s) : Amend OZP Notes ; 4 Blocks – 400 Units / 2 Clubhouse / Retail / OS 1,355sq.m / 123 Vehicle Parking

Dear TPB Members,

The previous application for rezoning 5 was approved in December 2012. Apart from Vice Chair no current appointed members would have participated. It is therefore incumbent upon the board to consider this application on its own merits.

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

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy

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

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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 400 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) facilitate 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.

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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 application must be rejected as it does not fulfill the criteria.

Mary Mulvihill