

Form No. S12A
表格第 S12A 號

**APPLICATION FOR
AMENDMENT OF PLAN UNDER SECTION 12A OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

2020年 5月 6日

此文件在 收到，城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 6 MAY 2020
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

General Note and Annotation for the Form
填寫表格的一般指引及註解

* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/NE-KTS/13
	Date Received 收到日期	6 MAY 2020

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 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(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 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).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(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。
- 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. The processing of the application may be refused if the required information or the required copies are incomplete.
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。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Fonnie Holdings Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Pro Plan Asia Limited

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site?
申請是否直接與某地點有關?

Yes 是



No 否

☐ (Please proceed to Part 6 請繼續填寫第 6 部分)(b) Full address/ location/ demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

Lot Nos. 1124 RP, 1125 RP, 1126 & 1127 RP (Part) in D.D. 92, Lot Nos. 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 & 408 RP and Adjoining Government Land in D.D. 94, Hang Tau Tai Po, Kwu Tung South, New Territories

(c) Site Area 申請地點面積

.....18,723.9 sq.m 平方米

☒ About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 467.6 sq.m 平方米	<input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>Vacant Houses and Temporary Structures</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>	

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 11.3.2020 & 26.3.2020 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)"[#].
根據土地註冊處截至 2020年3月11日及2020年3月26日 的記錄，這宗申請共牽涉 2 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#] 的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
1	Lot No. 1127 RP in D.D. 92	22.4.2020
1	Lot Nos. 1124 RP, 1125 RP, 1126 in D.D. 92 Lot Nos. 343 RP, 344A s.1 RP, 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 & 408 RP in D.D. 94	31.3.2020

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)"[#] on (DD/MM/YYYY)
、於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書^{*}

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers^{*} on (DD/MM/YYYY)
於 (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☐ posted notice in a prominent position on or near application site/premises^{*} on (DD/MM/YYYY)
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee^{*} on (DD/MM/YYYY)
於 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Plan Proposed to be Amended 擬議修訂的圖則	
(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/16
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Comprehensive Development Area" zone

7. Proposed Amendments 擬議修訂	
(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one '✓') (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)	
<input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 [] <input type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [] 住宅 (<input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [] <input type="checkbox"/> Agriculture [] 農業 [] <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] <input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 [] <input type="checkbox"/> Recreation [] 康樂 [] <input type="checkbox"/> Country Park [] 郊野公園 [] <input type="checkbox"/> Conservation Area [] 自然保育區 [] <input type="checkbox"/> Other Specified Uses (<input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/ <input type="checkbox"/> Others (please specify _____)) [] 其他指定用途 (<input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 / <input type="checkbox"/> 其他 (請註明: _____)) [] <input type="checkbox"/> Road 道路	<input type="checkbox"/> Commercial [] 商業 [] <input type="checkbox"/> Village Type Development [] 鄉村式發展 [] <input type="checkbox"/> Industrial [] 工業 [] <input type="checkbox"/> Open Storage [] 露天貯物 [] <input type="checkbox"/> Open Space [] 休憩用地 [] <input type="checkbox"/> Green Belt [] 綠化地帶 [] <input type="checkbox"/> Coastal Protection Area [] 海岸保護區 [] <input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 [] <input type="checkbox"/> Others (please specify _____) 其他 (請註明: _____)
Please insert subzone in [] as appropriate. 請於[]內註明支區，如適用。	
<input type="checkbox"/> Proposed Notes of Schedule of Uses of the zone attached 已夾附對土地用途地帶的《註釋》的擬議修訂	

(b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☒ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

Please refer to the Planning Statement attached.

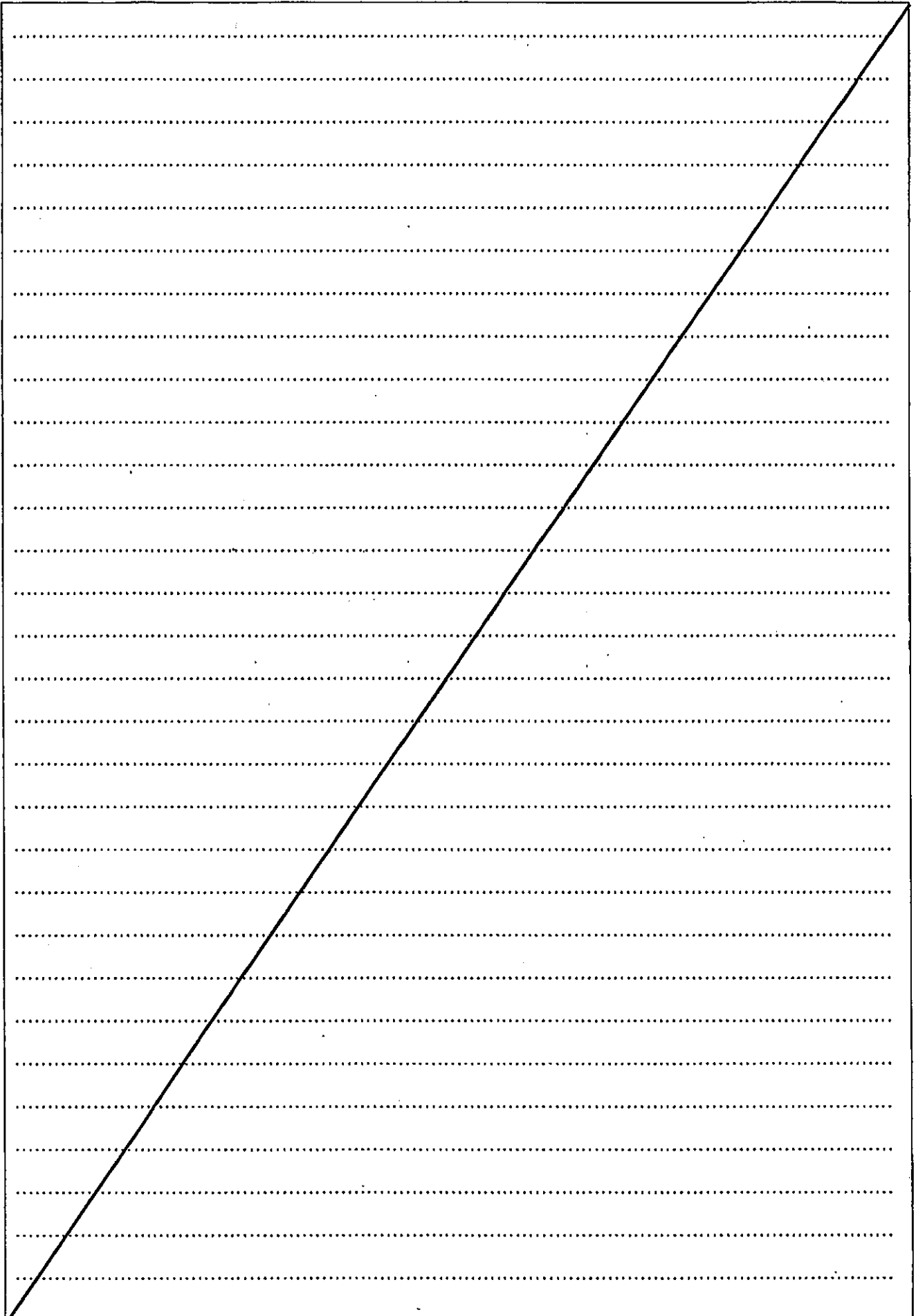
8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)

☒ Particulars of development are included in the Appendix. *The Indicative Development Scheme is detailed within the Planning Statement attached*
附錄包括一個擬議發展的細節。☐ No specific development proposal is included in this application.
這宗申請並不包括任何指定的擬議發展計劃。

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要請另頁說明。

Please refer to the Planning Statement attached.




10. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
Mr. Phill BLACK

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

Pro Plan Asia Limited



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

31.3.2020 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	TOTAL GFA: 29,936.84 [Site (a): 29,585; Site (b): 351.84; Residential Clubhouse: 1,215 (exempted)]	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	TOTAL PR: 1.6 [Site (a): 1.64; Site (b): 0.48]		<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	TOTAL: Not more than 22% [Site (a): No more than 22%; Site (b): No more than 22%]	%	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	Site (a): 3 Residential Towers, 1 Ancillary Clubhouse & 1 Commercial Shop; Site (b): 1 Residential Block		
<input type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	Site (a): 3 Residential Towers (9 to 12 storeys), Ancillary Clubhouse (2 storeys) & Commercial Shop (1 Storey); Site (b): Residential Block (3 storeys)	storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫	
	<input checked="" type="checkbox"/> exclude 不包括	1 storeys of basements 層地庫	
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	Site (a): Block 1 & 3 42mPD, Block 2 51.90mPD, Ancillary Clubhouse 22.5mPD & Commercial Shop 17.55mPD; Site (b) 24.05mPD	m 米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Domestic part 住用部分			
GFA 總樓面面積	Site (a): 29,265; Site (b): 351.84	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
number of units 單位數目	Site (a): 399; Site (b): 1		
average unit size 單位平均面積	Site (a): 63.85; Site (b): 351.84	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	Site (a): 1,118; Site (b): 4		
<input checked="" type="checkbox"/> Non-domestic part 非住用部分			
<input type="checkbox"/> hotel 酒店		sq.m. 平方米	<input type="checkbox"/> About 約
		sq.m. 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目:		
<input type="checkbox"/> office 辦公室		sq.m. 平方米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> shop and services/eating place 商店及服務行業/食肆	Commercial Shop at Site (a): 320	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)		
<input checked="" type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) Ancillary Clubhouse at Site (a): about 1,215 sq. m.		
<input checked="" type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)		
<input checked="" type="checkbox"/> private open space 私人休憩用地	Site (a): About 1,340; Site (b): About 15	sq.m. 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公共休憩用地		sq.m. 平方米	<input type="checkbox"/> Not less than 不少於

☒ Transport-related facilities 與運輸有關的設施

☒ parking spaces 停車位

(please specify type(s) and number(s))

(請註明種類及數目)

Site (a): Residential Use: 93 & 15 for visitors,
Commercial Shop: 8; Site (b): 2 spaces

Site (a): Residential Use: 4, Commercial Shop: 1

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

☒ loading/unloading spaces 上落客貨車位

(please specify type(s) and number(s))

(請註明種類及數目)

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Site (a): Residential Use: 3 & Commercial Shop: 1

Site (a): Residential Use: 1 for Refuse Collection Vehicle

☒ other transport-related facilities

其他與運輸有關的設施

(please specify type(s) and number(s))

(請註明種類及數目)

GMB Lay-by Facility

Use(s) of different floors (if applicable) 各樓層的用途(如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Site (a) 3	9 to 2 Storeys	Residential
1	2	Residential Clubhouse
1	1	Commercial Shop
Site (b) 1	3	Residential

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途

Private open space, landscaped areas, GMB Lay-by, road/driveway, loading/unloading and car parking spaces

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 ☒ There is an existing access. (please indicate the street name, where appropriate)

有一條現有車路。(請註明道路名稱(如適用))

Site (a): Hang Tau Road; Site (b): Local Access Branching off Hang Tau Road

☐ There is a proposed access. (please illustrate on plan and specify the width)

有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

No 否 ☐

For Development involving columbarium use, please complete the table in the Annex to this Appendix.

如發展涉及靈灰安置所用途，請填妥於此附件後附錄的表格。

2. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 4,539 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 4.5 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the Planning Statement attached.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;

每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and

在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

the total number of sets of ashes that may be interred in the columbarium.

在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 1124 RP, 1125 RP, 1126 & 1127 RP (Part) in D.D. 92, Lot Nos. 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 & 408 RP and Adjoining Government Land in D.D. 94, Hang Tau Tai Po, Kwu Tung South, New Territories		
Site area 地盤面積	18,723.9 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 467.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/16		
Zoning 地帶	"Comprehensive Development Area" Zone		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input type="checkbox"/> Rezone the application site from _____ to _____ 把申請地點由 _____ 地帶改劃為 _____		

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	29,616.84 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	320 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.017 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	4	
	Non-domestic 非住用	2	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)			
		51.90mPD for Site (a); 24.05mPD for Site (b)	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)		
		3 to 12 for Site (a); 3 Storeys for Site (b) 1 [1 storey basement carpark for Site (a); Carport is at G/F for Site (b)]	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括) <input checked="" type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)			
		22.5mPD for Site (a) only	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)		
		1 to 2 for Site (a)	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)			
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)			
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)			
(iv) Site coverage 上蓋面積	Not more than 22 % <input checked="" type="checkbox"/> About 約				
(v) No. of units 單位數目	399 for Site (a) & 1 for Site (b)				
(vi) Open space 休憩用地	Private 私人	1,355	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於		
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於		

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 	118 5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Refuse Collection Vehicle 	 4 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

DEVELOPMENT PLANNING & MANAGEMENT CONSULTANTS

Date : 30th November 2021
Our
Ref.

Town Planning Board Secretariat
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point,
Hong Kong



Attn.: Town Planning Board Secretariat

BY EMAIL & BY HAND

Dear Sir or Madam,

**Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for
Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94,
and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories
(Application No. Y/NE-KTS/13 under Section 12A of the Town Planning Ordinance)**

We refer to the comments received by Transport Department ("TD") and comments from the Fanling, Sheung Shui & Yuen Long East District Planning Office ("the DPO") of Planning Department.

As requested by the DPO, a Consolidated Planning Statement (including the updated version of supplementary planning statement and technical assessment reports to supersede all our previous submissions) is prepared. In addition, all previously submitted Responses-to-Comment ("R-to-C") Table including the R-to-C addressing the above-mentioned TD comments are also appended in Annex 9 of the Consolidated Planning Statement.

The average flat size in this Consolidated Planning Statement has been rectified as 73.14m² for Site (a).

We would also like to take this opportunity to inform you that the draft Remarks of the "CDA" Notes and the proposed amendments to the Notes for the "CDA" zone enclosed in our Further Information submission dated 6.7.2021 is withdrawn.

In support of the application, we submit herewith 40 hard copies and 1 CD of the Consolidated Planning Statement in support of the application for your handling.

Should you have any queries, please contact Mr. Kenneth Chan at _____ or the undersigned at _____

Yours faithfully,
for **Pro Plan Asia Limited**

p.p. 

Phill Black
Director

cc: Town Planner/FS 3, FS&YLE/DPO (Attn.: Miss Florence Siu)
The Applicant, *Fonnie Holdings Limited* (Mr. Jimmy TSE)

Previous Applications

s.12A Application No.	Proposed Amendment	Date of Consideration
Y/NE-KTS/5	Rezoning the Application Site from "REC" to "CDA" with a maximum PR of 0.4, SC of 20% and BH of 3 storeys	7.12.2012 (agreed)

s.16 Application No.	Proposed Use/Development	Date of Consideration
A/NE-KTS/465	Proposed Low-rise Low Density Residential Development with Minor Relaxation of PR from 0.4 to 0.48 and SC from 20% to 22%, and a BH of 3 storeys	19.7.2019 (approved)

Similar Applications

Agreed/Partially Agreed s.12A Application

Application No.	Proposed Amendment	Date of Consideration
Y/NE-KTS/12	Rezoning from "CDA", "REC", "G/IC", "Road" to "CDA(1)" with a maximum PR of 3 and a maximum BH of 75mPD	20.9.2019 (agreed)
Y/NE-KTS/14	Rezoning from "REC", "CDA" and "AGR" to "CDA(2)" and "CDA(3)" with a max. PR of 3 and BH of 75mPD	18.12.2020 (partially agreed)

Rejected s.12A Applications

Application No.	Proposed Amendment	Date of Consideration	Rejection Reasons
Y/NE-KTS/9	Rezoning from "REC" and "CDA" to "OU" annotated "Integrated Development with Residential, Farming and Community Facilities" with a maximum PR of 3.6, BH of 16 storeys above ground (63.5mPD)	8.4.2016	R1 to R3
Y/NE-KTS/6	Rezoning from "REC" and "CDA" to "OU" annotated "Integrated Development with Residential, Farming and Community Facilities" with a maximum PR of 2.1, a maximum SC of 37% and a maximum BH of 60mPD	29.7.2016	R1 and R3

Rejection Reasons

- R1 The proposed development parameters including PR and BH are significantly higher than the surrounding areas and incompatible with the present low-rise and low-density character of Kwu Tung South area
- R2 The applicants have failed to demonstrate that the proposed rezoning for the proposed development is acceptable from the perspective of traffic, drainage, sewerage, environmental, geotechnical, landscape and risk impacts
- R3 Approval of the rezoning application would set an undesirable precedent for similar rezoning applications. The cumulative effect of approving such similar applications would result in adverse traffic impact on the surrounding areas, as well as infrastructure provisions in the Kwu Tung South area

Detailed Departmental Comments

Comments of District Lands Officer/North, Lands Department

- (a) Regarding the proposed GMB and/or the public road extension (set back area), concerned departments should advise whether such GMB and / or public road extension would be designed as Green Formation Area under the proposed lease or else (e.g. pink related area which shall be surrendered upon demand) and (ii) such areas would be taken over by TD/HyD as public road upon completion of roadworks by the applicant.
- (b) Regarding the proposed right of way outside the boundary wall, DO(N), C for T and CHE/NTE should advise whether the proposed right of way (ROW) is a government requirement. If so, please advise (i) whether such ROW would be designated as Green Formation Area under the proposed lease or else (e.g. pink related area which shall be surrendered upon demand) and (ii) such areas would be taken over by DO(N) or TD/HyD as public road upon completion of roadworks by the applicant. In the event that the proposed ROW is not at a Government's requirement, it would not be incorporated under lease. As a separate but related issue, the Government would only accept surrender of land which is free from encumbrances. Thus, if such area is subject to existing rights/ interests e.g. passageway for nearby villages/ occupiers, then the Government would not accept the proposed surrender of such area for the purpose of the proposed land exchange. The applicant may consider craving out the relevant portions to facilitate the future land exchange application/ processing. In this connection, the applicant please consider the implication on the site area and the permissible GFA.
- (c) Regarding the proposed pedestrian crossing, the proposed pedestrian crossing does not connect and is separate from the Site. As the proposed new pedestrian crossing is not contingent upon development, such provision would not be incorporated and implemented under lease.

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2020年06月12日星期五 21:01
收件者: tpbpd
主旨: 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 1E 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;

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

Mary Mulvihill

Seq 1

致城市規劃委員會秘書：

2

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

Y/NE-KTS/13 Received on 02/11/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對請商場頸村及岸邊海邊

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

簽署 Signature



日期 Date

2020.11.23

致城市規劃委員會秘書：

3

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

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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

Y/NE-KTS/13 Received on 17/06/2021, 06/07/2021

意見詳情 (如有需要，請另頁說明)

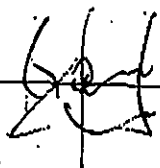
Details of the Comment (use separate sheet if necessary)

該項目對坑頭村道路交通及
風水影響甚大

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

侯志強

簽署 Signature



日期 Date

19 JUL 2021

寄件者: [REDACTED]
寄件日期: 2021年08月03日星期二 4:40
收件者: tpbpd
主旨: 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>
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

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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

4

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

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4
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Mary Mulvihill

5

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

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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

Y/NE-KTS/13 Received on 10/09/2021, 16/09/2021

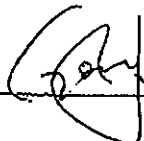
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

村屋對該項工程表示反對

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

簽署 Signature



日期 Date

-6 OCT 2021

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211007-113409-11884

提交限期**Deadline for submission:**

15/10/2021

提交日期及時間**Date and time of submission:**

07/10/2021 11:34:09

有關的規劃申請編號**The application no. to which the comment relates:**

Y/NE-KTS/13

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Miss. Tsim

意見詳情**Details of the Comment :**

反對該地段建築，村內交通嚴重問題，路段非常不足供村民使用，如果再有此類建築，根本承受不到

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211013-093409-46261

提交限期**Deadline for submission:**

15/10/2021

提交日期及時間**Date and time of submission:**

13/10/2021 09:34:09

有關的規劃申請編號**The application no. to which the comment relates:**

Y/NE-KTS/13

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Harriet Yellow

意見詳情**Details of the Comment :**

I object the application no. Y/NE-KTS/13 to develop the Comprehensive Development Area on below reasons:

- 1) No mitigation to reduce the existing huge burden for Hang Tau Road.
- 2) Unstable schedule on public mini-buses.
- 3) No protection measurement for nearby houses under the site formation works / foundation works.
- 4) Capacity of drainage can be used for rainstorms and sewerage
- 5) Uneven road

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211015-081236-22448

提交限期**Deadline for submission:**

15/10/2021

提交日期及時間**Date and time of submission:**

15/10/2021 08:12:36

有關的規劃申請編號**The application no. to which the comment relates:**

Y/NE-KTS/13

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss prudence wong

意見詳情**Details of the Comment :**

工程進行時，要考慮震盪對附近村屋結構所產生的影響。
坑頭路路面又窄又爛並沒有配套容納更多車輛出入，
車多出入對路面的影響，對交通工具，雨水渠，污水渠的影響

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211015-101628-64283

提交限期

Deadline for submission:

15/10/2021

提交日期及時間

Date and time of submission:

15/10/2021 10:16:28

有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/13

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. NG KA HEI

意見詳情

Details of the Comment :

想興建成停車場

寄件者: [REDACTED]
寄件日期: 2021年10月15日星期五 22:22
收件者: tpbpd
主旨: 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 – 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

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To: "tpbpd" <tpbpd@pland.gov.hk>
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

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

Mary Mulvihill

