

Your Ref: TPB/A/NE-KTS/538
Our Ref: NE-KTS/PA/GCL/23-07
Date: 11 June 2024

By Hand and Email

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

Dear Sirs,

Proposed ‘House (not elsewhere specified)’ Development and Proposed Minor Relaxation of Maximum Plot Ratio Restriction in “Residential (Group D)” Zone at Lots Nos. 407 S.A ss.2 S.A and 408 S.B ss.1 RP in D.D. 94, Hang Tau Tai Po, Kwu Tung South, New Territories (Application No.: A/NE-KTS/538) – Further Information

On behalf of the Applicant, we would like to submit herewith a total of 4 sets of the following materials to respond to comments raised by the District Lands Officer/North, Lands Department (“**DLO/N, LandsD**”), the Commissioner for Transport (“**C for T**”) and the Chief Buildings Surveyor/New Territories West, Buildings Department (“**CBS/NTW, BD**”) on the captioned planning application:

- i. Response-to-Comments (“**R-to-C**”) Table dated 7.6.2024;
- ii. **Figures 5a, 6a, 7a and 11a** to replace their original ones (**Annex A**); and
- iii. Replacement pages of the Planning Statement (**Annex B**).


In addition, the Applicant would like to clarify the following:

- a. the total domestic GFA should be read as about 488.64m² (see **Annexes A and B**);
- b. the areas for road widening and for self-circulation purposes are about 26 m² and about 28 m² respectively (see **Figure 5a**). The overall setback area is about 54m² and the outside amenity planter area is about 16m² in extent; and
- c. A pedestrian route to the minibus station is attached in **Annex C** for easy reference.

Should you have any queries with regard to the above, please do not hesitate to contact our Ms. Sylvia LO or the undersigned

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.


Kim On CHAN
Managing Director

[NE-KTS/PA/GCL/23-07] [KC/sl]

Proposed ‘House (not elsewhere specified)’ Development and Proposed Minor Relaxation of Maximum Plot Ratio Restriction in “Residential (Group D)” Zone at Lots Nos. 407 S.A ss.2 S.A and 408 S.B ss.1 RP in D.D. 94, Hang Tau Tai Po, Kwu Tung South, New Territories (S.16 Planning Application TPB Ref: A/NE-KTS/538)

Departmental Comments		Applicant’s Responses
A. Comments from District Lands Officer/North, Lands Department received on 3 June 2024		
	<u>Guard Room</u>	
1.	<p>It is noted from the application form that the “number of units” is “1”. The Applicant should note that guard room which is taken as caretakers’ / watchmen’s office (as shown on Figure 7 – Ground Floor Plan of the Planning Statement in this case) would in general not be exempted from gross floor area calculation in case the concerned private lot is developed as a single house development.</p> <p>Please clarify if the proposed GFA has taken into account the GFA required for the Guard Room.</p>	<p>Noted. The GFA of the Guard Room is now being included in the proposed GFA. Figure 5a and Figure 7a in Annex A, and para. 4.1 and Table 2 in the Planning Statement as attached in Annex B have been updated accordingly.</p>
	<u>Widening of local access road</u>	
2.	<p>According to paragraph 4.4 of the Planning Statement, a boundary set back of around 0.7m to 1.9m from the existing local access road along the western boundary of the Application Site is proposed to offer an opportunity to widen this section of local access road.</p> <p>In the event that the proposed boundary would be set back from the Application Site, the Applicant is required to clarify the management and maintenance issue of the concerned setback area.</p>	<p>Noted.</p> <p>The Applicant will undertake the responsibility for constructing, managing and maintaining the setback area within the Subject Site to the satisfaction of relevant government departments, until the government demands to take back the long-term management and maintenance of such setback area, should the current</p>

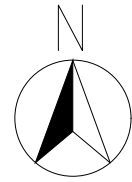
Table A

Departmental Comments		Applicant's Responses
	<p>Furthermore, by referring to Figure 5 – Master Layout Plan of the Planning Statement, the Applicant should clarify the extent of the adjoining private lots affected by the proposed road widening works. For any proposed road widening works that would affect third party private lots, the Applicant should demonstrate consent from the concerned private lot owners for the right of access, construction works, etc. have been obtained.</p>	<p>application be approved.</p> <p>No third party private lot will be affected under the current application.</p>
	<u>Septic Tank</u>	
3.	<p>Lastly, while the said setback area would not form part of the regrant lot of the land exchange application (if submitted), the Applicant is requested to justify why the proposed septic tank which solely serves the subject development (by referring to Figure 5 – Master Layout Plan and Figure 7 – Ground Floor Plan of the Planning Statement) would need to partially fall beyond the regrant lot boundary.</p>	<p>The location of the proposed septic tank has been revised accordingly (see Figure 5a and Figure 7a).</p>
B. Comments from the Commissioner for Transport received on 5 June 2024		
	<u>Widening of local access road</u>	
1.	<p>The road section fronting the Site is just about 25m long. Widening such a short section of access road would only bring insignificant traffic benefits to the road users in the community.</p>	<p>Noting the fact that the width of the present local service road fronting the Subject Site is ranged irregularly from 3m to 13m. It is the intention of the Applicant to make its initiative to provide a setback of its lot boundary fronting this substandard service road up to 6m as a mean to offer a positive and active community collaboration in a neighbourhood planning approach with a view to drawing the attention of other nearby land owners with high redevelopment potential sites to continue to contribute the same and/or similar setback to attain</p>

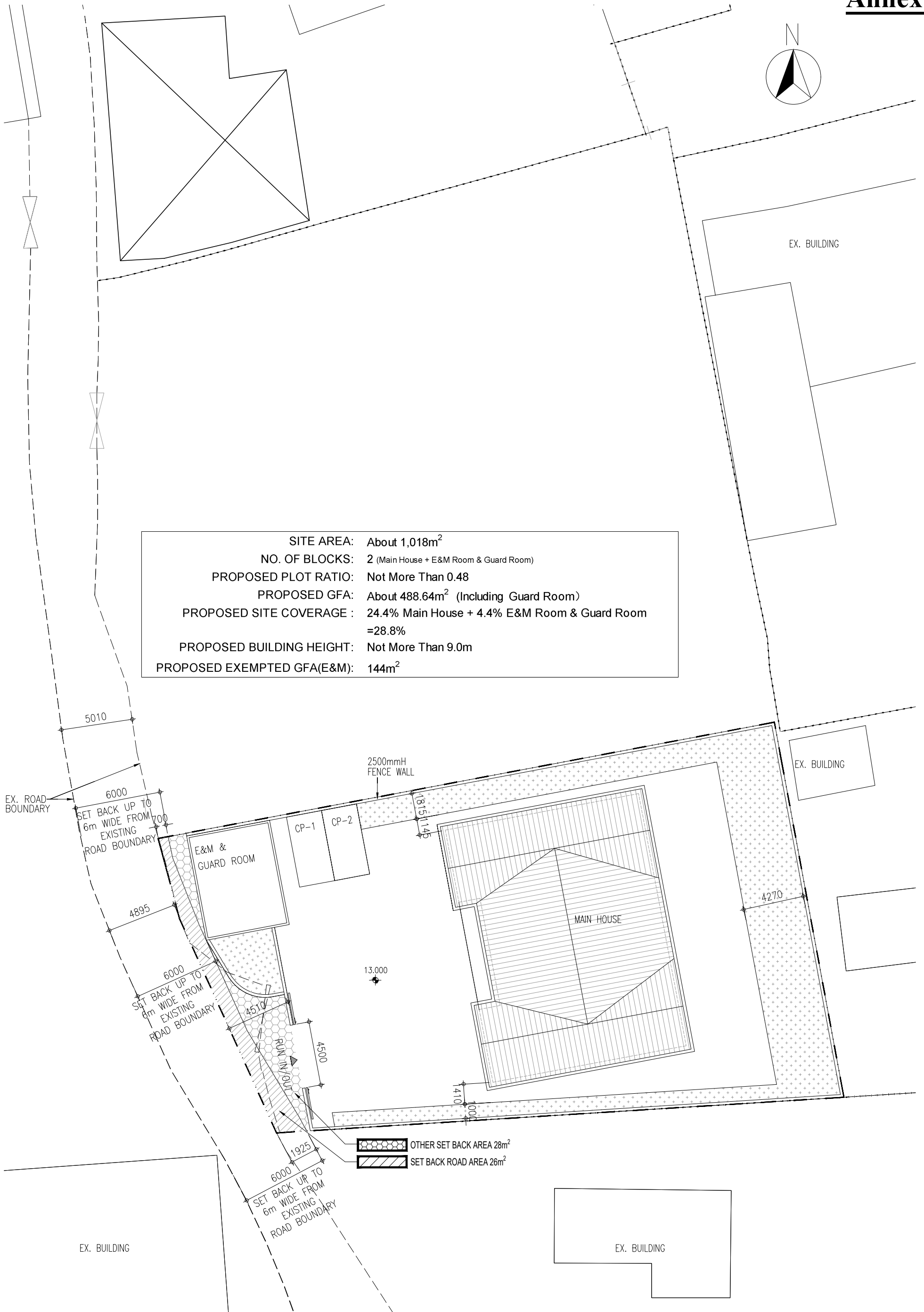
Table A

Departmental Comments	Applicant's Responses
	<p>a full length of road widening at the end of the day in a cumulative community-based manner. Positive and active efforts from relevant government departments to monitor and to encourage other new planning applications under this “R(D)” zone on the two sides of this substandard service road are also required in the near future.</p> <p>Despite the road section fronting the Site is only about 25m long, it represents the Applicant's best endeavour to make its contribution to the community at large. Unless, there is a solid and clear road improvement programme is now working by the Government or in the near foreseeable future, including, but not limited to the subject unattended substandard service road, local land owners have to rely on their own sincerely cumulative contributions to improve their local living conditions. All setbacks on the two sides of this substandard local service road via redevelopment schemes are essential and necessary to gradually improve the existing undesirable local living conditions and they are matters to the community in the long run.</p> <p>Please note that the Applicant has informally approached the adjoining land owners to the north of the Site, they have replied very positively and are willing to provide the similar setback once redevelopment schemes are in action.</p>

Departmental Comments		Applicant's Responses
C. Comments from the Chief Buildings Surveyor/New Territories West, Buildings Department received on 6 June 2024		
	<u>Accountability of Basement Floor</u>	
1.	Based on the information provided with consideration of the size, location and use, the underground E&M facilities and water tanks with access through cat ladder directly from internal part of the proposed house may be considered as a basement under the Buildings Ordinance (BO).	Please note that the proposed underground M&E utilities and associated plant rooms will only be connected by hatched doors located outside the proposed building. These underground essential ancillary facilities shall not be treated as a basement floor. Figures 6b, 7a and 11a in Annex A are being revised to replace their original ones.

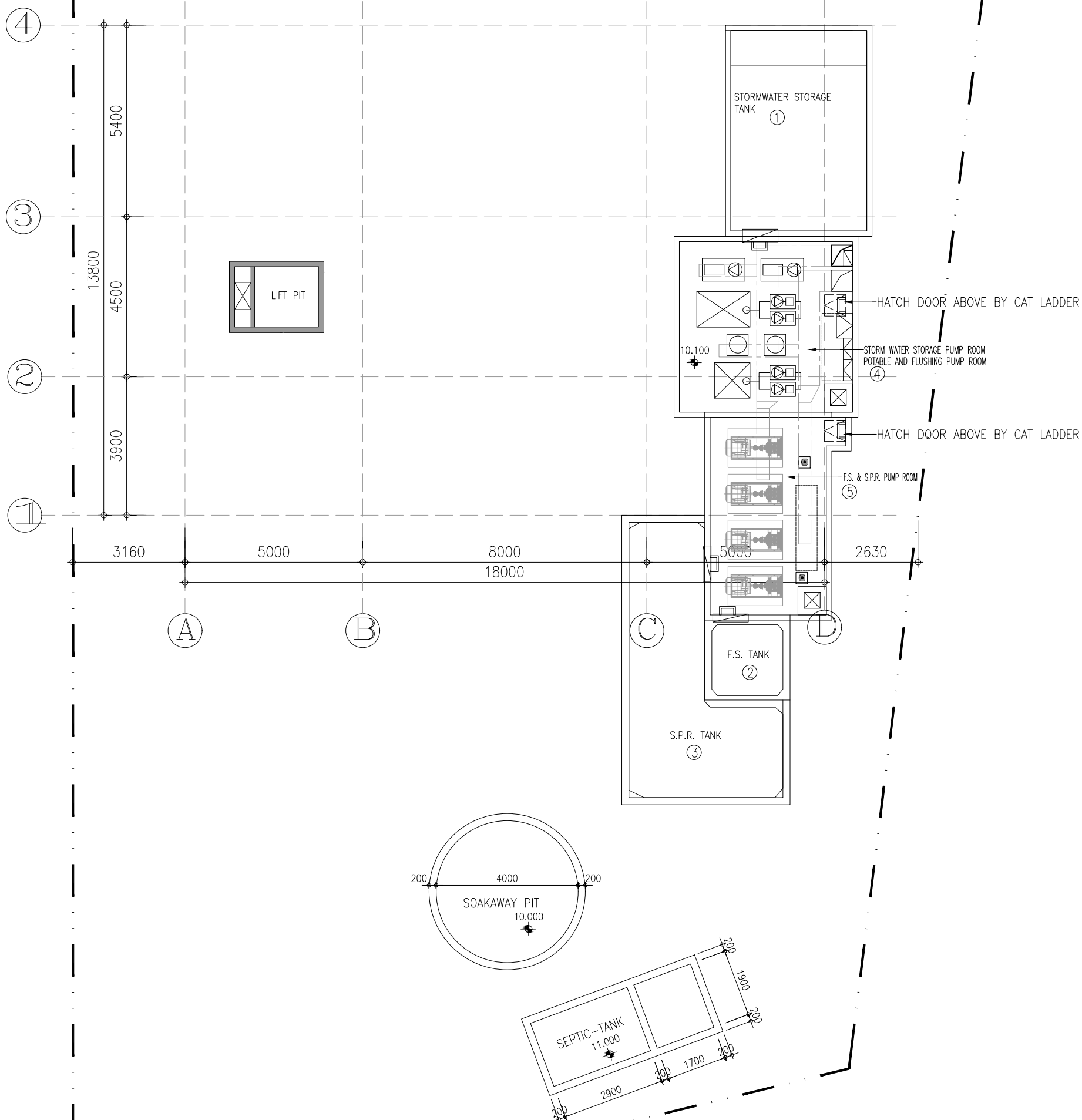
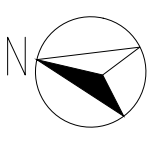


SITE AREA: About 1,018m²
 NO. OF BLOCKS: 2 (Main House + E&M Room & Guard Room)
 PROPOSED PLOT RATIO: Not More Than 0.48
 PROPOSED GFA: About 488.64m² (Including Guard Room)
 PROPOSED SITE COVERAGE : 24.4% Main House + 4.4% E&M Room & Guard Room
 =28.8%
 PROPOSED BUILDING HEIGHT: Not More Than 9.0m
 PROPOSED EXEMPTED GFA(E&M): 144m²



OTHER SET BACK AREA 28m²
 SET BACK ROAD AREA 26m²

Figure 5a - Master Layout Plan



PROPOSED EXEMPTED GFA CALCULATION	
UNDERGROUND	About
① STORMWATER STORAGE TANK	25 m ²
② F.S. TANK	6 m ²
③ S.P.R. TANK	26 m ²
④ STORM WATER STORAGE PUMP ROOM POTABLE AND FLUSHING PUMP ROOM	27 m ²
⑤ FS/SPRINKLER PUMP ROOM	21 m ²
Total	105 m²

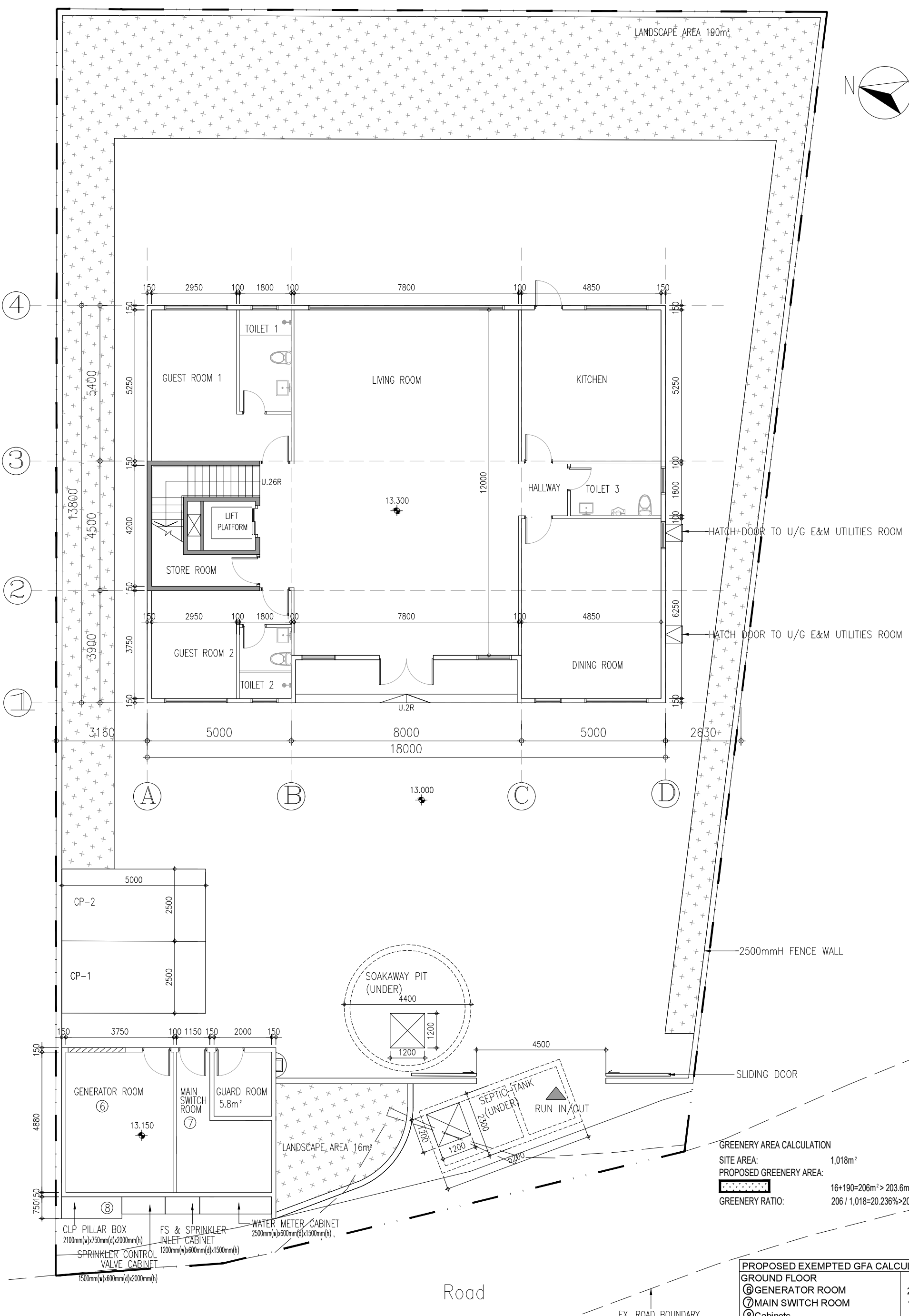
AUTHORIZED PERSON, PROJECT MANAGER & ENGINEER
LEADTOPS RAYMOND LTD.
 INTEGRATED DESIGN AND PROJECT MANAGEMENT SPECIALISTS

DRAWING TITLE: **UNDERGROUND M&E UTILITIES ROOM PLAN**

LEGEND:
 SITE BOUNDARY

DRAWING NO.: A-02
 SCALE: 1:250 @ A3
 REV.: 1
 DATE: 2024.06.07

Figure 6a - Basement Floor Plan



GREENERY AREA CALCULATION
 SITE AREA: 1,018m²
 PROPOSED GREENERY AREA: 206m²
 GREENERY RATIO: 20.236% > 20%

PROPOSED EXEMPTED GFA CALCULATION	
GROUND FLOOR	About
⑥ GENERATOR ROOM	21 m ²
⑦ MAIN SWITCH ROOM	12 m ²
⑧ Cabinets	6 m ²
Total	39 m²

AUTHORIZED PERSON, PROJECT MANAGER & ENGINEER
LEADTOPS RAYMOND LTD.
 INTEGRATED DESIGN AND PROJECT MANAGEMENT SPECIALISTS

DRAWING TITLE: **GROUND FLOOR PLAN**

LEGEND:
 [Symbol] SITE BOUNDARY
 [Symbol] LANDSCAPE AREA

DRAWING NO.: A-03
 SCALE: 1:250 @ A3
 REV.: 1
 DATE: 2024.06.07

Figure 7a - Ground Floor Plan

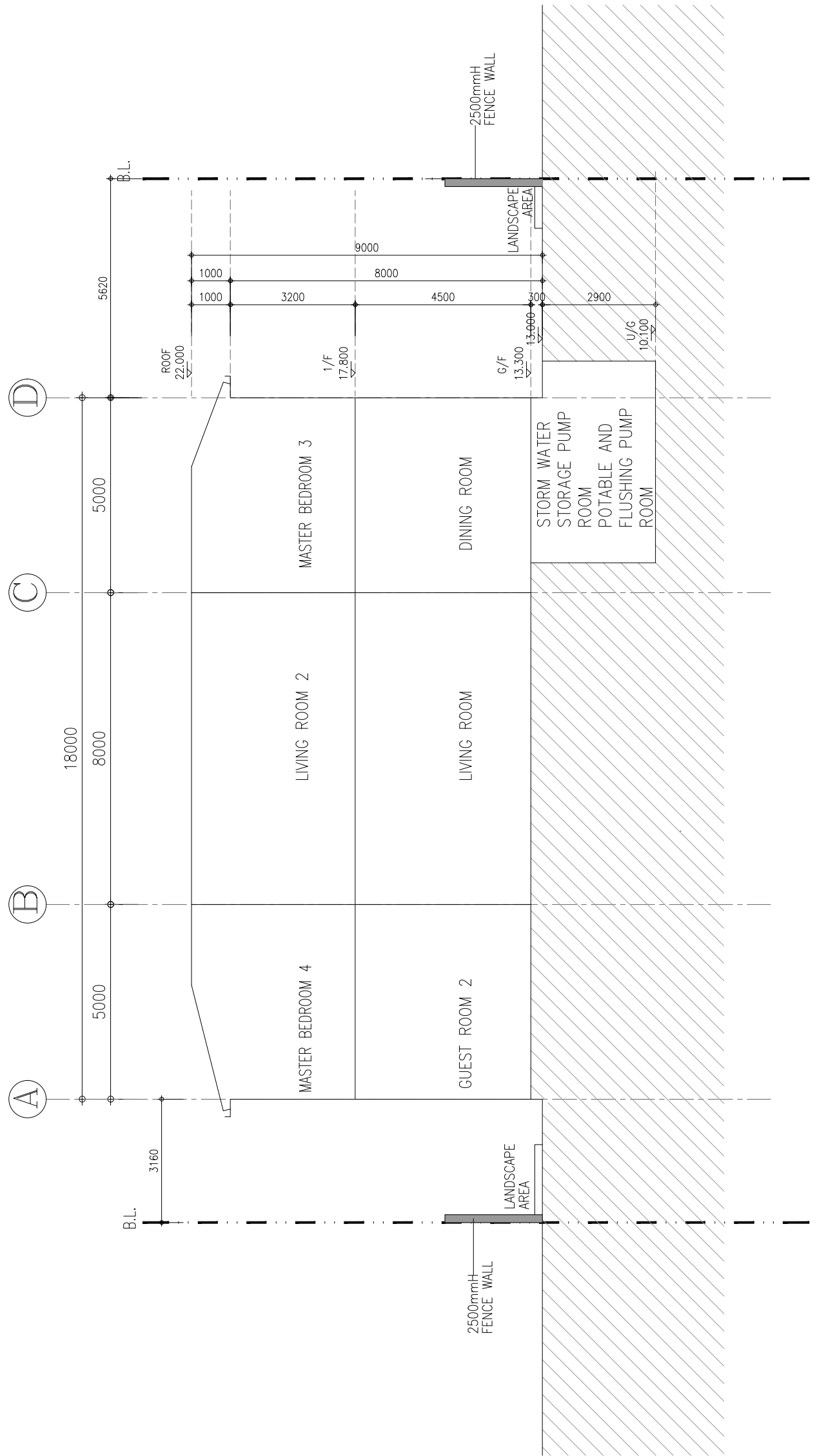
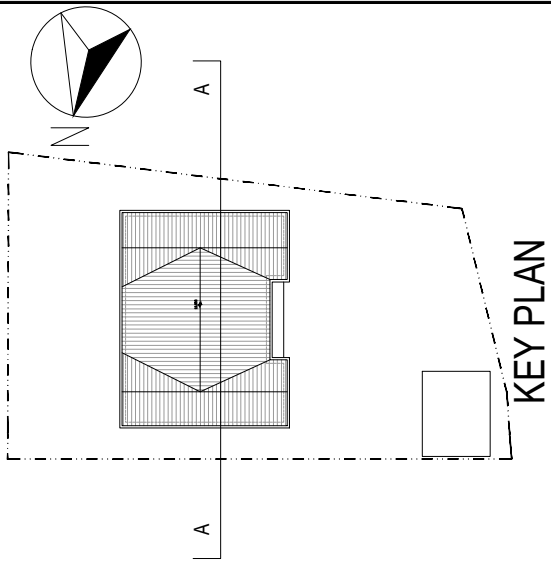


Figure 11a - Section

merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restriction(s) stated...may be considered by the Town Planning Board...". In view of this, the proposed minor relaxation of the maximum plot ratio restriction from 0.4 to 0.48 (i.e. an increase of 20%) also requires a permission from the TPB.

- 3.4 The Subject Site has no previous planning application record.
- 3.5 As shown in **Figure 1**, four similar planning applications (i.e., No. A/NE-KTS/460, A/NE-KTS/466, A/NE-KTS/525 and A/NE-KTS/528) located in close proximity to the Subject Site within the same "R(D)" site were approved with conditions by the TPB since 2018.
- 3.6 **Table 1** summarises the details of these four approved applications.

Table 1: Details of Four Similar Approved Planning Applications

No.	Proposed Use	Date of Decision
1. A/NE-KTS/460	House Development	21.12.2018
2. A/NE-KTS/466	Residential Development and Minor Relaxation of Maximum PR (from 0.4 to 0.48) and Building Height Restrictions	13.12.2019
3. A/NE-KTS/525	Residential Development (Houses) and Minor Relaxation of Maximum PR (from 0.4 to 0.48) Restriction	27.10.2023
4. A/NE-KTS/528	House Development	9.6.2023

- 3.7 It is noted that two out of these four planning applications (i.e. Nos. 2 and 3) involved minor relaxation of maximum plot ratio restriction from 0.4 to 0.48, which is exactly the same relaxation level as that in the present application.

4. INDICATIVE DEVELOPMENT PROPOSALS

The Scheme

- 4.1 The proposed development scheme contains only one 2-storey (9m tall) house characterised by hip roof design. With a total land area of about 1,018m² and a proposed plot ratio of 0.48, a total domestic gross floor area ("GFA") of about 488.64m² is therefore proposed, which has incorporated the floor area of guard room (i.e. about 5.8m²). It is anticipated that if everything goes smooth, the whole project under application will complete by 2027.

- 4.2 **Figures 5, 6, 7, 8 and 9** show the Master Layout Plan (MLP), basement E&M facilities to be served by cat ladders, Ground Floor (G/F), First Floor (1/F) and Roof Floor (R/F) Plans of the proposed development respectively. **Figure 10** shows the front and side elevation diagrams of the proposed house development. The Section Diagrams of the proposed development are illustrated in **Figure 11** and **Figure 12**.
- 4.3 A 2.5m tall solid fence wall is proposed for better and greater security and privacy purposes (**Figure 5** and **Figure 7**). The overall building height of the proposed development including the hip roof structure is 9m (**Figures 10, 11** and **12**).
- 4.4 A boundary set back of around 0.7m to 1.9m from the existing local access road alongside the western site boundary is proposed to offer an opportunity to widen this section of local access road up to 6m wide (**Figure 5**).
- 4.5 **Table 2** outlines the key development parameters of the proposed development.

Table 2: Key Development Parameters of the Proposed Development

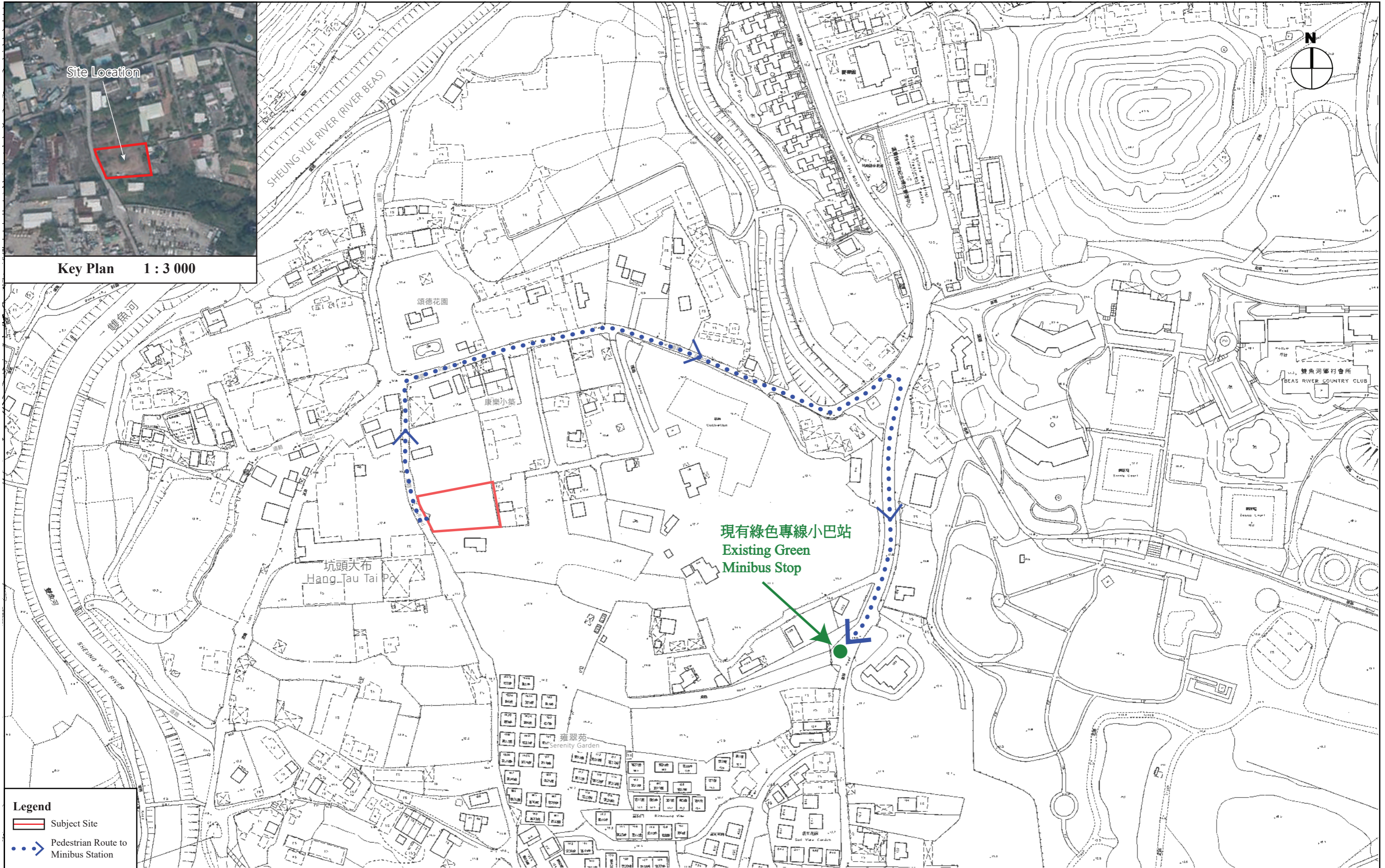
Item	
1. Site Area	About 1,018m ²
2. Plot Ratio	Not more than 0.48
3. Total Domestic GFA	About 488.64m ² (including guard room)
4. Site Coverage	About 28.8%
5. No. of Blocks	2 (Main House + E&M & Guard House)
6. Building Height	Not more than 9m
7. Number of Storeys	2 storeys plus 1-level of basement (for ancillary E&M facilities and stormwater storage tank)
8. Green Coverage	About 20.236% (> 20%)
10. Total Car Parking Spaces	2 private car parking spaces
14. Anticipated Completion Year	2027

Internal Traffic Arrangements

- 4.6 A 4.5m wide main vehicular egress/ingress point is proposed at the south-western of the Subject Site as shown in **Figures 5** and **7**. To facilitate easy and safety vehicular and pedestrian movements to and from the proposed development, so as the other local road users in future, the Applicant proposes to provide additional set back area at this entrance point (**Figure 5**). Two on-site car parking spaces are planned to meet the daily needs of the proposed development during operational phase (**Figures 5** and **7**).

Sewage Disposal Proposals

- 4.7 As mentioned in paragraph 2.3 above, the nearest public sewer manhole in this



Legend

- Subject Site
- ⋯➔ Pedestrian Route to Minibus Station

The Site and its Surroundings

(Extracted from Government Survey Sheet Nos.: 2-SE-9D & 2-SE-10C & 2-SE-14B & 2-SE-15A and Aerial Photo No. 2022_E146423C taken by Lands Department on 19 Jan 2022)

VISION
 弘域城市規劃顧問有限公司
 VISION PLANNING CONSULTANTS LTD.

Annex C

1 : 2 000