



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

Your Ref: TPB/A/NE-KTS/538  
Our Ref: NE-KTS/PA/GCL/23-10  
Date: 26 June 2024

**By Hand and Email**  
(tpbpd@pland.gov.hk)

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**

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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**”) 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 (**Table A**) dated 26.6.2024; and
- ii. A set of revised plans, i.e. **Figures 5b, 6b, 7b and 11b**, as attached in **Annex A** to replace their original ones.

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

Thank you very much for your kind attention.

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

Kim On CHAN  
Managing Director

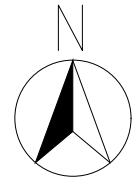
[NE-KTS/PA/GCL/23-10] [KC/sl]



**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)**

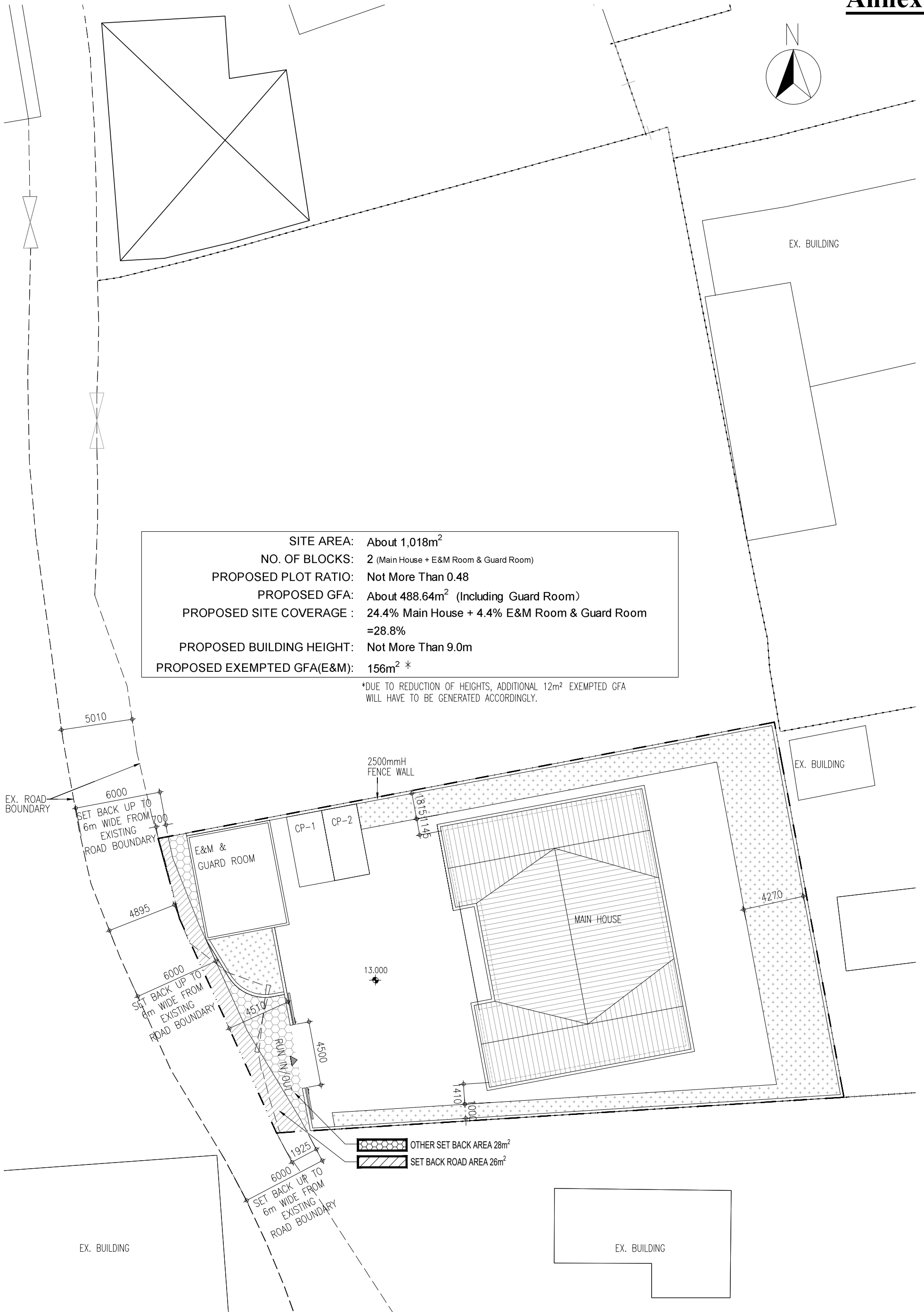
<b>Departmental Comments</b>		<b>Applicant’s Responses</b>
<b>A. Comments from District Lands Officer/North, Lands Department received on 13 June 2024</b>		
	<b><u>Guard Room</u></b>	
1.	<p>The Applicant proposed in the FI a new setback area named for "self-circulation purposes" in para. 2b of its cover letter dated 11.6.2024 and marked it as "other set back area 28m<sup>2</sup>" in the revised Figure 5a – Master Layout Plan. The Applicant shall clarify the meaning of "self-circulation purposes", i.e. whether the said “other set back area 28m<sup>2</sup>” is intended to be surrendered to the Government (i.e. likewise as the “set back road area 26m<sup>2</sup>”), and its management and maintenance responsibilities.</p>	<p>The Applicant would like to confirm that it has no intention to surrender the “other set back area of 28m<sup>2</sup>” to the Government. This portion of the set back area will be designed, constructed, maintained and managed by the Applicant on its own expenses.</p>
2.	<p>Regardless of the Applicant’s clarification of its intention, we note TD’s comments from the Response-to-Comments that widening the short section of access road in this case would only bring insignificant traffic benefits to the road users in the community. As mentioned in our previous memo dated 3.6.2024, in the absence of the concerned bureau / department’s request or support, <u>no conditions for road widening works would be incorporated under lease</u> of the regrant lot of the land exchange application (if submitted).</p>	<p>Noted.</p>

<b>Departmental Comments</b>		<b>Applicant's Responses</b>
3.	<p>Lastly, the Applicant has revised the location of the septic tank. The Applicant should ensure the septic tank and any other private facilities should be erected on private lot boundary and free from any surrender requirement of the land exchange application (if submitted). Also, this office will give detailed comment on the GFA at the stage of land exchange application (if submitted).</p>	<p>Noted.</p>
<p><b>B. Comments from the Chief Buildings Surveyor/New Territories West, Buildings Department received on 14 June 2024</b></p>		
1.	<p>Based on the information provided, in particular of the height, the underground E&amp;M facilities and water tanks may be considered as a storey under the Buildings Ordinance.</p>	<p>The proposed heights of the F.S. &amp; sprinkler pump room, stormwater storage pump room and portable &amp; flushing pump room have been reduced to 2.1m, while the height of the stormwater storage tank, F.S. tank and sprinkler tank are now being reduced to 2.8m. Due to the above changes, a set of revised plans, i.e. <b>Figures 5b, 6b, 7a and 11a</b>, is now attached in <b>Annex A</b> to replace their original ones. As a result, the sizes of these ancillary facilities have been amended and an additional GFA of about 12m<sup>2</sup> will be resulted accordingly.</p>



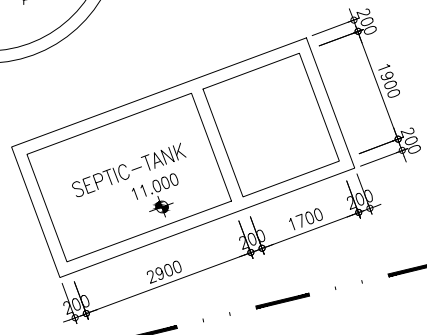
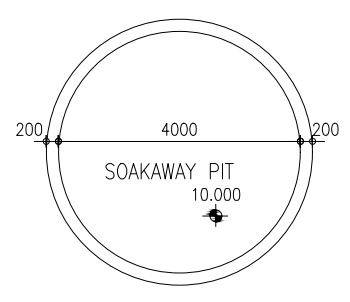
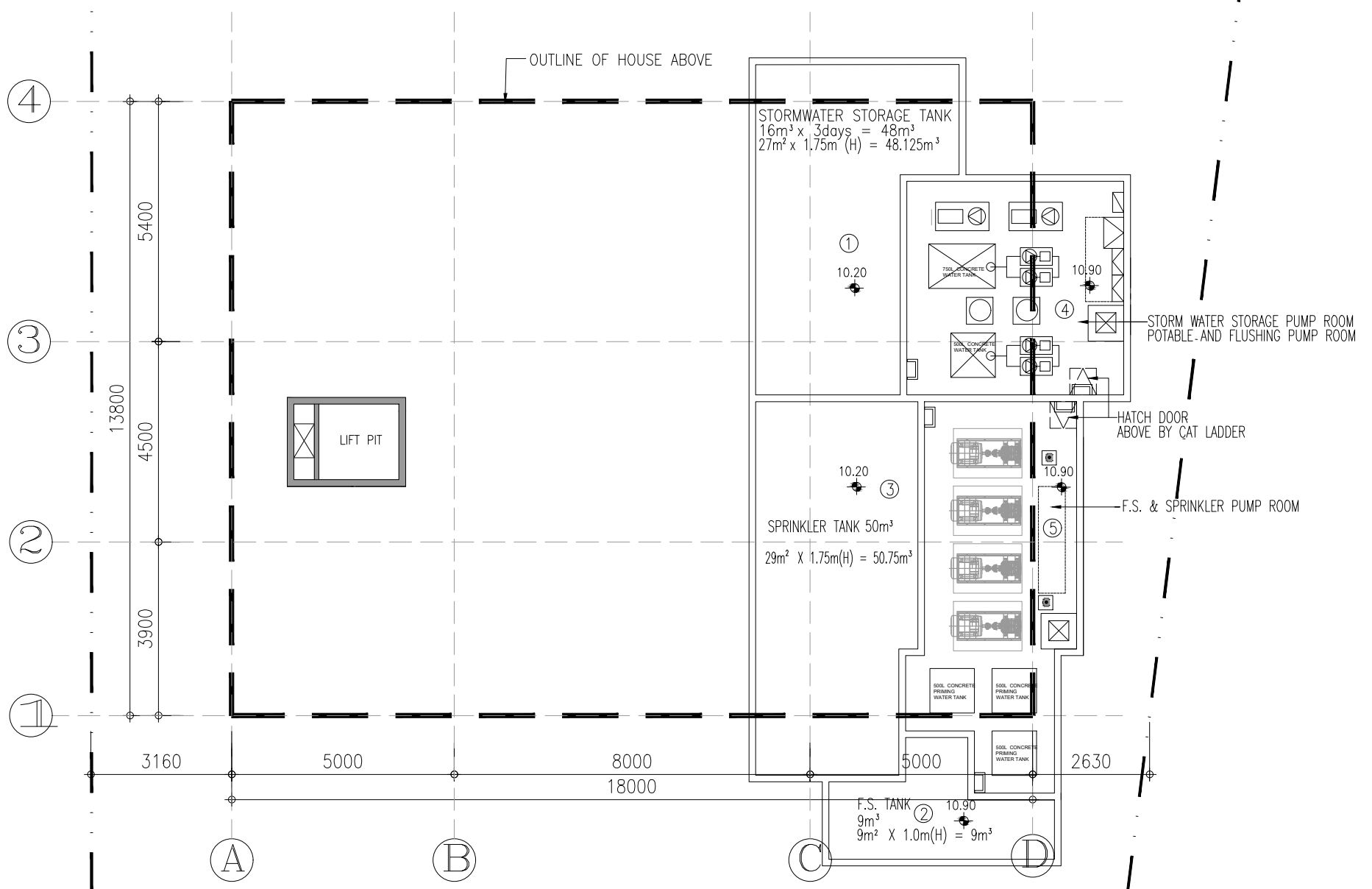
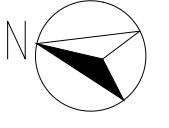
**SITE AREA:** About 1,018m<sup>2</sup>  
**NO. OF BLOCKS:** 2 (Main House + E&M Room & Guard Room)  
**PROPOSED PLOT RATIO:** Not More Than 0.48  
**PROPOSED GFA:** About 488.64m<sup>2</sup> (Including Guard Room)  
**PROPOSED SITE COVERAGE :** 24.4% Main House + 4.4% E&M Room & Guard Room  
 =28.8%  
**PROPOSED BUILDING HEIGHT:** Not More Than 9.0m  
**PROPOSED EXEMPTED GFA(E&M):** 156m<sup>2</sup> \*

\*DUE TO REDUCTION OF HEIGHTS, ADDITIONAL 12m<sup>2</sup> EXEMPTED GFA WILL HAVE TO BE GENERATED ACCORDINGLY.



OTHER SET BACK AREA 28m<sup>2</sup>  
 SET BACK ROAD AREA 26m<sup>2</sup>

**Figure 5b - Master Layout Plan**



PROPOSED EXEMPTED GFA CALCULATION	
UNDERGROUND	About
① STORMWATER STORAGE TANK	27 m <sup>2</sup>
② F.S. TANK	9 m <sup>2</sup>
③ SPRINKLER TANK	29 m <sup>2</sup>
④ STORM WATER STORAGE PUMP ROOM POTABLE AND FLUSHING PUMP ROOM	24 m <sup>2</sup>
⑤ F.S./SPRINKLER PUMP ROOM	28 m <sup>2</sup>
<b>Total</b>	<b>117 m<sup>2</sup></b>

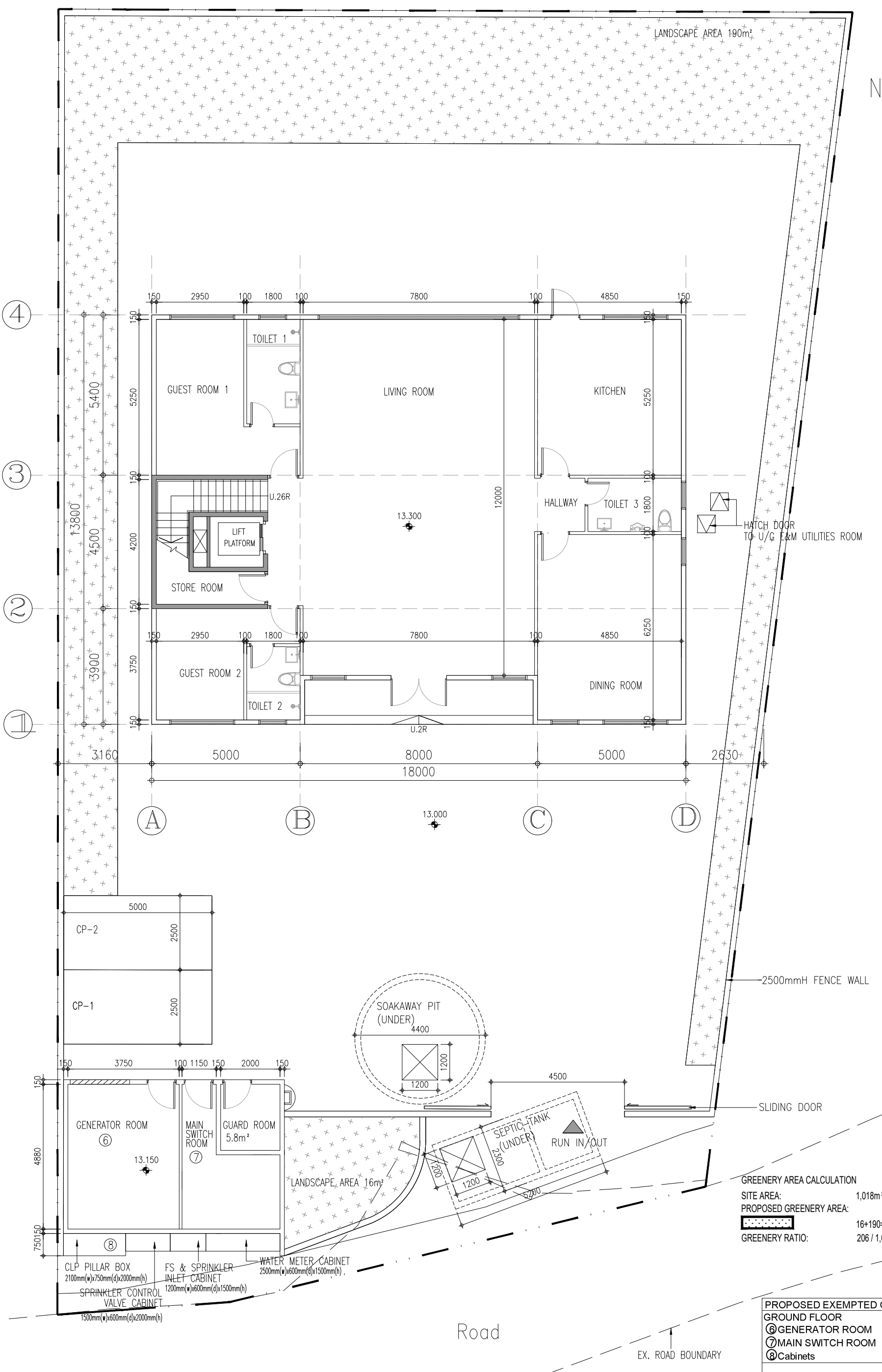
AUTHORIZED PERSON, PROJECT MANAGER & ENGINEER  
 LEADTOPS RAYMOND LTD.  
 INTEGRATED DESIGN AND PROJECT MANAGEMENT SPECIALISTS

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

LEGEND:  
 SITE BOUNDARY

DRAWING NO.: A-02  
 SCALE: 1:125 @ A3  
 REV.: 2  
 DATE: 2024.06.24

**Figure 6b - Underground E&M Utilities Room Plan**



GREENERY AREA CALCULATION  
 SITE AREA: 1,018m<sup>2</sup>  
 PROPOSED GREENERY AREA: 206m<sup>2</sup>  
 GREENERY RATIO: 20.236% > 20%

PROPOSED EXEMPTED GFA CALCULATION	
GROUND FLOOR	About
⑥ GENERATOR ROOM	21 m <sup>2</sup>
⑦ MAIN SWITCH ROOM	12 m <sup>2</sup>
⑧ Cabinets	6 m <sup>2</sup>
<b>Total</b>	<b>39 m<sup>2</sup></b>

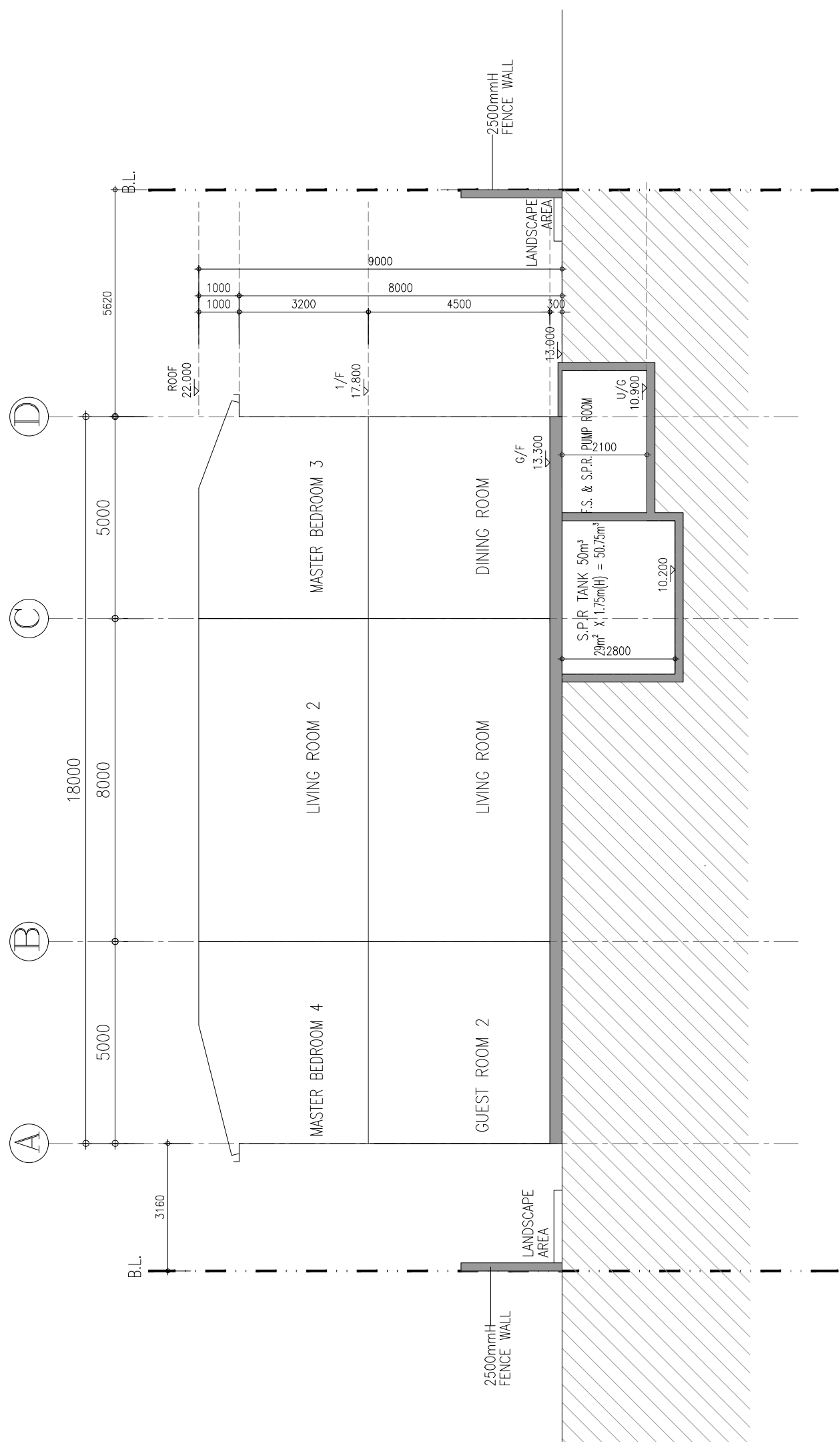
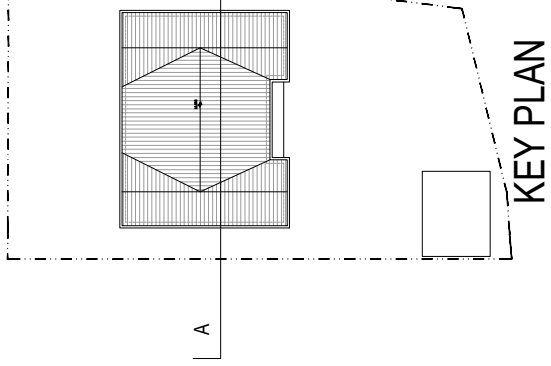
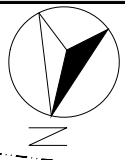
AUTHORIZED PERSON, PROJECT MANAGER & ENGINEER  
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 INTEGRATED DESIGN AND PROJECT MANAGEMENT SPECIALISTS

DRAWING TITLE  
**GROUND FLOOR PLAN**

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

DRAWING NO.: A-03  
 SCALE: 1:125 @ A3  
 REV.: 2  
 DATE: 2024.06.24

**Figure 7b - Ground Floor Plan**



SECTION A-A

AUTHORIZED PERSON, PROJECT MANAGER & ENGINEER

DRAWING TITLE

**SECTION A-A**

LEGEND:  
 SITE BOUNDARY

DRAWING NO.	A-07
SCALE	1:125 @ A3
REV.	2
DATE	2024.06.24

**Figure 11b - Section**