

**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**

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Executive Summary

This planning application aims to seek a permission of the Town Planning Board ("TPB") for a proposed 'House (not elsewhere specified)' development and proposed minor relaxation of maximum plot ratio ("PR") restriction from 0.4 to 0.48 (i.e. an increase of 20%) in "Residential (Group D)" ("R(D)") zone on the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/20 ("OZP") at Lots Nos. 407 S.A ss.2 S.A and 408 S.B ss.1 RP in D.D. 94 ("Subject Site"), Hang Tau Tai Po, Kwu Tung South, New Territories.

The proposed development comprises only one 2-storey (9m tall including hip roof structure) house which totally complies with the statutory planning requirements set out in the OZP with respect to the maximum building height restriction. A 2.5m tall solid fence wall is proposed to enhance the privacy and security of the development. To tackle the fire fighting, interim sewage disposal and potential flooding issues, proper on-site sprinkler system in association with underground fire sprinkler tank and pump room, soakaway system, and on-site underground stormwater storage tank and stormwater storage pump room are also proposed.

It has been demonstrated that the proposed increase in plot ratio by 20% is minor in nature and will not result in any consequential significant impact on the local area with respect to visual, traffic, sewerage or drainage aspects. The approval of two previous planning applications for the same increase in plot ratio within the same "R(D)" site by the TPB has already proved that the proposed increase in plot ratio by 20% is acceptable from the land-use planning point of view. The Applicant has reasonable expectation that same land-use planning treatment should also be shared in the present planning application. The proposed set back from the existing local access road in the west to offer an opportunity to widen this section of local access road up to 6m wide will no doubt contribute direct benefits to all local road users in the area.

行政摘要

(內文如有差異，以英文為準)

本規劃申請旨在懇請城市規劃委員會(下稱「城規會」)批准，就擬議的屋宇發展及擬議略為放寬最高地積比率限制，由 0.4 放寬至 0.48 (即增幅 20%)。申請地點位於新界古洞南坑頭大布丈量約份第 94 約地段第 407 段 A 分段第 2 小分段 A 分段及 408 段 B 分段第 1 小分段餘段(以下簡稱為「申請地點」)，屬於「古洞南分區計劃大綱核准圖編號 S/NE-KTS/20」(以下簡稱為「大綱核准圖」)的「住宅(丁類)」用途地帶。

擬議發展方案是按照規劃高限要求而設計的一幢兩層(9 米高，包括四坡屋頂結構高度)住宅房屋。為加強該住宅發展的隱私及保安功能，一幅 2.5 米高堅實圍牆因此而提出。在處理滅火，短期污水處理及防洪問題上，相關符合規範的消防花灑系統連地下消防花灑水缸和抽水機房，滲水污水井，以及地下蓄雨水缸和抽水機房，都相應提出，完滿解決。

本規劃說明書已證實，擬議放寬 20% 最高地積比率限制的性質，是屬於輕微，並不會對該區帶來嚴重不良的視覺景觀、交通、環境、排污排放或雨水排放的影響。早前「城規會」在同一幅「住宅(丁類)」用途地帶，批准了兩個同類的規劃申請，清楚證實增加 20%容積率，從土地用地規劃角度來看，是可以接受的調整。申請人有合理期望，本規劃申請應該得到相同的土地用地規劃對待。擬議的後退西部界線，旨在提供一個機會把這段道路可以擴闊至 6 米寬，令當區道路使用者可以受惠。

1. The Purpose

- 1.1 Vision Planning Consultants Limited has been commissioned by Chung Yick Tung Holding Limited (the "**Applicant**"), the registered owner of Lots Nos. 407 S.A ss.2 S.A and 408 S.B ss.1 RP in D.D. 94 (hereinafter collectively called the "**Subject Site**"), Hang Tau Tai Po (坑頭大布), Kwu Tung South, New Territories, to prepare and to submit this planning application on its behalf.
- 1.2 The purpose of this planning application aims to seek a planning permission of the Town Planning Board ("**TPB**") for a proposed **one** 2-storey (9m tall including hip roof structure) private residential house development [i.e. being classified as 'House (not elsewhere specified)' land use item under the present planning system] and proposed minor relaxation of the maximum plot ratio ("**PR**") restriction from 0.4 to 0.48 (an increase of 20%) at the Subject Site. The location of the Subject Site is shown in **Figure 1**. **Figure 2** and **Figure 3** are the lot plans of the Subject Site.
- 1.3 The Subject Site falls within an area zoned "Residential (Group D)" ("**R(D)**") on the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/20 (the "**OZP**") (**Figure 1**). According to the Notes of the OZP for "R(D)" zoning, the proposed 'House (not elsewhere specified)' is a Column 2 use and the Remark (b) of the same Notes also states: "*....no developmentshall result inexcess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).*" (**Appendix I**).
- 1.4 The present proposed 'House (not elsewhere specified)' development and proposed relaxation of PR up to 0.48 hence require a planning permission from the TPB under Section 16 of the Town Planning Ordinance.
- 1.5 To facilitate Members of the TPB to understand the proposed development scheme, this planning statement includes: a brief background of the site context and its surrounding developments, an indicative development scheme, relevant impact reviews with respect to drainage and sewerage aspects, and planning justifications.

2. THE SITE AND ITS SURROUNDINGS

- 2.1 The Subject Site comprises two private lots as highlighted in paragraph 1.1 above (**Figure 2** and **Figure 3**). It covers a total land area of about 1,018m² (**Figure 3**). It is situated in the middle of Hang Tau Tai Po and is about 200m east of

Sheung Yu River (雙魚河) (**Figure 1**). It is surrounded a mixture of rural domestic structures (partly with active small-scale domestic agricultural activities), unused (or vacant) sites, and low-rise housing developments. At present, the Subject Site is vacant (**Figure 4**).

- 2.2 It is understood that the Subject Site was previously covered a cluster of single-storey livestock farming structures. These on-site structures were cleared in mid-2018. In order to avoid any unauthorised dumping or trespass activities, the Subject Site, together with its adjoining land area, has been fenced off with corrugated galvanised sheets as shown in **Figure 4**.
- 2.3 No tree has been identified within the Subject Site. The Subject Site is being served by a local access road (about 4m to 7m in width) linking Kwu Tung Road via Hang Tau Road and Kam Hang Road (**Figure 1** and **Figure 4**). The section of local access road fronting the Subject Site has a width ranged from about 4m to more than 6m. Local drainage system has already provided underneath and within the local access road, as shown in photos 3-6 in **Figure 4**. Within a radius catchment of 250m from the Subject Site, no public sewer manhole is available.
- 2.4 A Green Minibus (**GMB**) Route, namely No. 50K, is presently running MTR Sheung Shui Station to Hang Tau Village. The closest GMB stop to the Subject Site is located about 200m away to its southeastern (**Figure 4**).

3. PLANNING CONTEXT

- 3.1 As mentioned in paragraph 1.3 above, the Subject Site falls within an area zoned "R(D)" on the OZP (**Figure 1**) and the Notes of the OZP for "R(D)" zoning (**Appendix I**) states clearly that the primarily planning intention for zoning is for *"improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments ..."*
- 3.2 In the same Notes, the proposed 'House (not elsewhere specified)' is a Column 2 use, which may be approved with or without conditions on application to the TPB under section 16 of the Town Planning Ordinance. As such, the proposed development at the Subject Site requires a planning permission from the TPB.
- 3.3 In addition, the maximum PR and building height of the Subject Site are being restricted to 0.4 and 3 storeys (9m) respectively (**Appendix I**). However, paragraph (e) in the Remarks of the same Notes, it states: *"Based on the individual*

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 will be yielded in optimal calculation. However, the present proposed scheme will only generate a total GFA of about 486m² (i.e. slightly less than 488.64m²). 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 486m ² (<488.64m ²)
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

part of the Hang Tau Tao Po area is located over 250m away from the Subject Site. In view of this, an interim measure, by means of provision of on-site septic tanks with soakaway pit system, is proposed to cater for the sewage disposal to be generated by the proposed development. The size and the location of the proposed septic tank and soakaway pit are shown in **Figures 6 and 7**. **Appendix II** is the Sewage Treatment Proposal for the proposed development. This on-site sewage disposal system will be disused once an extension of the existing local public sewer system is available in future.

Drainage Arrangements

- 4.8 The results of the Drainage Proposals (**Appendix III**), with the provision of the proposed on-site stormwater collection system, no significant adverse or unacceptable drainage impact on the local area is anticipated. The proposed on-site drainage system divides the whole catchment into two portions (i.e. one portion will collect the surface runoff from the western portion of the Subject Site and convey them to the existing drainage channel outside the Subject Site; and the other portion will collect the surface runoff in the eastern portion of the Subject Site and then convey them into the proposed underground stormwater storage tank. **Figure 6** shows the location and dimensions of these drainage facilities. Details of the drainage proposals are in **Appendix III**.

Fire Fighting Proposals

- 4.9 As the width of many sections of the local access road connecting to the Subject Site from Hang Tau Road are substandard at the present moment, and to address the potential fire fighting issue, the Applicant proposes to provide an on-site fire sprinkler system with underground fire sprinkler tank and pump room (**Figure 6**). A row of pillar box, sprinkler control valve cabinet, sprinkler inlet cabinet and water meter cabinet are also proposed alongside the north-western end of the proposed development (**Figure 7**).

Landscape Aspect

- 4.10 There is no existing tree within the Site. The proposed development will not involve any tree felling and tree transplant works. A total greenery area of about 206m² (or about 20.2% of green coverage) are provided within the Subject Site (**Figure 7**).

5. PLANNING JUSTIFICATIONS

In-line with the Planning Intention

- 5.1 Paragraph 3.1 above has mentioned that the Subject Site falls within an area

zoned "R(D)" which intends primarily for "...improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings" and "...is also intended for low-rise, low-density residential developments".

- 5.2 Apart from the proposed relaxation of the maximum PR restriction from 0.4 to 0.48 (an increase of 20%), the number of building storeys and the building height of the proposed development fully comply with the planning requirements set out in the Notes of the OZP for "R(D)" zoning as outlined in paragraph 3.3 above.
- 5.3 It is noted that between 2019 and 2023, the TPB approved with conditions two previous planning applications (i.e. Application Nos. A/NE-KTS/466 and A/NE-TKS/525) for relaxation of the maximum plot ratio restriction from 0.4 to 0.48 within the same "R(D)" site (**Table 1** and **Figure 1** above).
- 5.4 The approval of these two previous planning applications has already proved that the proposed relaxation of the maximum restriction plot ratio from 0.4 to 0.48 is being acceptable in and compatible with the local land use planning context, and the degree of increase in plot ratio restriction is considered minor in nature and will not result in any unacceptable consequential effect on the area.
- 5.5 In view of the above and having considered the nature of the overall proposed development is low-rise, low-density residential development, the proposed development scheme under application is fully in line with the primarily planning intention of the "R(D)" zone.
- 5.6 Therefore, it has a reasonable expectation that the same land use planning treatment given by the TPB on the previously two planning applications, as mentioned above, should also be shared in the present planning application.

No Consequential Significant Impact

Nil Visual Impact

- 5.7 The proposed development is only one 2-storey (9m) house development. It complies totally with the building height restriction set out for the Subject Site. The proposed 2.5m tall solid fence wall aims only for provide better and greater level of security and privacy of the development during operational phase. The height of this fence wall is commonly found in many residential developments in the area. No unacceptable visual bulkiness is anticipated due to the proposed development at this part of the Hang Tau Tai Po area.

Insignificant Traffic Impact

- 5.8 The proposed development comprises only one 2-storey house. Only two on-site car parking spaces are proposed for the daily operational need. It is definitely not envisaged that the proposed development will generate any significant adverse traffic impact on the local road system.
- 5.9 The proposed set back of around 0.7m to 1.9m from the existing local access road intends to offer an opportunity to widen this section of local access road up to 6m wide. It is considered a most achievable **planning gain** to all road users in the community.

Nil Drainage/Sewerage Disposal Impact

- 5.10 The results of the sewerage and drainage proposals in **Appendix II** and **Appendix III** have demonstrated that with the provision of the proposed on-site sewerage and drainage systems, no unacceptable sewerage or drainage impact will be resulted from the proposed development.

6. CONCLUSION

- 6.1 This planning application aims to seek a permission of the TPB for a proposed 'House (not elsewhere specified)' development with minor relaxation of maximum plot ratio ("PR") restriction from 0.4 to 0.48 (an increase of 20%) 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.
- 6.2 The proposed development comprises only one 2-storey house. The total building height of the proposed development is 9m (including hip roof structure). The proposed building height complies fully with the statutory planning requirement set out in the OZP.
- 6.3 It has been demonstrated that the proposed scheme is fully in-line with the planning intention of the area; and the proposed development is acceptable in and compatible with the surrounding developments from land use planning standpoint. The approval of this planning application will not result in any significant adverse consequential impact or unacceptable effect on the local area in terms of traffic, sewerage, drainage, landscape or visual aspects.
- 6.4 The approval of this planning application will offer direct benefits to all local road users in the community as far as the local road safety and future road

widening works are being concerned.

- 6.5 In view of the above, we respectfully request the TPB to give a favourable consideration to approve this application to enable the Applicant to implement its proposed development at the Subject Site as early as possible.

Vision Planning Consultants Limited

30 April 2024