

**Proposed ‘House (not elsewhere specified)’
Development and Proposed Minor Relaxation
of Maximum Plot Ratio Restriction
in “Residential (Group D)” Zone at
Lot No. 1120 S.A in D.D.92, Lots
Nos. 408 S.B ss.1 S.A and 408 S.B ss.1 S.B
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 from 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 Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21 ("OZP") at Lot No. 1120 S.A in D.D.92, and Lots Nos. 408 S.B ss.1 S.A and 408 S.B ss.1 S.B. in D.D. 94 (hereinafter collectively called the "**Subject Site**"), Hang Tau Tai Po, Kwu Tung South, New Territories.

The proposed development comprises two independent and self-contained 2-storey (9m tall including hip roof structure) houses which totally complies with the statutory building height restriction set out in the Notes of the OZP for "R(D)" zone. A 2.5m tall solid fence wall in each house lot is proposed for the privacy and security reasons. Each house will provide its own set of ancillary interim fire fighting, sewage disposal and storm water drainage systems.

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 with 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% for this low-rise, low density residential development is not incompatible and acceptable from the land-use planning standpoint. As such, the present proposed development should share the same land-use planning treatment as those given by the TPB in the two previous approved applications. The approval of this application will contribute a meaningful section of road widening works (i.e. enable to widen the local sub-standard road width up to 6m wide). Upon completion of this local road widening works, it will benefit 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，就位於新界 古洞南 坑頭大布丈量約份第 92 約地段第 1120 段 A 分段及第 94 約地段第 408 段 B 分段第 1 小分段 A 分段和 408 段 B 分段第 1 小分段 B 分段(以下統稱為「**申請地點**」)，屬於「古洞南分區計劃大綱草圖編號 S/NE-KTS/21」(以下簡稱為「**大綱草圖**」)的「住宅(丁類)」用途地帶，擬議的屋宇發展，以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%)的規劃申請。

擬議發展方案是按照「大綱草圖」「住宅(丁類)」用途地帶註釋上要求的建築物高限要求而設計，是兩幢兩層(9 米高，包括四坡屋頂結構高度)完全各自獨立的住宅屋宇。為加強各自屋宇發展的隱私及保安功能，每片屋宇地塊都擬議一幅 2.5 米高的堅實圍牆。每一間屋宇也會有各自的過渡性滅火，污水處理及雨水排放系統。

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，批准了兩個性質相同的規劃申請，也清楚證實，從土地用地規劃角度來看，增加 20%的容積率不是不協調，仍是接受的。批准是次申請會為本區帶來一段有義意的擴闊路段(至少擴闊到 6 米寬)。完成這段道路擴闊工程後，所有本區的道路使用者都會直接受惠得到。

1. THE APPLICATION

- 1.1 Vision Planning Consultants Limited has been commissioned by Chung Yick Tung Holding Limited (the "**Applicant**"), the registered owner of Lot No. 1120 S.A in D.D.92 and Lots Nos. 408 S.B ss.1 S.A ("**Site A**"), and 408 S.B ss.1 S.B in D.D. 94 ("**Site B**") (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 proposed two 2-storey (9m tall including hip roof structure) independent and self-contained houses (i.e. one house on Site A and one house on Site B) at the Subject Site; and proposed minor relaxation of the maximum plot ratio ("**PR**") restriction from 0.4 to 0.48 (an increase of 20%) associated with each house. The location of the Subject Site is shown in **Figure 1**. **Figures 2 - 4** 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 Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21 (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 from 0.4 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 three private lots, as highlighted in paragraph 1.1 above (**Figures 2, 3 and 4**). Site A contains two lots (i.e. Lot No. 1120 S.A in D.D.92 and Lot No. 408 S.B ss.1 S.A in D.D. 94), and Site B contain one lot (i.e.

- Lot No. 408 S.B ss.1 S.B in D.D. 94). The Subject Site covers a total land area of about 1,782.8m², of which Site A and Site B share equally the same amount of the land area, i.e. about 891.4m² each (**Figure 3** and **Figure 4**).
- 2.2 The Subject Site is situated in the middle of Hang Tau Tai Po and is about 150m east of Sheung Yu River (雙魚河) (**Figure 1**). As shown in **Figure 5**, the Subject Site is surrounded by a mixture of rural domestic structures (partly with active small-scale domestic agricultural activities), unused (or vacant) sites, and low-rise, low-density housing developments. At present, apart from a small single-storey structure in Site A, the rest of the Subject Site is vacant.
- 2.3 According to the Applicant, the Subject Site was previously covered a cluster of single-storey livestock farming structures. Apart from an existing single-storey structure in Site A, all other building structures within the Subject Site were already cleared in mid-2018. At present, the Subject Site, together with its adjoining land area, has been fenced off with corrugated galvanised sheets, as shown in **Figure 5**. This aims to prevent any unnecessary unauthorised dumping or trespass activities.
- 2.4 No tree has been identified within the Subject Site. At present, the Site has been overgrown with weeds (see Photographs in **Figure 5**).
- 2.5 The Subject Site is being served by a sub-standard local access road (the width of which is being ranged irregularly from about 3.5m to about 13m) linking Kwu Tung Road via Hang Tau Road and Kam Hang Road (**Figure 1** and **Figure 5**). The width of the local access road section fronting the Subject Site is ranged from about 3.5m to 5.2m. It is understood that no road improvement programme or road widening works has ever been proposed/planned by the Government in this Hang Tau Tai Po area. Such an extremely undesirable living conditions will have to depend very much upon the local self-initiative neighbourhood collaborations via redevelopment projects in the near future, if this area remains unattended.
- 2.6 Minimal local drainage system is being provided underneath and within the sub-standard local access road, as shown in photos 3-5 in **Figure 5**. Within a radius catchment of about 250m from the Subject Site, no public sewer manhole is available.
- 2.7 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 220m away to its southeastern (**Figure 5**). A local pedestrian route connecting the Subject Site with this GMB stop is shown in **Figure 5**.

3. STATUTORY PLANNING CONTEXT

3.1 The Subject Site falls within an area zoned "R(D)" on the draft 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)' development 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 house development at the Subject Site requires a planning permission from the TPB.

3.3 Also, a maximum PR restriction of 0.4 and a maximum building height restriction of 3 storeys (9m) have been imposed on the Subject Site under the OZP (**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..."*.

3.4 In view of the above, the proposed minor relaxation of the maximum PR restriction from 0.4 to 0.48 (i.e. an increase of 20%) also requires a permission from the TPB.

4. SIMILAR PREVIOUS APPROVED APPLICATIONS

4.1 The Subject Site has no previous planning application record. However, it is understood that since 2018, TPB approved with conditions a total of four similar planning applications (i.e., No. A/NE-KTS/460, A/NE-KTS/466, A/NE-KTS/525 and A/NE-KTS/528) in areas located in close proximity to the Subject Site within the same "R(D)" site, as shown in **Figure 1**.

4.2 **Table 1** summarises the details of these four approved planning applications. Among these four planning applications, two of them (i.e. Nos. 2 and 3) were involved a proposed minor relaxation of maximum PR restriction from 0.4 to 0.48,

which is exactly the same relaxation level as that in the present application.

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 |

5. SCHEMATIC DEVELOPMENT PROPOSALS

The Scheme Layouts

- 5.1 The proposed development scheme comprises two 2-storey (9m tall) houses characterised by hip roof design. These two houses are independent and self-contained in terms of main vehicular ingress/egress point, ancillary electrical and mechanical (“E&M”) facilities, landscape proposal, firefighting system, sewage disposal facility and drainage discharge systems.
- 5.2 With a total land area of about 1,782.8m² and the proposed plot ratio of 0.48, a total domestic gross floor area (“GFA”) of about 855.74m² will be yielded. As the land area in Site A and Site B are the same, the amount of domestic GFA in House 1 at Site A and House 2 at Site B are also the same, i.e., about 427.87m² for each house. For security reason, the Applicant proposes to allocate about 6m² out the total 427.87m² GFA for provision of an on-site Guard Room purpose in each house development lot. This Guard Room is planned to be combined with the standalone E&M Room in the western end of each lot.
- 5.3 **Figures 6, 7, 8, 9 and 10** show respectively the schematic Master Layout Plan (MLP), **Underground Utilities** (i.e., firefighting system, drainage/flood control and sewage disposal facilities), Ground Floor (G/F), First Floor (1/F) and Roof Floor (R/F) Plans of the proposed development.
- 5.4 **Figure 11** shows the typical elevation diagrams of the proposed house development at the Subject Site. The Section Diagrams of the proposed development are illustrated in **Figure 12**.
- 5.5 Each house development lot will contain two building blocks (i.e. one is the Main House and one is the E&M-cum-Guard Room) (**Figures 6 and 8**). A 2.5m tall solid fence wall is proposed in each house development lot for security and

privacy purposes (**Figure 6 and Figure 8**). The overall building height of the proposed development including the hip roof structure is 9m (**Figures 11 and 12**).

- 5.6 All underground utilities, including sprinkler tank, stormwater storage tank and their associated pump rooms will be provided outside the building development as shown in **Figure 7**. No other maintenance access to these underground utilities will be provided in the Main House.
- 5.7 **Table 2** outlines the key development parameters of the proposed development.

Table 2: Key Development Parameters of the Proposed Development

| | |
|---|--|
| 1. Total Site Area <i>Site A:</i> <i>Site B:</i> | About 1,782.8m² <i>About 891.4m²</i> <i>About 891.4m²</i> |
| 2. Total No. of Blocks | 4 [(1 Main House + 1 E&M-cum-Guard Room) x 2] |
| 3. Proposed Plot Ratio | Not more than 0.48 |
| 4. Total Domestic GFA <i>Site A:</i> <i>Site B:</i> | About 855.74m² <i>About 427.87m² (including about 6m² Guard Room)</i> <i>About 427.87m² (including about 6m² Guard Room)</i> |
| 5. Total Site Coverage <i>Main House</i> <i>E&M-cum-Guard Room</i> | About 29.5% <i>About 24.5% (each site)</i> <i>About 5% (each site)</i> |
| 6. Proposed Building Height | Not more than 9m |
| 7. Total Landscape Area <i>Site A:</i> <i>Site B:</i> | About 372m² (about 20.87% > 20%) <i>About 186m²</i> <i>About 186m²</i> |
| 8. Total Car Parking Spaces <i>Site A:</i> <i>Site B:</i> | 4 private car parking spaces <i>2 private car parking spaces</i> <i>2 private car parking spaces</i> |

Boundary Set Back Proposals

- 5.8 With an attempt to offer an opportunity to widen the existing local road section fronting the western site boundary up to 6m wide, a strip of boundary set back area ranged from around 1.9m to 4.2m fronting the existing local access road is proposed (**Figure 6**). This set back area serves two purposes. The outer one is being planned for widening the section of the existing local access road up to 6m wide; and the inner one is proposed for pedestrian movements (**Figure 6**).
- 5.9 In terms of land area, the outer one will be about 60m² (i.e., 28m² in Site A and 32m² in Site B) and the inner one will be about 59m² (i.e. 22m² in Site A and 37m² in Site B). **Figure 6** shows the detailed breakdown of these set back areas.
- 5.10 The total length of affected local access road section is about 36m. This may

not be considered as a substantial road improvement section, but it is the intention of the Applicant to act as a catalyst for other adjoining lots with high redevelopment potential to follow the same pro-active and neighbourhood collaboration initiative effort to improve this undesirable local access road condition via redevelopment planning process. Unless the Government will take up the road improvement works in the near future, it would be the most pragmatic way to achieve such road improvement works in long term.

- 5.11 The Applicant has no intention to surrender this set back area to Government. Yet, the design and construction of the proposed road widening works under application will be undertaken by the Applicant at its own expenses to the satisfaction of relevant Government departments. Until and unless the Government is decided to take over the long-term maintenance and management ("M&M") responsibilities of this set back area, the Applicant is willing to undertake the M&M responsibilities of this local access road section at its own expenses.

Internal Traffic Arrangements

- 5.12 Two independent main vehicular egress/ingress points, one at Site A and one at Site B, are proposed at the western side of the Subject Site fronting the existing local access road as shown in **Figures 6 and 8**. A total of 4 parking spaces (2 in Site A and 2 in Site B) are provided under application (**Figure 6, Figure 8 and Table 2**).

Sewage Disposal Proposals

- 5.13 As mentioned in paragraph 2.5 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 light of this, an interim measure, by means of provision of an on-site septic tank with soakaway pit system, is hence proposed to tackle the short to medium term sewage disposal demand in each independent house.
- 5.14 The size and the location of the proposed septic tank and soakaway pit system are shown in **Figures 7 and 8**. **Appendix II** is the Sewage Treatment Proposal for each house development at the Subject Site. These on-site sewage disposal systems will be disused once an extension of the existing local public sewer system is available in future.

Drainage Arrangements

- 5.15 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 tanks. **Figure 7** shows the location and dimensions of these drainage facilities. Details of the drainage proposals are in **Appendix III**.

Firefighting Proposals

- 5.16 As the width of many sections of the existing local access road connecting the Subject Site to Hang Tau Road are only 3.5m wide, the Applicant proposes to provide within each house lot a set of on-site fire sprinkler system with underground fire sprinkler tanks and pump rooms to address the potential firefighting issue in short to medium terms (**Figure 7**). A separated set of pillar boxes, sprinkler control valve cabinets, sprinkler inlet cabinets and water meter cabinets for each house is also proposed in the western ends of the Subject Site as shown in **Figure 8**.

Greenery Proposals

- 5.17 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 372m² (or about 20.87% of green coverage) is proposed within the Subject Site (**Figure 8**).

6. PLANNING JUSTIFICATIONS

In-line with the Planning Intention

- 6.1 In accordance with paragraph 3.1 above, the Subject Site falls within an area zoned "R(D)" on the OZP. The primarily planning intention of this zone is aimed 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*".
- 6.2 The proposed redevelopment scheme comprises two 2-storeys (9m tall) houses, which conform totally with the primarily planning intention set out in the Notes of the OZP for "R(D)" zone, as stated above.

Compatible Redevelopment Scheme

- 6.3 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 redevelopment scheme 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.

- 6.4 As mentioned in paragraphs 4.1 – 4.2 above, between 2019 and 2023, the TPB has approved on 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). Obviously, it has been demonstrated that the proposed increase in domestic plot ratio from 0.4 to 0.48 at this locality is not incompatible the local planning context including its surrounding built environment or setting.
- 6.5 Having considered that the proposed redevelopment scheme comprises only two houses, and the results of the sewerage disposal (**Appendix II**) and drainage assessment (**Appendix III**), together with the provision of firefighting system have demonstrated that the approval of this planning application will not result in causing any unacceptable sewerage, drainage, firefighting or traffic effects on the local area.
- 6.6 In light of the above, the present proposed increase level in plot ratio restriction from 0.4 to 0.48 at the Subject Site is minor in nature and will not end up to generate any significant adverse or unacceptable consequential impact on its local area.
- 6.7 The nature and the scale of development under application conforms fully with the primarily planning intention of the "R(D)" zone under the present statutory town plan.
- 6.8 Therefore, the Applicant has a reasonable expectation that the present proposed relaxation of maximum plot ratio restriction from 0.4 to 0.48 at the Subject Site will share the same land use planning treatment that given by the TPB on the two previously approved planning applications.

Effective Catalyst for Achieving Community Benefits

- 6.9 At present, the width of the existing local access road serving the Subject Site is ranged irregularly from 3.5m to 13m, as mentioned in paragraph 2.5 above. This undesirable situation will unlikely be improved via the Government funding in the foreseeable future. In order to offer an opportunity to widen the section of this local access road fronting the Subject Site up to 6m wide, upon approval

of this planning application, the Applicant has committed to provide a boundary set back alongside the western boundary. **Figure 6** shows the alignment of this set back area.

- 6.10 Upon completion of the proposed development at the Subject Site, a total length of 36m of the existing substandard local access road will be widened up to 6m wide. It is noted that the southern redevelopment site under Application No. A/NE-KTS/538 has also offered the same widening scheme (i.e. to widen the road up to 6m wide). As such, a cumulative length of the proposed improvement section will up to about 61m (**Figure 6**).
- 6.11 The Applicant will take the active liberty to talk to other adjoining land owners for the same boundary set back arrangement where situation permits with a view to improving the local living conditions via redevelopment projects.
- 6.12 Therefore, the present proposed boundary set back for improving local road within the Hang Tau Tai Po area will act as an effective catalyst to realise the provision of a proper 6m wide vehicular access road via the local redevelopment projects in the area.
- 6.13 Both TPB and relevant Government departments/bureaux should give their active supports to such local self-initiative neighbourhood-based collaboration planning objective to improve their own living conditions via local redevelopment projects.

No Consequential Significant Impact

Nil Visual Impact

- 6.14 The proposed development comprises two 2-storey (9m) houses. It complies totally with the building height restriction imposed on the Subject Site. The proposed 2.5m tall solid fence walls aims solely for providing 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

- 6.15 The proposed development only involves two 2-storey houses. Only two on-site car parking spaces per each house 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.

- 6.16 The proposed boundary set back of around 60m² in extent will enable the affected section of the existing local access road to be widened up to 6m wide. It is a quick-win project to gradually improve the local driving and walking conditions.

Nil Drainage/Sewerage Disposal Impact

- 6.17 The results of the sewerage and drainage proposals respectively 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 on the local area due to the proposed redevelopment is anticipated.

Nil Firefighting Issue

- 6.18 The proposed fire-fighting system in each house lot will fully tackle the concern on fire-fighting due to the substandard local service road in the area. No fire-fighting issue is anticipated in the present proposed redevelopment scheme.

7. CONCLUSION

- 7.1 This planning application to seek a permission of the 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 (an increase of 20%) at Lot No. 1120 S.A in D.D.92, and Lots Nos. 408 S.B ss.1 S.A and 408 S.B ss.1 S.B in D.D. 94 (hereinafter collectively called the "**Subject Site**"), Hang Tau Tai Po, Kwu Tung South, New Territories.
- 7.2 The proposed development comprises two 2-storey houses. 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.
- 7.3 It has been demonstrated that the proposed redevelopment scheme fully in-line with the planning intention of the "R(D)" zoning in the area; the proposed redevelopment will not result in causing any unacceptable visual, traffic, sewerage or drainage impact on the local area, nor causing any fire-fighting issue; is minor in nature and is not incompatible with its surrounding development characters.
- 7.4 The approval of this planning application represents an active and positive support for the local self-initiative neighbourhood collaboration to widen gradually the local access road up to 6m at the end of the day.
- 7.5 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 redevelopment scheme at the Subject Site as early as possible.

Vision Planning Consultants Limited

5 August 2024