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Replacement Pages of Revised Planning Statement and Illustrations

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This *Planning Statement* is submitted to the Town Planning Board ("the Board") under Section 12A of the Town Planning Ordinance to rezone the site at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories (hereinafter referred to as "the application site") from "Residential (Group C)" ("R(C)") zone and "Agriculture" ("AGR") zone to "Residential (Group A) 2" ("R(A)2") zone (hereinafter referred to as "the proposed plan amendment") on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 (hereinafter referred to as "the current OZP") for **Proposed Flat, Shop and Services and Eating Place** (hereinafter referred to as "the proposed development"). This *Planning Statement* serves to provide background information and planning justifications in support of the proposed development in order to facilitate the consideration by the Board.

The application site has a total area of approximately 22,445m². The proposed development involves the development of 5 residential blocks of 43 storeys comprising 3,305 flats, a clubhouse and a 4-storey commercial complex comprising of 5,610m² for shop and services and eating place. The rezoning application is for facilitating the proposed comprehensive development to create a self-contained and desirable residential and social hub particularly targeting young families in need of independent living space and a social lifestyle at the application site. Considering that it is in accordance with the Government's policy, and that no adverse traffic, environmental or infrastructural impacts are anticipated, the proposed development is expected to contribute to community gains and enhance locality by optimising the potential of the application site.

As detailed in this *Planning Statement*, the proposed plan amendment for proposed development is well justified on the grounds that: -

- (a) The proposed development is in line with the Visions of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" to enhance liveability in a compact high-density city and create an inclusive and supportive environment. The proposed development that facilitates housing supply and provides wider and appropriate housing choices responds to the public call for housing demand of young family and enhance overall liveability;
- (b) The proposed development is fully in line with the latest policy address in developing the Northern Metropolis by optimising the use of land resources and adopting a higher development intensity and increasing high-quality housing supply;
- (c) The proposed development is in line with the Government's latest policy direction in stabilising supply for private housing to meet the projected demand in the Long-Term Housing Strategy ("LTHS");
- (d) The proposed development facilitates the phasing out of existing non-conforming uses to

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

申請人根據《城市規劃條例》第 12A 條向城市規劃委員會（「城規會」）遞交是次修訂規劃地帶的規劃申請。是次規劃申請地點位於新界龍躍頭丈量約份第 83 約地段第 755 號、第 756 號、第 782 號 A 分段、第 789 號 A 分段、第 789 號餘段、第 790 號 A 分段第 1 小分段、第 790 號 A 分段餘段、第 791 號 A 分段第 1 小分段、第 791 號 A 分段第 2 小分段、第 791 號 A 分段第 3 小分段、791 號 A 分段餘段、第 791 號餘段、第 792 號 A 分段餘段、第 792 號餘段、第 793 號、第 794 號 A 分段、第 794 號餘段、第 800 號 A 分段餘段、第 801 號 A 分段、第 803 號餘段、第 835 號 B 分段第 1 小分段 A 分段、第 835 號 B 分段第 1 小分段餘段、第 836 號 A 分段、第 836 號餘段、第 837 號、第 838 號 A 分段、第 838 號餘段、第 839 號、第 840 號、第 841 號 A 分段、第 841 號 B 分段、第 841 號餘段、第 842 號 A 分段、第 842 號 B 分段、第 842 號餘段、第 843 號、第 844 號 A 分段、第 844 號餘段及第 854 號及毗連政府土地（以下簡稱「申請地點」），建議將申請地點由《龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/19》已劃作「住宅(丙類)」地帶及「農業」地帶修訂為「住宅(甲類)2」地帶（以下簡稱「擬議修訂圖則」），作擬議分層住宅、商店及服務行業和食肆用途（以下簡稱「擬議發展」）。此規劃報告書將提供是次申請的背景資料及規劃理據予城規會考慮。

申請地點的面積約為 22,445 平方米。擬議發展包括於申請地點內興建五座樓高 43 層的分層住宅樓宇，共提供 3,305 住宅單位，一座會所及一座樓高 4 層、面積約為 5,610 平方米的商業設施作商店及服務行業和食肆用途。擬議修訂圖則旨在促進擬議綜合發展，利用申請地點提供一個自給自足的理想居住和社交環境，尤其惠及需要獨立生活空間及社交生活的年輕家庭。考慮到擬議修訂圖則符合政府的政策，並且預計不會對環境、交通或基礎設施造成不利影響，擬議發展將有效充分利用短缺的土地資源以帶來社區利益及改善地區環境。

此規劃報告書提供規劃理據，詳列如下：

- (一) 擬議發展符合《香港 2030+: 跨越 2030 年的規劃遠景與策略》的願景，以建立一個包容的城市，透過規劃解決住房需求。擬議發展將有效透過增加房屋供應及選擇，回應年輕家庭對房屋的需求，提升整體生活質素；
- (二) 擬議發展符合政府最新的政策方向以發展北部都會區。擬議發展將有效最大化利用土地資源，提高發展密度並增加優質房屋供應；
- (三) 擬議發展符合政府最新的政策方向，以適時回應社會對穩定私人房屋供應，達致《長遠房屋策略》訂下的目標；
- (四) 擬議發展可改劃現時不符合圖則規定的舊有用途，促使更全面及設計更佳房屋及發展，預期可長遠改善整體本地環境，並釋放此地段的土地發展潛力；
- (五) 擬議發展在現有土地用途、性質和發展規模方面與周遭環境相互兼容；
- (六) 擬議發展通過提供大量綠化和公共空間，為未來的住戶提供更宜居和健康的居住環境；
- (七) 各項專業研究報告證明是次申請並不會對附近交通、環境、供水、及排水及排污方面造成不良影響。

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1. INTRODUCTION

1.1 Purpose

1.1.1. This *Planning Statement* is submitted to the Town Planning Board ("the Board") under Section 12A of the Town Planning Ordinance to rezone the site at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories (hereinafter referred to as "the application site") from "Residential (Group C)" ("R(C)") zone and "Agriculture" ("AGR") zone to "Residential (Group A) 2" ("R(A)2") zone (hereinafter referred to as "the proposed plan amendment") on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 (hereinafter referred to as "the current OZP") for **Proposed Flat, Shop and Services and Eating Place** (hereinafter referred to as "the proposed development").

1.1.2. The current application seeks to amend the current OZP with a view to materialising the latest policy direction in developing the Northern Metropolis and by phasing out existing brownfield development as well as increasing high quality housing supply in a potential area to alleviate the pressing housing demand.

1.1.3. The application site has a total area of approximately 22,445m². The location of the application site is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots and Government land that the application site involves. The application site involved G.L. of about 1,358m². The proposed development involves the development of five 43-storeys residential blocks comprising of 3,305 flats, a clubhouse and a 4-storey commercial complex comprising of 5,610m² for shop and services and eating place. The application site currently falls within an area at "Residential (Group C)" zone (about 91%) and "AGR" zone (about 9%) on the Current OZP exhibited on 16.12.2022 (please refer to **Figure 3**).

1.1.4. Aikon Development Consultancy Limited has been commissioned by *Carlton Furniture Company, Limited* (hereinafter referred to as "the Applicant") to prepare and submit the current application on his behalf.

1.2 Objectives

1.2.1 The overriding goal of the current application is to enable the Applicant to be given an opportunity regarding the proposed development in the application site, as to achieve multiple policy goals promulgated by the Government in planning for the housing needs and catering the development of the Northern Metropolis. In summary, the proposed development strives to achieve the following objectives:-

- To materialise the policy direction as stipulated on the Chief Executive's Policy Addresses in addressing the foreseeable planning challenges posed by limited land supply and increasing demand of high quality housing;
- To materialise the vision in "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" in creating an inclusive and supportive city by building an

4. PROPOSED AMENDMENT TO THE CURRENT OZP

4.1 Proposed Amendment to the Current OZP

4.1.1 This application proposes to rezone the application site from "R(C)" zone and "AGR" zone to "R(A)2" zone on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 for Proposed Flat, Shop and Services and Eating Place.

4.1.2 The proposed plan amendment involves the following items to the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19:-

- To rezone Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 from "R(C)" zone and "AGR" zone to "R(A)2" zone
- To impose the development restrictions of a maximum domestic plot ratio of 6.5, a maximum non-domestic plot ratio of 0.25, a maximum site coverage of 23.77% and a maximum building height of 43 storeys (150m) including car parks for the "R(A)2" zone in the Remarks.

4.1.3 The proposed Schedule of Uses and development restrictions for the "R(A)2" zone have been enclosed in **Appendix 1**. The proposed plan amendment will allow the relevant Government departments to properly control the land use, development intensity and layout of the proposed development by imposing developments restrictions.

5. THE DEVELOPMENT PROPOSAL

5.1 Proposed Site Layout, Major Development Parameters and Operation

- 5.1.1 The proposed development is configured as a high-density development and would include the provision of parking spaces, loading/unloading spaces, communal open space, landscaped area and access road within the Application Site. The proposed development would involve the excavation of land for basement carparks. The area and depth of excavation would be about 15,810m² and 10m respectively.
- 5.1.2 The total gross floor area (GFA) of the proposed development is about 151,491m². At the southern portion of the application site, there are 5 residential blocks of 43 storeys excluding a 2-storey basement carpark. The residential blocks consist of a total domestic GFA of about 145,881m² would provide 3,305 flats with an average flat size of 44.1m². At the northern position of the application site, there is a 4-storey commercial complex which involves a non-domestic GFA of 5,610m² serving as shop and services and eating place. The Master Layout Plan and perspective drawings illustrating the development scheme, floor plans and section drawings of the proposed development are shown in **Appendix 2**.
- 5.1.3 The proposed development has incorporated a building setback of about 13m from the site boundary at the north to ensure sufficient buffer from Sha Tau Kok Road and reserve buffer for any future infrastructural improvement.
- 5.1.4 The proposed development parameters and schedule of accommodation are summarized in the **Tables 3 to 4** below:

Table 3: Major Development Parameters of the Proposed Development

Development Parameters	
Site Area	About 22,445 m ² (including Government land of about 1,358 m ²)
Site Coverage	23.77%
Domestic	16.02%
Non-domestic	7.75%
Plot Ratio	6.75
Domestic	6.50
Non-domestic	0.25
GFA	About 151,491 m ²
Domestic	About 145,881 m ²
Non-domestic	About 5,610 m ²
Number of Blocks	6
Domestic	5
Non-domestic	1
Building Height	+150.45 to +153.60mPD
Domestic	+150.45 to +153.60mPD
Non-domestic	+32.15mPD

Number of Storeys Domestic Non-domestic	43 storeys (excluding 2 storey of basement) 4 storeys (excluding 1 storey of basement)
Domestic Units Unit Size	3,305 units 1-2 bedroom (44.1 m ² average size per unit)
Retail Facility GFA	5,610 m ²
Clubhouse GFA⁽¹⁾	3,650 m ²
Design Population	9,915
Communal Open Space	not less than 9,951 m ²
Vehicular Access	Sha Tau Kok Road – Lung Yeuk Tau
Private Car Parking Space Domestic Non-domestic	485 447 (including 422 for residential and 25 for visitors) 38
Private Motorcycle Parking Space Domestic Non-domestic	38 34 4
Bicycle Parking Space Domestic Non-domestic	111 111 0
Heavy Goods Vehicles L/UL Space Domestic Non-domestic	12 5 (HGVs) 7 (including 4 LGVs and 3 HGVs)

⁽¹⁾ The GFA of clubhouse is exempted from PR calculation.

Table 4: Schedule of Proposed Flat

Tower 1		
Floor	GFA	Number of Units
G/F	563 m ²	12
1/F – 31/F	17,453 m ²	403
33/F – 42/F	5,630 m ²	120
U.P./Bal.	705 m ²	0
U.P./Bal.	228 m ²	0
Total	24,579 m² (43 storeys including 1 refuge floor)	535

recommended under the HKPSG and provides a reserve for any future infrastructural improvement.

Extensive Greenery and Vertical Green

- 5.2.5 The proposed development also seeks to provide an abundance of greenery which will meet the required 30% greenery requirement (equalling to 6,733.5m²) set out in PNAP APP-152 – Sustainable Building Design Guidelines. The use of vertical green along boundary wall would also provide additional visual amenity. In addition, the proposed plantings along the internal access, common planting beds, rooftop of the shopping arcade and club house as well as planting strips at the periphery of the application site would create a tranquil and harmonic environment for enjoyment of future residents.

Provision of Active and Passive Facilities

- 5.2.6 Under the current application, not less than 9,951 m² of communal open spaces would be provided in serving some 9,915 occupants at the proposed development in order to meet the requirement set out in HKPSG, i.e. 1m² open space per person. Recreational facilities such as children's play area, meandering path, fitness equipment for adults and swimming pool are proposed to promote healthy lifestyle.

5.3 Provision of Transports Facilities and Traffic Impacts

Internal Transports Facilities and Traffic Access Arrangement

- 5.3.1 The Traffic Impact Assessment ("TIA") (**Appendix 3** refers) has been conducted to assess the existing traffic issues, to design and provide internal transports facilities and to examine the traffic impacts of the proposed development to the local road network. The application site is accessed from Sha Tau Kok Road – Lung Yeuk Tau, which is a dual 2-carriageway connecting to Sha Tau Kok Road - Ma Mei Ha to its east and Jockey Club Road to its western end.
- 5.3.2 As shown in **Appendix 2**, the existing site access road leading from Sha Tau Kok Road - Lung Yeuk Tau will be maintained as the run-in/out for the proposed development. The existing access at Dao Yang Road / Hai Wing Road will also be maintained to ensure access to Lot 782 RP.
- 5.3.3 In terms of internal transport facilities for the residential development at the southern portion of the application site, a total of 447 private car parking spaces (including 25 visitors private car parking spaces), 34 motorcycle parking spaces, 111 bicycle parking spaces and 5 heavy goods vehicles (HGVs) loading/unloading bays will be provided. For the commercial complex at the northern portion of the application site, 38 private car parking spaces, 4 motorcycle parking spaces, 7 loading/unloading bays (including 4 for LGVs and 3 HGVs) will be provided. Details of the provision of parking spaces and loading/unloading bays are indicated in **Table 3** above and **Appendix 3**. Sufficient internal transport facilities will be provided for the proposed development. The internal transport

facilities provided for the Private Housing comply with the maximum recommendations of Hong Kong Planning Standards and Guidelines (HKPSG).

Traffic Impacts

- 5.3.4 The traffic impacts of the proposed development have been analysed in the TIA report (**Appendix 3** refers). The proposed development is expected to be completed in 2031, thus the design year adopted for the capacity analysis is 2034, i.e. 3 years after the planning completion of the development. The results presented that all critical links and junctions will have sufficient capacity to accommodate the expected traffic growth to Year 2034, including the traffic generated from the proposed development. The proposed development will hence not generate any adverse traffic impact to the surrounding road networks and is acceptable from a traffic engineering point of view.

Impact on Public Transport Services

- 5.3.5 An occupancy survey of existing public transport services has been conducted and the impact of the proposed development on public transport has been evaluated in the TIA report (**Appendix 3** refers). As reference to the TIA, passenger demand on public transport services associated with the Proposed Development was estimated for local and regional road-based public transport services. New railway feeder service between within the Proposed Development and the new Kwu Tung Station is proposed to connect the residents with regional MTR services, of which the Proposed Development is expected to only increase the passenger demand on the MTR East Rail by 611 persons during the peak hour, or 0.7% of its maximum carrying capacity. On the other hands, local road-based services to/from North District is proposed to include 2 additional trips by double-decker during the AM peak hour, and 4 additional trips during the PM peak hour to accommodate the additional passenger demand. Moreover, enhancement on regional road-based services is also proposed to including an additional 1 to 2 services during the AM and PM peak hour. With the proposed new services, and enhancement proposals on existing public transport services to, the proposed development is considered acceptable from traffic engineering viewpoint.

5.4 Tree Preservation and Landscape Proposal

- 5.4.1 Tree survey has been conducted for the current application (**Appendix 4** refers). A total of 190 living trees were recorded which the bulk of the surveyed trees is generally in fair and poor condition. There are no Old and Valuable Trees (OVT), or protected species identified within the application site. 182 out of total 190 surveyed existing trees within Application Site will be in conflict with the proposed works while 8 of the surveyed existing trees will be unaffected by the proposed development. The retained trees will be protected and maintained in accordance with the details set out in Section 25 – Landscape Work in the General Specification for Building (2017) and relevant guidelines promulgated by GLTM. Under the current application, 156 out of total 190 nos. identified existing trees are proposed to be felled and 26 nos. of identified trees would be transplanted due to in conflict with the proposed development and the associated works.

- 5.4.2 To compensate the loss of 156 existing trees, 209 heavy standard trees with average DBH approx. 100mm, 120mm and 150mm are proposed to be planted (See **Table 5**). They will be planted at the common landscape areas, peripheral planting strips and roadside planting verge within the site boundary. All these new trees within the lot boundary will all be maintained by the future management office and the individual Lot owners of the Proposed Development. Although the compensation ratio in terms of aggregated DBH cannot achieve 1:1, the planting strategy follows that sufficient space should be provided for the planting of compensatory trees taking in account the adequate space required to cater for the establishment and healthy growth of trees up to maturity, in order to ensure that the greenery opportunity within the site is optimised where practicable.

Table 5: Tree Compensation under Current Application

	Current Application
Quantity of loss of trees	156 nos.
Accumulated DBH loss of trees	33.358 m
Quantity of compensatory trees	209 nos.
Quantity compensation ratio	1:1.34
DBH compensation	23.810 m
DBH compensation ratio	1:0.71

- 5.4.3 With reference to the Landscape Proposal (**Appendix 4** refers), the Landscape Master Plan constitutes a total greenery area of about **8,026.5m²** and a greenery ratio of **35.76%**, which is more than the required 30% greenery requirement (equalling to 6,733.5m²) set out in PNAP APP-152 – Sustainable Building Design Guidelines. Some **5,628.5m²** of greenery at primary zone is proposed for easy access by the public.
- 5.4.4 In order to further integrate the proposed development with the surrounding landscape, edge planting strips wide are proposed along the boundary to form a soft-planted edges along the periphery of the application site with a view to providing a smooth transition between the proposed development and the adjoining neighbours. In addition, a 10m wide planting beds fronting the proposed commercial complex is proposed to provide smooth transition between the road corridor and the proposed development.
- 5.4.5 To maximise greenery within the application site, planting verges with ornamental vegetation are proposed along the internal access in order to provide shade and visual amenity to the occupants and visitors. Heavy standard trees and medium shrubs are proposed to enhance the instant greening effect and to form a green boulevard along the internal access. Moreover, flat roofs of commercial complex and clubhouse will be planted with ornamental vegetation. with a view to enhancing local greenery.
- 5.4.6 Active and passive reactional facilities are proposed to create a healthy and liveable environment for future occupants. The proposed area of communal open spaces under the current application is about **10,078.8m²** to serve 9,915 occupants which fulfils the requirement set out in HKPSG.

5.5 Visual Context and Visual Impacts

- 5.5.1 The Visual Impact Assessment ("VIA") (**Appendix 5** refers) was carried out in accordance

operation phase, the major type of waste generated will be MSW. Since these kinds of waste will be collected on a regular basis by waste collectors and will be disposed of at landfill, and domestic waste will be collected on a regular basis by licenced collector and will be disposed at a landfill managed by EPD, no adverse waste impacts from handling, transportation or disposal are anticipated during operation.

- 5.6.8 With the implementation of the recommended mitigation measures, adverse waste impacts generated during the construction and operational phases of the Proposed Development are not anticipated.

5.7 Water Supplies

- 5.7.1 A Water Supply Impact Assessment (**Appendix 7** refers) has been conducted to evaluate the possible impacts on the existing water supply during the operation of the proposed development. The results indicate that the capacity of the existing water supply system would be sufficient to handle the water demand from the operation of the application site and from the nearby residential uses. Therefore, there should be no adverse impact on the existing water supply system due to the proposed development.

5.8 Drainage Aspect

- 5.8.1 With reference to Drainage Services Department's Advice Note No. 1 - Application of the Drainage Impact Assessment Process to Private Sector Projects, a Project Profile of Drainage (**Appendix 8** refers) has been prepared. Based on the review of **Sections 3 and 4** of **Appendix 8**, no adverse drainage impact on the municipal drainage system is anticipated due to the proposed development.

5.9 Sewerage Aspect

- 5.9.1 A Sewerage Impact Assessment (**Appendix 9** refers) has been conducted to assess the potential sewerage impact arising from the proposed development. With the provision of the on-site sewage treatment plant (STP), the treated effluent from the STP is proposed to be discharged into the stormwater drainage system. Therefore, no adverse sewerage impact from the Proposed Development is anticipated.

5.10 Air Ventilation Considerations

- 5.10.1 Air ventilation considerations of the application site and the proposed development are evaluated. As reference to the Regional Atmospheric Modelling System (RAMS) wind data released from Hong Kong Planning Department, the wind data of Grid (077, 084) is extracted. The annual winds in the area primarily originate from the easterly quadrants, namely east (E), east-northeast (ENE), and east-southeast (ESE). During the summer season, the local wind conditions are mainly influenced by winds coming from the east (E), south (S), and south-southwest (SSW), as illustrated in the **Diagram 1** below.

facilitate the movement of air and allow air flows to reach crucial downstream areas, thereby mitigating potential impacts from wind. In the case of S winds, the air streams would continue to flow towards the north through the building separations. On the other hand, E winds would flow towards the western regions through the building separations.

- 5.10.16 Compared to the current performance, the proposed development may slightly reduce wind flow to some extent due to the increased development intensity, which is similar to the nearby Queen's Hill developments. However, considering that the proposed development has a smaller scale and less bulky morphology, along with the proposed mitigation measures, it is anticipated that there will be **no significant air ventilation issues within the application site and its surroundings arising from the proposed development.**

5.11 Archaeological Interest Considerations

- 5.11.1 Heritage conservation has been given due consideration. While a small portion of the application site on Lot 854 partially falls within Queen's Hill Site of Archaeological Interest ("SAI") (hereinafter referred to as the "encroached area") (**Illustration 6-I and Illustration 6-II** refer), it is important to note that the encroached area is occupied by an existing road, namely Dao Yang Road. The current proposal does not involve any works on or underneath this road (also the encroached area), and its use will remain unchanged as it serves as a major access road for local residents in the vicinity. To further minimize potential impacts on the SAI, a buffer zone of approximately 10m between Dao Yang Road and the proposed development is proposed as an emergency vehicular access (EVA), landscape area, loading and unloading bay, and bicycle parking area. Only minor furnishing works are required for constructing the proposed EVA, landscaping, parking and L/UL area. The construction works will ensure no disturbance to the adjacent SAI.

- 5.11.2 In addition, while the majority of the application site is in close proximity to the SAI, it is observed that the archaeological potential within the SAI is small. According to the archaeological report conducted by AMO in 1999 for facilitating the drainage channel works at Ma Liu Shui Sun Tsuen, no archaeological relics were identified in the surveyed area. Hence, no mitigation measure was suggested in the report. Another AMO's field survey in 2001 surrounding the Queen's Hill Camp also reflected that no archaeological material was found in the area. The survey suggested further archaeological investigation by future project proponent if potential development fall within the identified area.

- 5.11.3 Moreover, previous Archaeological Review Report¹ conducted for the studies of public housing estate development at Queen's Hill and its extension concluded that adverse

¹ CEDD commissioned an archaeological review from 2014 to 2016. The objective of the aforesaid review is to assess the potential archaeological impact brought by the proposed public housing development at the Queen's Hill SAI. The review comprises of Stage 1, Stage 2A and Stage 2B. Stage 1 Archaeological Study was a desktop review. Stage 2A was conducted at Potential Areas 1 and 2 within the SAI, while Stage 2B focused on the Entrance Area, Large Grass Field and Ball Court of Queen's Hill. According to the review, no archaeological remain was identified in the fieldworks carried out in mid-2015 and late-2015. (Progress of Archaeological Licences Issued between 2012 and 2015 (as at 15 February 2016). Available at: <https://www.aab.gov.hk/filemanager/aab/common/173meeting/173meeting-annex-d.pdf>)

impact to the archaeology was not anticipated and no mitigation measure was required thereafter (see **Illustration 7**). The report concluded that most structures surrounding the Queen's Hill SAI are typical post-World War II barracks in utilitarian style with no distinct architectural merits or values. Some of these structures have already been demolished during site formation work under CE 55/2019, demonstrating their relatively low historical importance. As all the three stages of the aforesaid CEDD's archaeological review have identified no archaeological material nor cultural layer, it is believed that the archaeological potential within the study area is small.

- 5.11.4 In addition, according to the CEDD's Preliminary Study on Developing the New Territories North (NTN) conducted in 2016, two boreholes were drilled during the Existing Ground Investigation, approximately 130m away from the application site (see **Illustration 7**). No significant findings are reported, therefore further actions are not deemed necessary. Considering the previous assessments conducted in close proximity to the application site, the risk of causing negative impacts to the SAI is considered very low.
- 5.11.5 Considering that only a small portion of the proposed development encroaches on the SAI and its context is similar to previous studies, it is unlikely that the proposed development will significantly affect heritage conservation, and no damage to valuable antiquities is anticipated.
- 5.11.6 Nonetheless, the applicant is committed to maintaining the encroached area to preserve its existing use. Furthermore, the applicant is willing to allow access to staff from the Antiquities and Monuments Office (AMO) at any time for investigation and inspection purposes. Any necessary follow-up actions as determined by the AMO will be undertaken.
- 5.11.7 The current application aims to strike a balance between development and heritage conservation. In the event that any antiquities or potential antiquities are discovered within 50 meters of the Queen's Hill SAI during excavation works, the AMO will be promptly notified. Furthermore, if any antiquities are found, construction activities will be paused to allow the AMO to assess their heritage value before determining the next course of action.

visual effects to most of the identified key VPs. Yet, considering the new high-rise developments in the vicinity and the changing urban context in the area, the proposed development is considered acceptable and will not be incompatible with the surrounding visual context.

6.6.3 From the environmental perspective, the **Environmental Assessment (Appendix 6)** refers) has concluded that no adverse air quality, noise, water quality or waste impacts are anticipated from the proposed development with the recommended mitigation measures to alleviate any identified environmental impacts, with reference to **Appendix 6**.

6.6.4 As concluded in the **Water Supply Impact Assessment (Appendix 7)** refers), the capacity of the existing water supply system would be sufficient to handle the water demand from the operation of the applications site and from the nearby residential uses. Therefore, there should be no adverse impact on the existing water supply system due to the proposed development.

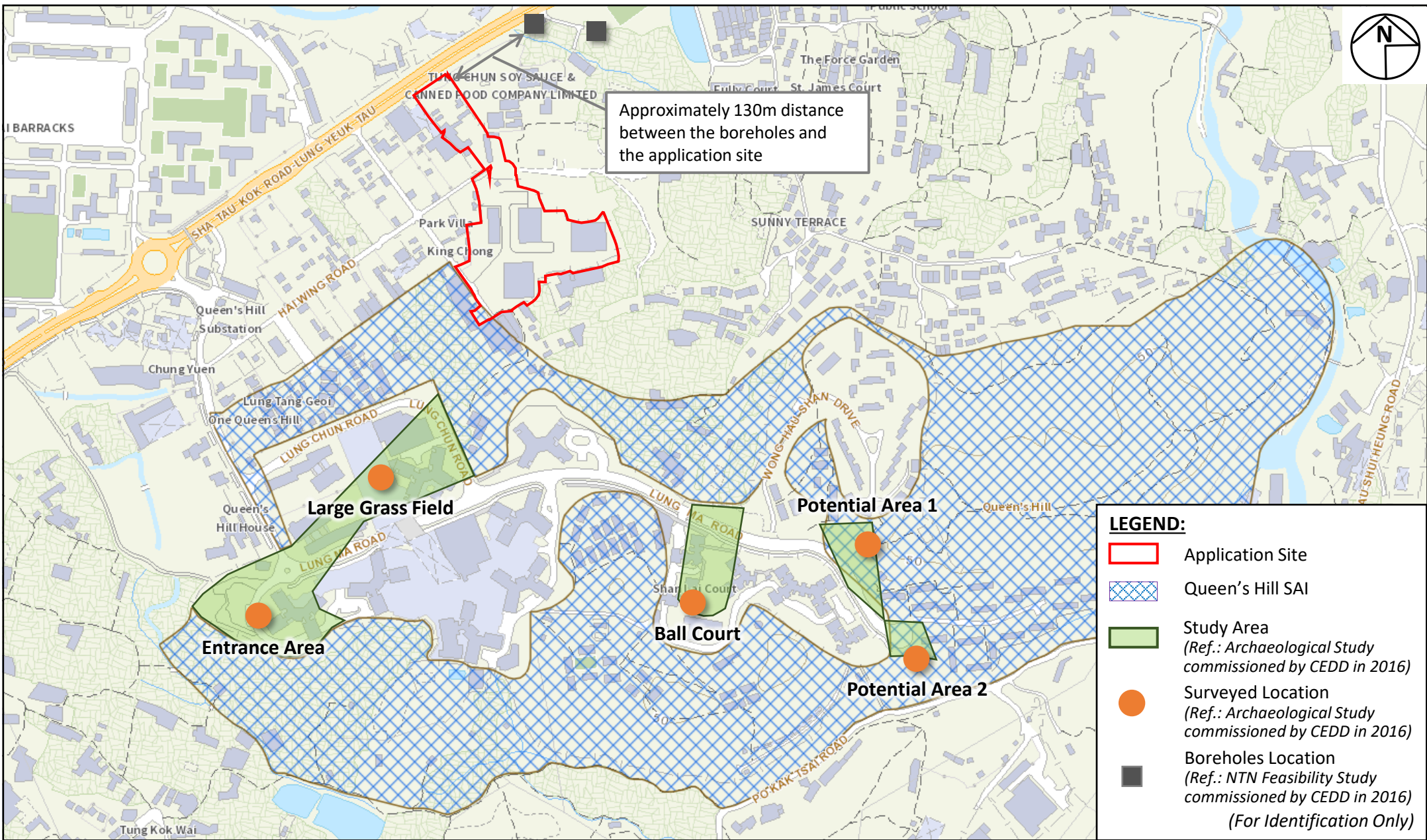
6.6.5 As referred to the **Project Profile of Drainage (Appendix 8)** refers), it is concluded no adverse drainage impact on the municipal drainage system is anticipated due to the proposed development.

6.7 In terms of sewerage from the proposed development, a **Sewerage Impact Assessment (Appendix 9)** refers) has been conducted and concluded that **no adverse sewerage impact from the proposed development is anticipated.**

6.7.1 In view of the justifications in the above sections, approval of the current rezoning application would not set an undesirable precedent for other similar rezoning applications in the current OZP as the current application to the Board should be assessed on its individual merits and other specific considerations. In determining the legitimacy of the current application, the above sections have well addressed the development initiative to materialize Government's planning goal and optimize land resources by a technically feasible scheme without time-consuming assembling procedure. It is also anticipated that approval of the application will lead to the phase-out process of the undesirable uses in the locality, upgrading the environment, fostering the development pace of the area and gradually transforming it into the planned new town.

7. CONCLUSION

- 7.1.1 This Planning Statement is submitted to the Board under Section 12A of the Town Planning Ordinance to rezone the site from "R(C)" zone and "AGR" zone to "R(A)2" zone on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 for **Proposed Flat, Shop and Services and Eating Place**. The Planning Statement serves to provide background information and planning justifications in support of the proposed development in order to facilitate the consideration by the Board.
- 7.1.2 The application site has a total area of approximately 22,445m². The proposed development involves the development of 5 residential blocks of 43 storeys comprising 3,305 flats, a clubhouse and a 4-storey commercial complex comprising of 5,610m² for shop and services and eating place. The rezoning application is for facilitating the proposed comprehensive development to create a self-contained and desirable residential and social hub particularly targeting young families in need of independent living space and a social lifestyle at the application site. Considering that it is in accordance with the Government's policy, and that no adverse traffic, environmental or infrastructural impacts are anticipated, the proposed development is expected to contribute to community gains and enhance locality by optimising the potential of the application site.
- 7.1.1 As detailed in this Planning Statement, the proposed plan amendment for proposed development is well justified on the grounds that: -
- (a) The proposed development is in line with the Visions of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" to enhance liveability in a compact high-density city and create an inclusive and supportive environment. The proposed development that facilitates housing supply and provides wider and appropriate housing choices responds to the public call for housing demand of young family and enhance liveability;
 - (b) The proposed development is fully in line with the latest policy address in developing the Northern Metropolis by optimising the use of land resources and adopting a higher development intensity and increasing high-quality housing supply;
 - (c) The proposed development is in line with the Government's latest policy direction in stabilising supply for private housing to meet the projected demand in the Long-Term Housing Strategy ("LTHS");
 - (d) The proposed development facilitates the phasing out of existing non-conforming uses to develop a more comprehensive and well-designed development, which is expected to improve the overall local environment and unleash development potential at the application site;
 - (e) The existing land uses character and the scale of the proposed development at the current application site is compatible with the surrounding residential environment;
 - (f) The proposed development would provide a more liveable and healthier environment for future occupants through provision of greenery and communal spaces and amenities;
 - (g) The proposed development will not pose any adverse impacts in terms of traffic, environmental, water supply, drainage and sewerage aspects on the surrounding



LEGEND:

- Application Site
- Queen's Hill SAI
- Study Area
(Ref.: Archaeological Study commissioned by CEDD in 2016)
- Surveyed Location
(Ref.: Archaeological Study commissioned by CEDD in 2016)
- Boreholes Location
(Ref.: NTN Feasibility Study commissioned by CEDD in 2016)
(For Identification Only)

Project:
 Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:
 Location of the Application Site and the Queen's Hill Site of Archaeological and the Queen's Hill Site of Archaeological Interest (SAI)

Illustration:
 7

Scale:
 Not-to-Scale

Date:
 Jan 2024

Aikon Development Consultancy Ltd.

Ref.: ADCL/PLG-10248-R001d/1007