

22 May 2023

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

By Hand

Dear Sir

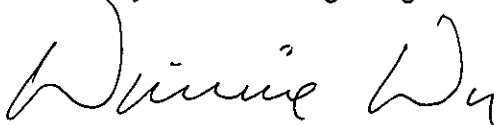
**Representation in Respect of Draft Plan made under Section 6(1) of the Town
Planning Ordinance (CAP. 131) –
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/19**

Reference is made to the captioned draft plan, which was gazetted by the Town Planning Board (the Board) on 12 May 2023.

We act on behalf of Hinying Limited (the Representer) to submit herewith the duly completed Form No. S6 to the Board for consideration.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED], or our Mr Arnold Koon at [REDACTED] / Miss Cody Yu at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Limited




Winnie Wu
Planning Director

Encl
WW/AK/cy

S:\13471 Kwu Tung Site 3 Upzoning (PR 2.0)\20230421 - Amendments to KTS OZP\Representation\Cover Letter - KTS OZP.doc

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	Date Received 收到日期	

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1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) Hinying Limited	
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)	

2. Authorised Agent (if applicable) 獲授權代理人(如適用)	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) Llewelyn-Davies Hong Kong Limited	
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3. Details of the Representation 申述詳情	
Draft plan to which the representation relates (please specify the name and number of the draft plan) 與申述相關的草圖（請註明草圖名稱及編號）	Draft Kwu Tung South OZP No. S/NE-KTS/19

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (Continued) (use separate sheet if necessary) [#] 申述詳情(續)(如有需要,請另頁說明) [#]		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Item B	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Amendment Item B reflects TPB's previous decision on 28 October 2022 to partially approve the S.12A application (No. Y/NE-KTS/15) to rezone the subject site for residential use. The proposed development restrictions of the subject "CDA(3)" zone are also in line with the aforesaid S.12A approval. The proposed rezoning to "CDA(3)" would have the merit of expediting housing supply and meet the acute demand for private housing, while retaining appropriate planning control by the TPB.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。		

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments.請形容圖則內與申述有關的指定事項,如申述與圖則的修訂有關,請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 號

Hinying Limited
c/o Project Management Department
Sun Hung Kai Real Estate Agency Limited



17th May, 2023

Llewelyn-Davies Hong Kong Ltd.



Attn : Mr. Dickson Hui

Dear Sir,

Re: Representation in respect of Draft Plan made under Section 6(1) of the
Town Planning Ordinance (CAP.131)
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/19

We write to confirm the appointment of Llewelyn-Davies Hong Kong Ltd. as our authorized agent to submit the captioned representation and to attend the representation hearing on our behalf.

Yours faithfully,
for and on behalf of
HINYING LIMITED
For and on behalf of
興盈有限公司
HINYING LIMITED

.....
Authorized Signature(s)
Ng Chak Kin, Clarence
Authorized Signature(s)

CN/ph

TPB/R/S/NE-KTS/19-R2

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Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

李國鳳先生
粉嶺區鄉事委員會 主席



(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
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與申述相關的草圖 (請註明草圖名稱及編號)

① S/NE - KTS / 18 (TPB/D/NE-KTS/200)
② S/FSS / 26 (TPB/D/FSS/200)

* Delete as appropriate 請刪去不適用者
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2

P. 2 - 5

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申述詳情(續) (如有需要, 請另頁說明)[#]

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	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>本會頃接周邊村民意見, 強烈反對 此兩份分區計劃大綱核准圖編號: 1) S/NE-KTS/18 及 2) S/FSS/26</p> <p>因近年新界北部都會區發展速度驚人 (包括: 古洞、粉嶺皇后山、沿沙頭角路等村落), 有好多相關公屋、工程、機建, 全部影響沙頭角公路嚴重塞車, 噪音不停、空氣污染、污水問題等, 極為滋擾民生。</p>
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	



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at the appropriate box 請在適當的方格內加上 號

P-3 - 5

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**AMENDMENTS TO THE APPROVED KWU TUNG SOUTH OZP NO.
S/NE-KTS/18**
12/07/2023 02:48

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

AMENDMENTS TO THE APPROVED KWU TUNG SOUTH OZP NO. S/NE-KTS/18

Dear TPB Members

Objections

Item A – About 1.8ha to the north of Hang Tau Village fronting Hang Tau Road

Lots 1124 RP, 1125 RP, 1126 and 1127 RP (Part) in D.D. 92, Lots 343 RP, 344A S.1 RP (Part), 402 S.A RP, 404 RP, 407 S.A RP, 407 S.A ss.1 RP, 408 S.A RP, 408 S.C ss.2 RP, 408 S.D ss.1, 408 S.D RP and 408 RP in D.D. 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

Site area : About 18,723.9sq.m Includes Government Land of about 467.6sq.m

4 Blocks – 320 Units / PR 1.41 / 41mPD / Clubhouse / Retail / 100 person Elderly Care Home / OS 1,394sq.m / 163 Vehicle Parking

While BH has been reduced to 40mPD, it is still way out of compliance with the original OPP planning intention of villa development. There are no active all year round amenities for a planned population of around 1,400 plus those residents of the RCHE who are mobile. How about some courts on the roof of the retail?

No mention of the impact on the watercourse? The plan would cover 80% of the site in concrete so where would the water flow during heavy rains? Again Hong Kong is ignoring climate change and the need to respect that nature knows best and ancient watercourses have been coping with the elements for centuries

Only one small clump of the original trees remain despite **"AFCD considered that the mature trees within the application site should be preserved as far as possible"**

Extracts from Minutes plus comments:

The proposal (a) the applicant proposed to rezone the application site, with a site area of about 1.77 ha, from "Recreation" ("REC") to "Comprehensive Development Area" ("CDA") on the approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/12 to facilitate a proposed residential development of 30 detached

houses, with a maximum plot ratio (PR) of 0.4, site coverage (SC) of 20% and building height (BH) of 3 storeys including car port ;

THE CURRENT APPLICATION SITE IS marginally larger

The application site, in close proximity to Hong Kong Golf Club, was subsequently rezoned from "U" to "REC" on the draft Kwu Tung South OZP No. S/NE-KTS/1 which was gazetted on 3.6.1994 in order to reserve land for recreational uses. It was intended that the area could be turned to active recreation playground or sports training ground.

EPD had no objection to the application and advised that the existing public sewerage system had adequate capacity to support the proposed development
IE 30 HOUSES

*Agriculture, Fisheries and Conservation Department had no strong view on the application and considered that **the mature trees within the application site should be preserved as far as possible** and the applicant **should avoid causing any adverse impacts to the watercourse located outside the north-eastern portion of the site ;** NO DETAILS AS TO HOW THESE RECOMMENDATIONS WILL BE OBSERVED VIA CURRENT PLANS*

*Local residents objected that the proposed residential development would worsen traffic conditions at Hang Tau Road, Kam Hang Road and the locality **but no traffic impact assessment had been submitted by the applicant;***

AND NO TIA FOR A MUCH LARGER POPULATION INTAKE

*There were **insufficient drainage facilities along the vehicular access in Hang Tau Village and the proposed development would lead to serious flooding in the village***

AGAIN NO INFORMATION SUPPLIED RE THIS ISSUE

*However, as the site formed part of the larger "REC" zone (about 8.55 ha), it was considered more appropriate to review the long term land use for the whole "REC" zone. Taking into account the existing land uses and potential developments in the surrounding area, the need for housing land to meet the territorial demand, **there was potential for rezoning the remaining part of the "REC" zone for low density residential uses to optimize the use of scarce land resources.** Should the Committee agree to the current application, PlanD would carry out a comprehensive land use review of the whole "REC" zone for the consideration of the Committee . **THIS WAS CARRIED OUT AND RESULT WAS***

Approved Kwu Tung South Outline Zoning Plan amended March 24 2017

The Town Planning Board announced amendments to the approved Kwu Tung

South Outline Zoning Plan (OZP).

The amendments mainly involve the rezoning of various sites, including a piece of land fronting Hang Tau Road from "Recreation" ("REC") to "Comprehensive Development Area" to reflect an approved rezoning proposal;

A Member asked whether the residential developments in the surrounding area were mainly detached houses and whether the applicant had considered to build apartment blocks rather than houses on this site to increase the number of flats provided. In response, Ms. Woo said that the area mainly comprised low-rise detached or semi-detached houses and apartment blocks were rare. Mr. Phil Black said that the applicant's proposal was for the development of 3-storey detached houses with gardens in order to be consistent with the rural character of the areas. The applicant had no plans for the development of apartment blocks. In response to the same Member's enquiry, Mr. Black said that in view of the nature of development in the surrounding area, the infrastructure requirement and the development parameters of other "CDA" zones in the area, the applicant had no intention to develop the land at a development intensity higher than a PR of 0.4 and a BH of 3 storeys.

The subject development was scheduled for completion by 2016 taking into account the time required for amendments to the OZP, lease modification, building plan approval and the final construction works.

So fast forward TO 2020 and now we have a plan for 320 units. No TIA provided. No mention of GIC facilities to serve a community of 1,000+, no children's playground or elderly facilities, OS is nothing more than a border of trees and a green roof.

The concept of CDA zoning is that it should provide a comprehensive living environment that includes a variety of services and facilities.

<https://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0426cb1-571-7e.pdf>

- 3. As we can see, there are a number of merits to the "CDA" zoning: - it allows comprehensive design and layout, - it provides certain amount of government, institution and community (GIC) facilitate to fulfil district needs .**

That a site to accommodate 30 houses was granted CDA zoning in the first place is questionable but as it has been zoned such then the guidelines must be observed.

It is the duty of members to ensure that a plan for a CDA zoned site for an intake of 1,000+ residents include the very minimum of community and recreational facilities. This plan does not fulfill the criteria.

Item B – Rezoning of a site to the south of Kwu Tung Road and to the west of Hang Tau Road from "CDA", "Agriculture" and an area shown as 'Road' to "CDA(3)" with

stipulation of building height restriction.

Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and adjoining Government Land, Kwu Tung South

Site area : 19,700sq.m Includes Government Land of about 5,441sq.m

Proposed Amendment : Rezone to "Res (Group B)" - 6 Blocks – 909 Units / Clubhouse / PR 2 / 72mPD / OS2.545sq.m / 145 Vehicle Parking

Where is the public benefit re the CDA zoning? 28% of the site is government land. The proposed footprint at certain points obstructs the possibilities of an extended waterfront promenade with bicycle lane, etc. It effectively creates bottlenecks at both ends.

The concept of CDA zoning is that it should provide a comprehensive living environment that includes a variety of services and facilities.

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3. As we can see, there are a number of merits to the "CDA" zoning: - it allows comprehensive design and layout, - ***it provides certain amount of government, institution and community (GIC) facilitate to fulfil district needs*** .

No details on tree felling and impact on public enjoyment of the waterfront. The district in time will be densely populated and the need for recreational and community amenities should not be impacted. The riverside walks at Sha Tin are an example of good town planning that provides abundant public space for both large events and individual recreational activities.

Members should reject this plan. Kwu Tung must be developed as a model town and private developments should not be allowed to encroach on and hog locations that should be enjoyed by the general community.

The district is deficient in DOS. This riverside location should not be privatized and removed from the public realm when it should be devoted to recreational and community use. The papers indicate environmental issues, but allowing private residential development to go ahead regardless renders the proposed zoning irrelevant.

Mary Mulvihill

