



Part 2 Highlights of Work

Increasing Housing Land Supply

New Outline Zoning Plans for Kwu Tung North and Fanling North Areas

The “Hong Kong 2030: Planning Vision and Strategy” (the HK2030 Study) in 2007 revisited the need for strategic development area in the New Territories, and recommended proceeding with some of the New Development Areas (NDAs) to address Hong Kong’s long-term demand for land for housing and economic developments. A steady land supply to meet Hong Kong’s demand for land for housing and economic developments is essential to promoting the health, safety, convenience and general welfare of the community. In this regard, the Board has prepared new OZPs and made amendments to OZPs to optimise the development potential of the land concerned.

The North East New Territories NDAs Planning and Engineering Study (NENT NDAs Study) was commissioned jointly by the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) in 2008 with a view to formulating a planning and development framework for the NDAs including Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL).

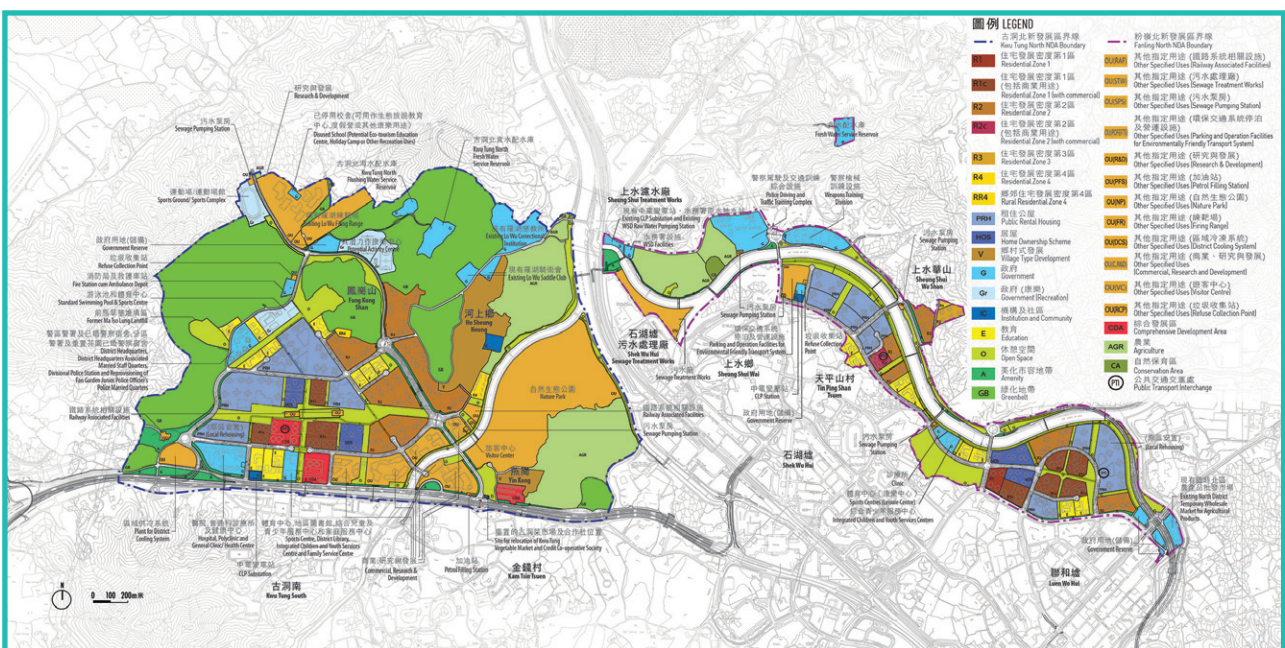
Outline Development Plans (ODPs) and OZPs for the KTN and FLN NDAs were prepared for taking forward the recommendations in the NENT NDAs Study. As extensions to the existing Fanling/Sheung Shui New Town, the KTN and FLN NDAs will provide a total of about 60,000 new housing units, with 60% for public housing and 40% for private housing, to accommodate a total population of about 176,900. The two NDAs will also provide about 37,700 new employment opportunities. Taking into account the public comments and findings of the planning and technical assessments, the revised development proposals for the two NDAs were published in July 2013. The Board was briefed on 26 July 2013 on the public comments received from the Stage 3 Public Engagement under the NENT NDAs Study, the revised Recommended ODPs for the KTN and FLN NDAs and the implementation arrangements of the NDAs. Members provided comments and suggestions mainly on the planning, land, supporting infrastructure and transport aspects. The Final Report of the NENT NDAs Study and its Executive Summary were promulgated for public viewing in end-2014.

On 6 December 2013, the Board agreed that the KTN and FLN OZPs were suitable for exhibition for public inspection under section 5 of the Ordinance. The OZPs for the KTN and FLN NDAs were exhibited for public inspection on 20 December 2013 under section 5 of the Ordinance. During the plan exhibition period, a total of 20,668 and 5,596 valid representations and comments in

respect of the KTN OZP and 21,117 and 6,007 in respect of the FLN OZP were received respectively. The hearing of the representations and comments, and deliberation by the Board took place at a special meeting which commenced in October 2014 and completed in April 2015 with a total of 47 sessions.



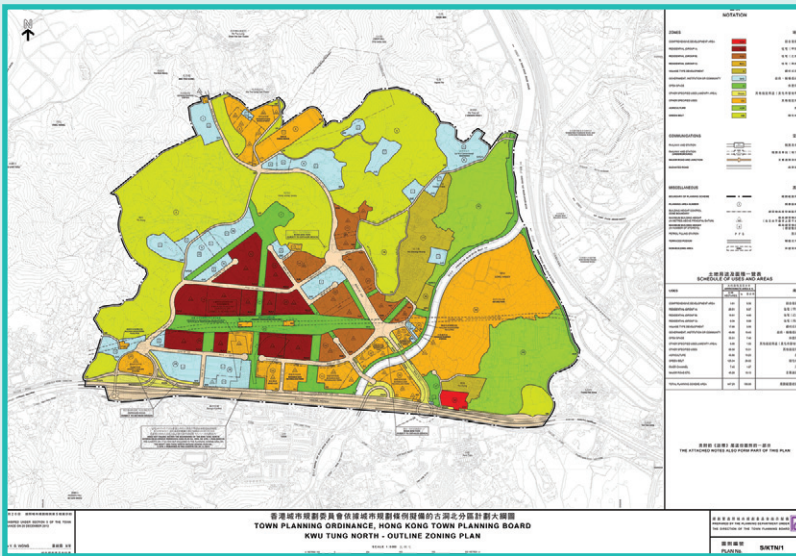
粉嶺/上水/古洞新市鎮
Fanling/Sheung Shui/Kwu Tung New Town



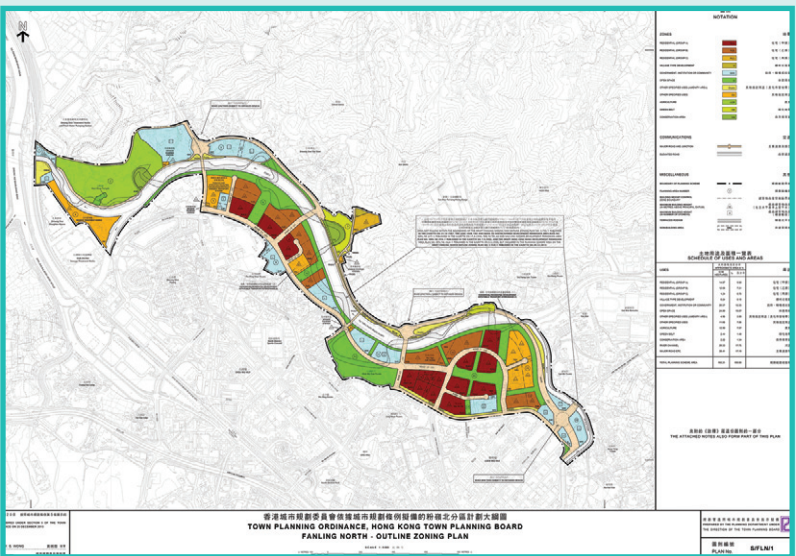
建議發展大綱圖
Revised Recommended Outline Development Plan

In the 2013 Policy Address, the Government announced that the development potential in New Territories North would be explored. In this context, the PC/TKL NDA would be re-planned under the Preliminary Feasibility Study on Developing the New Territories North with a view to comprehensively reviewing the relevant

planning considerations, including the development potential afforded by new railway infrastructure. The implementation of the plans for the KTN and FLN NDAs as an extension to the Fanling/Sheung Shui New Town was confirmed in the 2014 Policy Address.



古洞北分區計劃大綱圖及新發展區
Kwu Tung North Outline Zoning Plan and New Development Area



粉嶺北分區計劃大綱圖及新發展區
Fanling North Outline Zoning Plan and New Development Area

Amendments to Outline Zoning Plans

Sha Tin Outline Zoning Plan

On 5 October 2012, the Board agreed to propose amendments to the Sha Tin OZP. The draft Sha Tin OZP No. S/ST/27 was exhibited for public inspection on 26 October 2012.

The amendments to the OZP were in line with the recommendations of the Area Assessments 2009 of Industrial Land in the Territory (the Area Assessment) completed in 2010. A 4.09 ha site covering the ex-Fo Tan Cottage Area and the adjacent industrial land was recommended to be rezoned from “Industrial” (“I”), “Green Belt” (“GB”) and an area shown as ‘River Channel’ to “R(A)2” for public housing development with about 4,200 flats and a building height ranging from 140mPD to 160mPD. Non-domestic uses and retail facilities (in a welfare and commercial centre) were proposed in the south-eastern part of the site along Kwei Tei Street to serve as a buffer against the nearby industrial buildings.



前火炭平房區
ex-Fo Tan Cottage Area

A site at Wo Sheung Tun Street was recommended to be rezoned from “I” to “R(A)3” for public housing development in the Area Assessment. The proposed public housing site, with an area of about 0.87ha, will provide about 560 flats with maximum building height of 150mPD.

After giving consideration to the six representations and one comment on 22 March 2013 in respect of the OZP, the Board decided not to propose any amendment to the OZP. The draft OZP was approved by CE in C on 2 July 2013 and was subsequently renumbered as S/ST/28.

On 8 November 2013, the Board agreed to propose amendments to the OZP to rezone Shek Mun Estate zoned “R(A)” together with a strip of land zoned “Open Space” (“O”) to “R(A)4” for public housing development. The draft Sha Tin OZP No. S/ST/29 was exhibited for public inspection on 22 November 2013. After giving consideration to the 1,391 representations and 11 comments on 16 May 2014 in respect of the OZP, the Board decided not to propose any amendment to the OZP. The draft OZP was approved by CE in C on 2 September 2014 and was subsequently renumbered as S/ST/30.



禾上墩街
Wo Sheung Tun Street



碩門邨
Shek Mun Estate

South West Kowloon Outline Zoning Plan

On 22 November 2013, the Board agreed to propose amendments to the South West Kowloon OZP mainly to rezone a site at Fat Tseung Street West and a waterfront site at Lin Cheung Road for residential developments. The rezoning was one of the Government's short and medium-term measures to expedite the supply of land for housing. The draft South West Kowloon OZP No. S/K20/29 was exhibited for public inspection on 13 December 2013. The site at Fat Tseung Street West, with an area of about 0.62 ha, is located within an area with a number of public housing developments (namely Hoi Lai Estate and the proposed public rental housing (PRH) development at North West Kowloon Reclamation (Site 6) and private housing developments (commonly known as the "Four Little Dragons"), as well as a cluster of Government, institution and community (GIC) facilities including a number of schools. The site was rezoned from "Government, Institution or Community" ("G/IC"), "Open Space" ("O") and an area shown as 'Road' to "R(A)11" with a maximum domestic PR of 6.5, a maximum non-domestic PR of 1.5 and a maximum building height of 120mPD for a public housing development with about 680 flats.

The waterfront site at Lin Cheung Road covers an area of about 9.65 ha previously under various zonings including "Other Specified Uses" ("OU") annotated "Cargo Working Area, Wholesale Market and Industrial-Office", "OU(Wholesale Market)", "OU(Pier)" and an area shown as 'Road'. It is located at the waterfront and served by MTR Nam Cheong Station. The proposed amendments were for rezoning of about 6 ha of land to "Comprehensive Development Area" ("CDA"), "CDA(2)" and "R(A)12" to facilitate the development of private housing and about 3,400 public housing units. The proposed maximum building height of 120mPD for the "R(A)12" site and 100mPD for the "CDA" and "CDA(2)" sites were generally in line with the stepped building height profile in the area. The remaining areas were rezoned to "G/IC", "O" and an area shown as 'Road'.

After giving consideration to the 3,099 representations and 34 comments in respect of the OZP on 20 June 2014 and 4 July 2014, the Board decided not to propose any amendment to the OZP. The draft OZP was approved by CE in C on 23 September 2014 and was subsequently renumbered as S/K20/30.



連翔道
Lin Cheung Road



發祥街西
Fat Tseung Street West

Cheung Sha Wan Outline Zoning Plan

On 15 March 2013, the Board agreed to propose amendments to the Cheung Sha Wan OZP mainly to rezone a site at Lai Chi Kok Road/Tonkin Street from “O” to “R(A)”. The rezoning was one of the Government’s short and medium-term measures to expedite the supply of land for housing. The site, with an area of about 2.3 ha, was subject to a PR of 9 for public housing development to produce about 2,300 flats. The maximum building height restriction of 100mPD was compatible with the building

height restriction of the neighbouring Lai Kok Estate and was in line with the stepped building height profile for the Cheung Sha Wan district. The draft Cheung Sha Wan OZP No. S/K5/34 was exhibited for public inspection on 19 April 2013. After giving consideration to the 698 representations and 170 comments in respect of the OZP on 4 October 2013, the Board decided not to propose any amendment to the OZP. On 17 December 2013, CE in C approved the draft Cheung Sha Wan OZP which was renumbered as S/K5/35.



長沙灣
Cheung Sha Wan

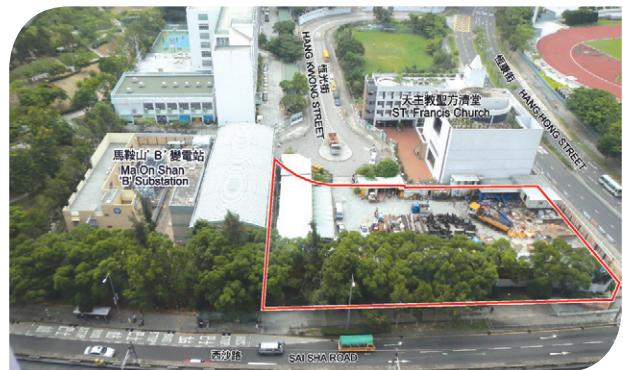
Ma On Shan Outline Zoning Plan

On 24 February 2012, the draft Ma On Shan OZP No. S/MOS/17 incorporating amendments for rezoning a site at Whitehead from “CDA” to mainly “CDA(2)” (about 3.77 ha) and “CDA(3)” (about 2.35 ha) subject to maximum GFA of 40,000m² and 30,000m² respectively for residential developments and to “Recreation” (“REC”) (about 14.95 ha) for recreational development; and a site at On Chun Street (about 0.41 ha) from “G/IC” and “R(A)” to “Residential (Group B)3” (“R(B)3”) subject to a maximum PR of 3.3 for residential developments, was exhibited for public inspection.

After giving consideration to the 1,079 representations and 61 comments in respect of the OZP on 31 August 2012, the Board decided not to uphold the representations related to Whitehead but defer a decision on the representations related to the On Chun Street site pending a review of “G/IC” sites in Ma On Shan which might also be suitable for residential development. On 1 February 2013, the Board further considered the representations and comments related to the On Chun Street site and decided to propose amendments to the OZP to meet the 1,074 representations. On 22 February 2013, the proposed amendments to the OZP to rezone the On Chun Street site from “R(B)3” to “G/IC” for GIC use, rezone two sites at Hang Kwong Street (about 0.31 ha) and Ma Kam Street (about 0.31 ha) from “G/IC” to “R(B)3” and “R(B)4” subject to maximum GFA of 8,910m² and 15,500m² respectively for residential developments, and amend the building height restriction of a “G/IC” site at On Luk Street, were exhibited for public inspection. After giving consideration to the 28 further representations on 26 April 2013, the Board decided to amend the draft OZP by incorporating the proposed amendments. The draft OZP was approved by CE in C on 30 July 2013 and was subsequently renumbered as S/MOS/18.



白石
Whitehead



恆光街
Hang Kwong Street



馬錦街
Ma Kam Street



欣安邨
Yan On Estate



馬鞍山路
Ma On Shan Road



落禾沙里
Lok Wo Sha Lane

On 7 March 2014, the draft Ma On Shan OZP No. S/MOS/19, incorporating amendments mainly to rezone the Yan On Estate and the adjoining land from “R(B)2”, “G/IC” and an area shown as ‘Road’ to “R(A)8”; a site east of Ma On Shan Road from “GB” to “R(A)9”; and a site at Lok Wo Sha Lane from “O” to “R(B)5”, was

exhibited for public inspection. After giving consideration to the 264 representations and 38 comments in respect of the OZP on 5 September 2014, the Board decided not to propose any amendment to the draft OZP. The draft OZP was approved by CE in C on 2 December 2014 and was subsequently renumbered as S/MOS/20.

Tai Po Outline Zoning Plan

On 11 April 2014, the draft Tai Po OZP No. S/TP/25, incorporating amendments mainly to rezone eight sites in Tai Po New Town from “GB” and “G/IC” to various “R(A)” sub-zones, “R(B)” and “Residential (Group C)” (“R(C)”) sub-zones for residential developments, was exhibited for public inspection. The proposed zoning amendments would provide a total of about 6,350 public housing flats and 4,175 private flats. During the statutory publication period, a total of 6,322 representations and 439 comments in respect of the OZP were received. Consideration of the representations and comments by the Board took place at a special meeting comprising 5 sessions conducted between November 2014 and February 2015.



露輝路
Lo Fai Road



荔枝山
Lai Chi Shan



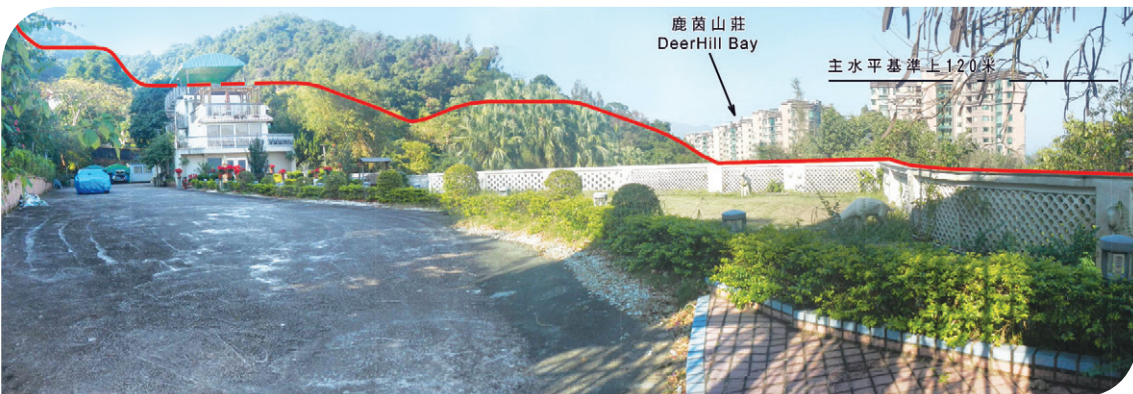
頌雅路西
West of Chung Nga Road



頌雅路東
East of Chung Nga Road



鳳園
Fung Yuen



乾坑
Kon Hang



逸遙路
Yat Yiu Avenue



那打素醫院以西
West of Nethersole Hospital

Tuen Mun Outline Zoning Plan

On 2 May 2014, the draft Tuen Mun OZP No. S/TM/32, incorporating amendments mainly to rezone 14 sites for housing purpose, including four in Tuen Mun North, two in Tuen Mun Central and eight in Tuen Mun East, was exhibited for public inspection.

The sites in Tuen Mun North and Tuen Mun Central were rezoned mainly from “G/IC” to various “R(A)” sub-zones to facilitate public and private housing developments. The sites in Tuen Mun East were rezoned mainly from “G/IC” and “GB” to various “R(B)” sub-zones. Suitable development restrictions were stipulated for the housing

developments. An area in Tuen Mun Area 46 to the north-west of the proposed Tuen Mun Chek Lap Kok Link toll plaza, was zoned “Undetermined” (“U”), pending detailed planning studies to identify future possible land uses.

After giving consideration to the 2,052 representations and three comments in respect of the OZP on 7 November 2014, the Board decided not to propose any amendment to the OZP. The draft OZP was approved by CE in C on 10 February 2015 and was subsequently renumbered as S/TM/33.

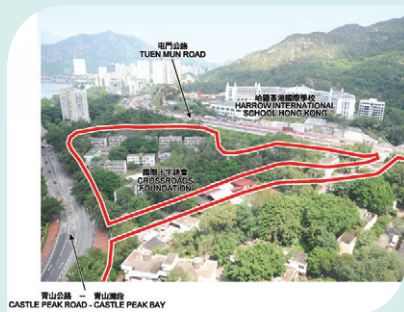


屯門北
Tuen Mun North





屯門中
Tuen Mun Central



屯門東
Tuen Mun East