

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

RNTPC Paper No. 2/21

**For Consideration by the
Rural and New Town Planning Committee on 5.2.2021**

**PROPOSED AMENDMENTS TO THE
APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/16**

**PROPOSED AMENDMENTS TO
THE APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/16**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Kwu Tung South (KTS) Outline Zoning Plan (OZP) No. S/NE-KTS/16 (**Attachment I**) as shown on the draft OZP No. S/NE-KTS/16A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) (**Attachment IV**) of the draft OZP should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for publication together with the draft OZP and its Notes.

2. Status of the Current OZP

On 30.1.2018, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft KTS OZP which was subsequently renumbered as S/NE-KTS/16. On 25.8.2020, the CE in C referred the approved KTS OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 4.9.2020 under section 12(2) of the Ordinance.

3. Background

- 3.1 On 20.9.2019, the Rural and New Town Planning Committee (the Committee) agreed to the s.12A application No. Y/NE-KTS/12 for rezoning a site on Kam Hang Road near Kam Tsin village (location shown on **Annex 1**) from mainly "Comprehensive Development Area" ("CDA") to "CDA(1)" with increase in development intensity to facilitate a proposed residential development. While agreeing to the application, Members considered that to capitalise on the envisaged infrastructure improvement in association with Kwu Tung North New Development Area (KTN NDA) to the north across Fanling Highway (**Annex 1**), the overall development potential of the KTS area should be examined in a wider context, and

Planning Department (PlanD) should put forward its proposal for the Committee's consideration. PlanD's assessment is in paragraph 4.

- 3.2 On 18.12.2020, the Committee partially agreed to another s.12A application No. Y/NE-KTS/14 for rezoning one of the two portions of the application site (**Annex 1**), i.e. Site A, at Kam Hang Road near Kwu Tung Road, from mainly "Recreation" ("REC") to a sub-zone of "CDA" with increase in development intensity to facilitate a proposed residential development with provision of social welfare facilities originally proposed in Site B. PlanD should proceed to propose OZP amendments covering Site A for the Committee's consideration. For Site B, Members had reservation on the proposed development parameters and considered that a review on the development parameters of Site B and its adjoining area having regard to the existing and potential development in the larger area covering the site would be necessary before submitting the proposed OZP amendments to Site B to the Committee for consideration. PlanD's review is in paragraph 4.
- 3.3 The proposed amendments to the OZP are mainly to take forward the two agreed/partially agreed s.12A applications, i.e. Amendment Items A1, A2 and B1 to B3. Opportunity has been taken to include other technical amendments to the OZP and its Notes to reflect some existing and planned developments in the KTS area, and to revise the Notes to align with the latest Master Schedule of Notes to Statutory Plans (MSN) agreed by the Board, as well as to update the ES of the OZP to reflect the latest planning circumstances.

4. Development Potential of the Area to the South of the Amendment Items

- 4.1 In response to Members' comments that land use review for a wider area to the south of the above Amendment Items should be conducted, it should be noted that PlanD and Civil Engineering and Development Department (CEDD) completed the KTS Planning and Engineering Study (KTS Study) in 2017. The KTS Study has reviewed the development potential of the area near the site of Y/NE-KTS/12, including Site B of Y/NE-KTS/14 and its surrounding area. While some opportunities for low to medium density housing developments were identified in the KTS Study, there are changing circumstances in recent years warranting re-prioritisation of potential development sites amid limited infrastructural capacities. Given the limited transport capacity in the district, the Government decided in 2020 that the residual transport capacity in the area should be reserved to facilitate the implementation of those new developments with higher potential flat yield in the KTN/Fanling North NDA and the North District. Thus, the proposals formulated under the KTS Study for the area should be held in abeyance pending further review when substantial increase in transport capacity in the district is available.
- 4.2 Having reviewed the aforesaid latest situation, it is considered appropriate to proceed with the rezoning of the sites already agreed by the Committee first so as to facilitate early delivery of private residential units. Land use review of the

wider area to the south of the Amendment Items including Site B of Y/NE-KTS/14 will be conducted as soon as the infrastructure provision permits. Rezoning of Site B will therefore not proceed at this stage. Nevertheless, private sector could still make proposal/application for new development in this area, and the merits of these proposals or applications would be examined on a case-by-case basis according to the established mechanism.

5. Proposed Amendments to the OZP

Amendment Items A1 and A2 - to take forward the agreed s.12A application No. Y/NE-KTS/12 (Plans 1a, 2a, 3a and 4a)

- 5.1 On 20.9.2019, the Committee agreed to the s.12A application No. Y/NE-KTS/12 (**Plan 2a**) to rezone the site (i.e. Lot 2579 in D.D. 92) of about 3.76ha from mainly “CDA” to “CDA(1)” subject to a maximum plot ratio (PR) of 3 and a maximum building height (BH) of 75mPD to facilitate a proposed residential development. According to the indicative scheme submitted by the applicant, the proposed development consists of 12 residential blocks of 16 to 19 storeys with a gross floor area (GFA) of 112,680m² providing about 1,573 flats.
- 5.2 The site, mainly zoned “CDA” with some peripheral small areas within “Government, Institution or Community” (“G/IC”) and “REC” zones and area shown as ‘Road’, is sandwiched between Fanling Highway and Kam Hang Road near Kam Tsin village. It is mainly vacant with scattered open storages and containers and an orchard (**Plans 3a and 4a**). To its east are De La Salle Secondary School, St. Paul’s House of Prayer, unused land, domestic structures, car park and car repairing yard. To its southeast across Kam Hang Road are residential developments, village cluster of Kam Tsin village and a piece of grassland and woodland. To its southwest and west are mainly domestic structures, plant nursery, car park and fallow agricultural land. To its north across Fanling Highway are the KTN NDA (**Plans 1a, 2a and 3a**).
- 5.3 After agreement by the Committee on the s.12A application, CEDD has recently advised that a small portion at the northeast corner of the application site (about 100m²) would be required for the proposed Kwu Tung Interchange Roundabout under the KTN NDA Development Project (**Plan 2a**). Thus, that small portion of land, which was zoned “G/IC” and shown as ‘Road’, is excluded from the proposed “CDA(1)” zone.
- 5.4 It is proposed to rezone the majority of the site (about 3.75ha excluding the aforesaid small portion of land) from “CDA”, “G/IC” and “REC” and area shown as ‘Road’ to “CDA(1)” (**Item A1 on Plans 1a and 2a**) with a maximum PR of 3 and a maximum BH of 75mPD. Under the proposed “CDA(1)” zone, the project proponent is required to submit a s.16 planning application with a Master Layout Plan (MLP) and technical assessments to substantiate its technical feasibility to the

satisfaction of concerned departments. As requested by Social Welfare Department (SWD), the project proponent has agreed to provide an Integrated Home Care Services Team (2 teams kitchen-based) within the future development. The location and details of this social welfare facilities will be included in the future MLP submission for the Committee's consideration. The provision of the social welfare facility as requested by SWD will be exempted from GFA calculation under the OZP.

- 5.5 To tally with the "CDA(1)" zoning boundary with that of the agreed s.12A application, three pieces of land (about 0.11ha) located at the fringe of the previous "CDA" zone are proposed to be rezoned from "CDA" to the zoning of adjoining land, i.e. "REC", with the same development restrictions of a maximum PR of 0.2 and BH of 2 storeys (6m) to allow their individual development if necessary (**Item A2 on Plans 1a and 2a**).

Amendment Items B1, B2 and B3 - to take forward the partially agreed s.12A application No. Y/NE-KTS/14 for Site A (Plans 1a, 2a, 3a and 4a)

- 5.6 On 18.12.2020, the Committee partially agreed to the s.12A application No. Y/NE-KTS/14 (**Plan 2a**) to rezone Site A (about 2.08ha) from mainly "REC" to "CDA(2)" subject to a maximum PR of 3 and a maximum BH of 75mPD to facilitate a proposed residential development. According to the indicative scheme submitted by the applicant, the proposed development consists of 7 residential blocks of 17 to 20 storeys with a GFA of 62,529m² providing about 971 flats.
- 5.7 The site, mainly zoned "REC" with small portion of land within "CDA" zone, is situated on Kam Hang Road to the east of Kwu Tung Road. It is partly hard paved and partly occupied by plant nursery, fallow farmland, man-made fish ponds and domestic structures (**Plans 3a and 4a**). To the immediate east is the site of Y/NE-KTS/12 (**Item A1**), domestic structures and car park. To its south across Kam Hang Road are plant nursery, active farmland, storages and open storage. To its west across Kwu Tung Road and Hang Tau Road are mainly tree groups, Sheung Yue River and a "CDA" site subject to PR restriction of 0.4 and BH restriction of 3 storeys. To its north across Fanling Highway are the KTN NDA (**Plans 1a, 2a and 3a**).
- 5.8 To take forward the partially agreed s.12A application in respect of Site A, it is proposed to rezone the site from "REC" and "CDA" to "CDA(2)" (**Item B1 on Plans 1a and 2a**) with a maximum PR of 3 and a maximum BH of 75mPD. Under the proposed "CDA(2)" zone, the project proponent is required to submit a s.16 planning application with MLP together with technical assessments. As requested by SWD, a Residential Care Home for the Elderly (RCHE) (150 places) cum Day Care Unit (DCU) (30 places) is required to be provided in the future development. The locations and details of the RCHE cum DCU will be included in the MLP submission for the Committee's consideration. The provision of social welfare facility as requested by SWD will be exempted from GFA calculation under the

OZP. Two strips of Government land to the immediate west (about 0.29ha) and north (about 0.14ha) of Item B1 are proposed to be rezoned from “REC” to “Green Belt” (“GB”) (**Item B2**) and area shown as ‘Road’ (**Item B3**) respectively to reflect the existing land uses.

Amendment Items C, D1 and D2 - Technical amendments mainly to reflect existing developments and minor boundary adjustment (**Plans 1a, 1b, 2b, 2c, 3b, 3c and 4b**)

Amendment Item C – Valais at Kwu Tung Road to the east of Sheung Yue River

- 5.9 On 7.11.2008, the Committee approved the s.16A planning application No. A/NE-KTS/228-6 (**Plan 2b**) which is an amendment to the s.16 application No. A/NE-KTS/228 approved on 7.7.2006. It covers the site mainly zoned “Residential (Group C)2” (“R(C)2”) with a small portion zoned “GB” for a proposed residential development with PR of 0.4, BH of 3 storeys and site coverage (SC) of 22%. The approved scheme under A/NE-KTS/228-6 was completed in 2009 and known as Valais. To reflect the as-built development, it is proposed to rezone the aforesaid “GB” site (about 0.62ha) to “R(C)2” (**Item C on Plans 1a and 2b**) to tally with the zoning covering the majority of Valais, subject to the same restrictions as the existing “R(C)2” zone (maximum PR of 0.4, SC of 20% and BH of 3 storeys). Although the SC of the existing development (i.e. 22% which is covered by the approved planning application with minor relaxation of SC) is slightly different from that under the “R(C)2” zoning (20%), the as-built development is allowed to continue after rezoning.

Amendment Items D1 and D2 – The Green to the east of Fan Kam Road

- 5.10 On 15.4.2011, the Committee approved the s.16 planning application No. A/NE-KTS/310 (approved MLP in **Annex 2**) covering primarily a “CDA” site (**Item D1 on Plans 1b and 2c**) for a proposed comprehensive residential development with PR of 0.4, BH of 3 storeys and SC of 20%. Phase 1 (about 8.8ha) of the approved scheme, covering the majority of the “CDA” site, consists of 253 houses with a GFA of 35,200m² was completed in 2013 and known as The Green. Phase 2 (about 1.25ha) occupies a small portion of the “CDA” site, which is not owned by the same developer but under multiple land ownership, remains undeveloped. The opportunity to implement the proposed development in Phase 2 according to the approved MLP is slim. To reflect the portion with completed development and to facilitate early development through private initiative in the remaining portion, it is proposed to rezone the whole site covering mainly the “CDA” to “R(C)2” (about 10.08ha) with a maximum PR of 0.4, SC of 20% and BH of 3 storeys to reflect the existing and planned development (**Item D1 on Plan 1b and 2c**). The development restrictions are the same as those of the previous “CDA” zone.
- 5.11 Upon rezoning of the majority of the above “CDA” site to “R(C)2” under Item D1, there are small pieces of residual “CDA” land of about 0.1ha at the periphery of the approved application site. They are under private ownership and occupied by

vegetation and track/footpath. District Lands Officer/North, Lands Department (DLO/N, LandsD) advises that these lots are agricultural lots which do not permit for building purpose. It is proposed to rezone the residual areas from “CDA” to “GB” to reflect the existing situation and merge with the adjoining “GB” zone (**Item D2 on Plan 1b and 2c**).

- 5.12 Opportunity is taken to rectify minor zoning discrepancies on the OZP by slightly adjusting the zoning boundaries of sites near the above amendment sites to reflect existing developments. These adjustments would not have any material implications on the land use zonings.

6 Provision of GIC Facilities and Open Space

- 6.1 Taking into account the proposed amendments mentioned above, the planned population of the KTS area would be about 21,500 persons. The requirement and provision of GIC facilities and open space in KTS area are in **Attachment V**. There is sufficient provision of planned local and district open spaces within the KTS area to meet the need of the planned population. The planned provision of GIC facilities is generally adequate to meet the demand of the planned population according to the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG), except for hospital bed, classroom of primary school and kindergarten/nursery, child care centre, community care services facilities for elderly and RCHE.
- 6.2 The provision of hospital bed is to be assessed by Hospital Authority on a regional basis. The shortfall in the planned provision of hospital bed could be addressed by the provision in the North District. The shortfall in the planned classroom of primary school and kindergarten/nursery and child care centre in the KTS area could be met by the existing/planned facilities in the Fanling/Sheung Shui New Town and the future KTN NDA.
- 6.3 According to the population-based planning standards for elderly services and facilities and child care centres recently incorporated into the HKPSG, there will be shortfalls in child care centre, community care services facilities for elderly and RCHE in the KTS area. As the HKPSG requirements for these facilities are long-term goals, the provision would be addressed by SWD on a wider district basis, having regard to a number of factors including the distribution of facilities, land supply and service demand as a result of population growth and demographic changes. PlanD and concerned departments will work closely together to ensure that additional GIC facilities requested by SWD will be included in the planned GIC and residential developments in KTS area as well as in Fanling and Sheung Shui area and KTN/Fanling North NDA. To increase their supply, the two developments under the proposed amendment items A1 and B1 will incorporate an Integrated Home Care Services Team and RCHE cum DCU respectively.

7 Proposed Amendments to the Matters shown on the OZP

The above proposed amendments as shown on the draft KTS OZP No. S/NE-KTS/16A at **Attachment II** are as follows:

- (a) **Item A1** (about 3.75ha)

Rezoning of a site on Kam Hang Road near Kam Tsin village from “CDA”, “G/IC”, “REC” and area shown as ‘Road’ to “CDA(1)” with a maximum BH of 75mPD.

- (b) **Item A2** (about 0.11ha)

Rezoning of 3 pieces of land near Kam Tsin village from “CDA” to “REC”.

- (c) **Item B1** (about 2.08ha)

Rezoning of a site on Kam Hang Road near Kwu Tung Road from “REC” and “CDA” to “CDA(2)” with a maximum BH of 75mPD.

- (d) **Item B2** (about 0.29ha)

Rezoning of a strip of land to the east of Kwu Tung Road from “REC” to “GB”.

- (e) **Item B3** (about 0.14ha)

Rezoning of a strip of land to the south of Fanling Highway from “REC” to area shown as ‘Road’.

- (f) **Item C** (about 0.62ha)

Rezoning of a site at the south-western portion of Valais from “GB” to “R(C)2”.

- (g) **Item D1** (about 10.08ha)

Rezoning of a site covering mainly The Green at Fan Kam Road from “CDA” and “GB” to “R(C)2”.

- (h) **Item D2** (about 0.1ha)

Rezoning of small pieces of land adjoining north-western part of The Green from “CDA” to “GB”.

8. Proposed Amendments to the Notes of the OZP

8.1 The following proposed amendments have been incorporated in the draft Notes for the relevant zones at **Attachment III** with addition in *bold and italics* and deletion in ~~crossed-out~~ for Members' consideration.

"CDA" zone

8.2 In relation to Amendment **Items A1 and B1** as mentioned in paragraphs 5.4 and 5.8 above, the Remarks of the Notes for "CDA" zone are proposed to be revised and to incorporate the development restrictions, i.e. PR 3, for the "CDA(1)" and "CDA(2)" in the Remarks. In determining the maximum PR for the "CDA(1)" and "CDA(2)" zones, any floor space that is considered or intended for use solely as GIC facilities, as required by the Government, may be disregarded.

Technical Amendments

8.3 To align with the revised MSN agreed by the Board on 28.12.2018, technical amendments are proposed to the Notes for "CDA", "Residential (Group D)" ("R(D)"), "Village Type Development" ("V") and "G/IC" zones to reflect 'Market' as a use subsumed under 'Shop and Services' as shown in the attached Notes at **Attachment III**.

9. Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs and update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The revised ES (with in *bold and italics* and deletions in ~~'crossed-out'~~) are at **Attachment IV** for Members' consideration.

10. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/NE-KTS/17.

11. Consultation

Departmental Consultation

11.1 The proposed amendments together with the draft revised Notes and ES have been circulated to relevant bureaux/departments (B/Ds) as listed below for comment. No adverse comment on the proposed amendments is received. Suggestions from B/Ds have been incorporated into the ES, where appropriate.

- (a) Secretary for Education
- (b) DLO/N, LandsD
- (c) DEP
- (d) Commissioner for Transport
- (e) Chief Highway Engineer/New Territories East, Highways Department
- (f) Chief Engineer/Mainland North, Drainage Services Department
- (g) Chief Engineer/Construction, Water Supplies Department
- (h) Director of Agriculture, Fisheries and Conservation
- (i) Project Manager/North, CEDD
- (j) Director of Leisure and Cultural Services
- (k) Director of Social Welfare
- (l) District Officer (North), Home Affairs Department
- (m) Director of Housing
- (n) Chief Town Planner/Urban Design & Landscape, PlanD

Public Consultation

- 11.2 If the proposed amendments are agreed by the Committee, the draft KTS OZP No. S/NE-KTS/16A (to be renumbered as S/NE-KTS/17 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the statutory exhibition period. The North District Council will be informed as appropriate on the proposed amendments during the statutory exhibition period of the draft OZP.

12. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved KTS OZP No. S/NE-KTS/16 and that the draft KTS OZP No. S/NE-KTS/16A at **Attachment II** (to be renumbered to S/NE-KTS/17 upon exhibition) and its Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft KTS OZP as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and agree that the revised ES is suitable for exhibition together with the OZP.

13. Attachments

Attachment I	Approved KTS OZP No. S/NE-KTS/16 (reduced to A3 size)
Attachment II	Draft KTS OZP No. S/NE-KTS/16A

Attachment III	Notes of the draft KTS OZP No. S/NE-KTS/16A
Attachment IV	ES of the draft KTS OZP No. S/NE-KTS/16A
Attachment V	Provision of Major Community Facilities and open Space in KTS Area
Annex 1	Site Location of s.12A applications No. Y/NE-KTS/12 and 14
Annex 2	Approved MLP under Application No. A/NE-KTS/310
Plans 1a and 1b	Proposed Amendment Items
Plans 2a to 2c	Site Plans
Plans 3a to 3c	Aerial Photos
Plans 4a and 4b	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2021**



圖例 NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP C)	R(C)	住宅(丙類)
RESIDENTIAL (GROUP D)	R(D)	住宅(丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
WATER WORKS RESERVE		水務專用範圍

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

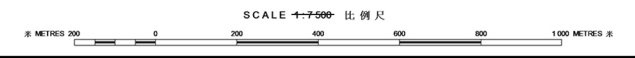
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	17.68	3.37	綜合發展區
RESIDENTIAL (GROUP C)	37.29	7.11	住宅(丙類)
RESIDENTIAL (GROUP D)	6.54	1.25	住宅(丁類)
VILLAGE TYPE DEVELOPMENT	43.90	8.37	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	8.56	1.63	政府、機構或社區
OPEN SPACE	2.43	0.46	休憩用地
RECREATION	37.35	7.12	康樂
AGRICULTURE	228.88	43.62	農業
GREEN BELT	134.26	25.59	綠化地帶
MAJOR ROAD ETC.	7.83	1.48	主要道路等
TOTAL PLANNING SCHEME AREA	524.72	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2018年1月30日根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 30 JANUARY 2018

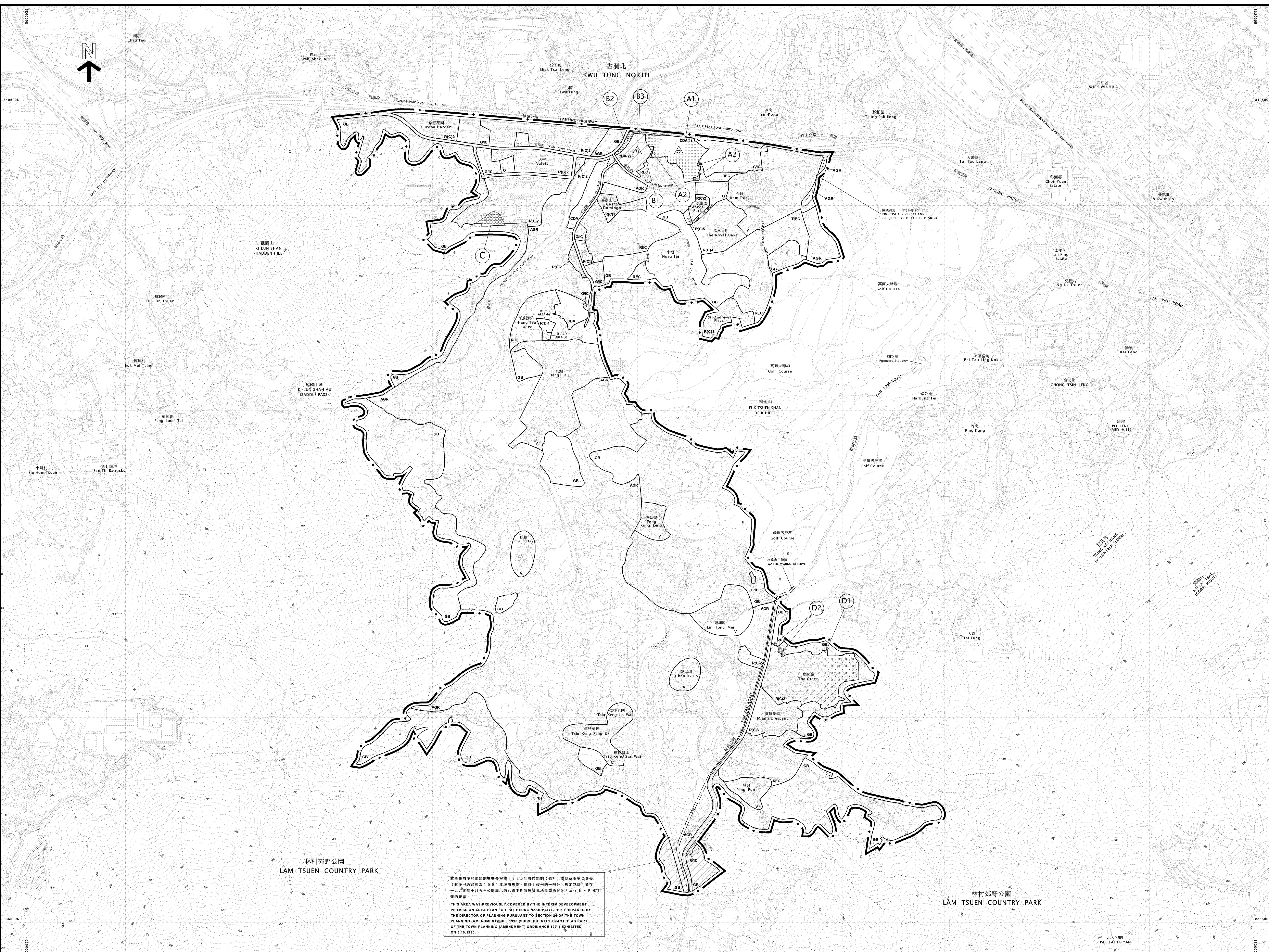
Signed Ms Wendy LEUNG 梁麗儀女士 簽署
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的古洞南分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KWU TUNG SOUTH - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示編製
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/NE-KTS/16



圖例 NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP C)	RIC	住宅(丙類)
RESIDENTIAL (GROUP D)	RD	住宅(丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
WATER WORKS RESERVE		水務專用範圍
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	9.64	1.84	綜合發展區
RESIDENTIAL (GROUP C)	47.96	9.14	住宅(丙類)
RESIDENTIAL (GROUP D)	6.54	1.25	住宅(丁類)
VILLAGE TYPE DEVELOPMENT	43.90	8.37	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	8.48	1.62	政府、機構或社區
OPEN SPACE	2.43	0.46	休憩用地
RECREATION	34.90	6.65	康樂
AGRICULTURE	229.08	43.66	農業
GREEN BELT	133.83	25.51	綠化地帶
MAJOR ROAD ETC.	7.96	1.50	主要道路等
TOTAL PLANNING SCHEME AREA	524.72	100.00	規劃範圍面積

夾附的《註釋》屬這份圖則的一部分，現經修訂並按照城市規劃條例第5條展示。 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/NE-KTS/16 的修訂 AMENDMENTS TO APPROVED PLAN No. S/NE-KTS/16

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

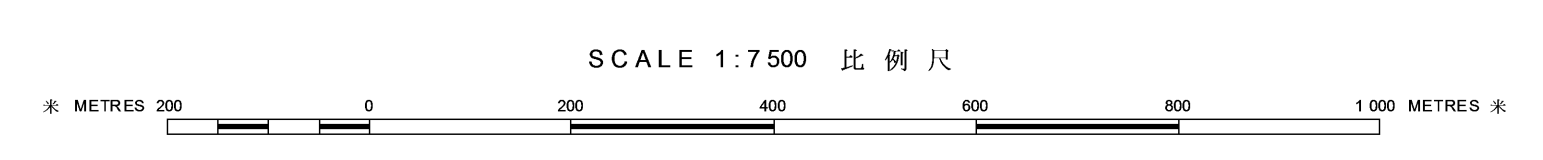
AMENDMENT ITEM A1		修訂項目 A 1 項
AMENDMENT ITEM A2		修訂項目 A 2 項
AMENDMENT ITEM B1		修訂項目 B 1 項
AMENDMENT ITEM B2		修訂項目 B 2 項
AMENDMENT ITEM B3		修訂項目 B 3 項
AMENDMENT ITEM C		修訂項目 C 項
AMENDMENT ITEM D1		修訂項目 D 1 項
AMENDMENT ITEM D2		修訂項目 D 2 項

(參看附表) (SEE ATTACHED SCHEDULE)

按照城市規劃條例第5條展示的核准圖編號 S/NE-KTS/16 的修訂 AMENDMENTS TO APPROVED PLAN No. S/NE-KTS/16 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY TOWN PLANNING BOARD 城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的古洞南分區計劃大綱圖 TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD KWU TUNG SOUTH - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備 PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/NE-KTS/16A

**APPROVED DRAFT KWU TUNG SOUTH
OUTLINE ZONING PLAN NO. S/NE-KTS/16A**

(Being an ~~Approved~~ *a Draft* Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the Kwu Tung South Interim Development Permission Area Plan/Pat Heung Interim Development Permission Area Plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including interim development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the Kwu Tung South Interim Development Permission Area Plan/Pat Heung Interim Development Permission Area Plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Kwu Tung South Interim Development Permission Area Plan/Pat Heung Interim Development Permission Area Plan without permission from the Town Planning Board.

- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (7) Road junctions, alignment of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the Kwu Tung South Interim Development Permission Area Plan/Pat Heung Interim Development Permission Area Plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:
- road, toll plaza and on-street vehicle park.
- (10) (a) Temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (10)(a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
 - (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (12) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

Approved Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/16A

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COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Barbecue Spot Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Library Market Picnic Area Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development of the area for residential uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- ~~(e)~~ On land designated “Comprehensive Development Area” to the south of Castle Peak Road—Kwu Tung Section near Kam Tsin, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20%, and a maximum building height of 3 storeys including car park.
- (c) *On land designated “Comprehensive Development Area (1)” and “Comprehensive Development Area (2)” on Kam Hang Road, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan. In determining the maximum plot ratio, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.*
- ~~(d)~~ On land designated “Comprehensive Development Area” to the east of Fan Kam Road in Lin Tong Mei Tsoi Yuen, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20%, and a maximum building height of 3 storeys.
- ~~(e)~~(d) On land designated “Comprehensive Development Area” to the south of Kwu Tung Road and to the west of Hang Tau Road, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 25% and a maximum building height of 3 storeys including car park.
- ~~(f)~~(e) On land designated “Comprehensive Development Area” to the north of Hang Tau Village fronting Hang Tau Road, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys including car park.
- ~~(g)~~(f) In determining the maximum plot ratio/site coverage for the purposes of paragraphs (c), (d), **and** (e) ~~and~~ (f) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- ~~(h)~~(g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (c), (d), **and** (e) ~~and~~ (f) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution # Government Refuse Collection Point Government Use (not elsewhere specified) # Institutional Use (not elsewhere specified) # Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution # Residential Institution Rural Committee/Village Office School # Shop and Services Social Welfare Facility # Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (other than those annotated with #) shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater:

Sub-area	Maximum Plot Ratio	Maximum Site Coverage	Maximum Building Height
R(C)1	0.43	20%	3 storeys (12.05m)
R(C)2	0.4	20%	3 storeys including car park
R(C)3	0.4	15%	3 storeys (9.5m)
R(C)4	0.35	20%	2 storeys over 1 storey car park
R(C)5	0.2	10%	2 storeys (7.6m)

- (b) In determining the maximum plot ratio/site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

- Eating Place
- Library
- School
- Shop and Services

Planning Intention

This zone is intended primarily 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 subject to planning permission from the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP D) (Cont'd)

Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) On land designated "Residential (Group D)", no development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).
- (c) On land designated "Residential (Group D)1", no development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m). Any building development shall be located in Area (a) and no building development (except ancillary structures) is permitted in Area (b) which shall be designated as a landscaped area with ancillary car parking and utility installations.
- (d) In determining the maximum plot ratio for the purposes of paragraphs (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restriction(s) stated in paragraphs (b) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

- Eating Place
- Library
- School
- Shop and Services

Planning Intention

The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services (<i>not elsewhere specified</i>) Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area Zoo	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Remarks

Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Place of Entertainment Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

(Please see next page)

RECREATION (Cont'd)

Remarks

- (a) No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Kwu Tung South Interim Development Permission Area Plan/Pat Heung Interim Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/10 without the permission from the Town Planning Board under section 16 of Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
 - (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (Cont'd)

Remarks

Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Kwu Tung South Interim Development Permission Area Plan/Pat Heung Interim Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPROVED DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/16A

EXPLANATORY STATEMENT

Approved Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/16A

Explanatory Statement

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APPROVED DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN NO.
S/NE-KTS/16A

(Being an ~~Approved~~ *a Draft* Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ *draft* Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/16A. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

2.1 The Kwu Tung South OZP covered the land previously included in the Kwu Tung South Interim Development Permission Area (IDPA) Plan No. IDPA/NE-KTS/1 and a piece of land previously included in the Pat Heung IDPA Plan No. IDPA/YL-PH/1, both of which were prepared by the Director of Planning, and notified in the Gazette on 17 August 1990 and 5 October 1990 respectively. This land was subsequently included in the draft Kwu Tung South Development Permission Area (DPA) Plan No. DPA/NE-KTS/1 which was prepared by the Board and exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) on 12 July 1991.

2.2 On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the area of Kwu Tung South.

2.3 On 22 February 1994, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung South DPA Plan, which was subsequently renumbered as DPA/NE-KTS/2.

2.4 On 3 June 1994, the draft Kwu Tung South OZP No. S/NE-KTS/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 7 of the Ordinance.

2.5 On 9 February 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung South OZP, which was renumbered as S/NE-KTS/4. On 22 June 1999, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 12(3) of the Ordinance.

2.6 On 27 June 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung South OZP, which was subsequently renumbered as S/NE-KTS/6. On 28 May 2002, the CE in C referred the

approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

- 2.7 On 29 April 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung South OZP, which was subsequently renumbered as S/NE-KTS/8. On 9 December 2003, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ***The OZP was subsequently amended three times to incorporate amendments to the Notes of the OZP.***
- ~~2.8 On 11 June 2004, the draft Kwu Tung South OZP No. S/NE-KTS/9 incorporating mainly amendments to the Notes of the OZP to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, no objection was received.~~
- ~~2.9 On 1 April 2005, the draft Kwu Tung South OZP No. S/NE-KTS/10, incorporating mainly amendments to the Notes for the "Agriculture" zone to include control on filling of land, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, one objection was received. On 21 April 2006, the Board gave further consideration to the objection and decided to propose an amendment to partially meet the objection by amending the Remarks in the Notes for the "Agriculture" zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.~~
- ~~2.10 On 9 December 2005, the draft Kwu Tung South OZP No. S/NE-KTS/11, incorporating amendment to the definition of "existing building" in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.~~
- 2.118 On 17 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung South OZP, which was subsequently renumbered as S/NE-KTS/12. ~~On 27 October 2006, the approved Kwu Tung South OZP No. S/NE-KTS/12 was exhibited for public inspection under section 9(5) of the Ordinance.~~ ***On 17 April 2012, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited under section 5 of the Ordinance.***
- ~~2.12 On 17 April 2012, the CE in C referred the approved Kwu Tung South OZP No. S/NE-KTS/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited under section 5 of the Ordinance.~~
- ~~2.139 On 7 January 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung South OZP, which was subsequently renumbered as S/NE-KTS/14. On 17 January 2014, the approved Kwu Tung South OZP No. S/NE-KTS/14 was exhibited for public inspection under section 9(5) of the Ordinance. On 16 August 2016, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the~~

Ordinance. The OZP was subsequently amended and exhibited under section 5 of the Ordinance.

~~2.14 On 16 August 2016, the CE in C referred the approved Kwu Tung South OZP No. S/NE-KTS/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 26 August 2016 under section 12(2) of the Ordinance.~~

~~2.15 On 24 March 2017, the draft Kwu Tung South OZP No. S/NE-KTS/15 was exhibited for public inspection under section 5 of the Ordinance. The major amendments on the Plan include (i) the rezoning of four sites at Hang Tau Tai Po from “Recreation” (“REC”) zone to “Comprehensive Development Area” (“CDA”), “Residential (Group D)” (“R(D)”), “Residential (Group D)1” (“R(D)1”) and “Government, Institution or Community” (“G/IC”) zones; (ii) the rezoning of a site occupied by Ascot Park from “Open Space” (“O”) and “REC” zones to “Residential (Group C)2” (“R(C)2”) zone; and (iii) the rezoning of a strip of land at Fan Kam Road to the southwest of Ying Pun from “Agriculture” (“AGR”) and “G/IC” zones to an area shown as ‘Road’ and a strip of land along the Dongjiang watermain shown as ‘Road’ to “AGR” zone. During the two-month exhibition period, four representations were received. On 23 June 2017, the Board published the representations for three weeks for public comment and one comment was received. After giving consideration to the representations and comment on 6 October 2017, the Board decided not to propose any amendment to the draft OZP to meet the representations.~~

~~2.16~~ **10** On 30 January 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung South OZP, which was subsequently renumbered as S/NE-KTS/16. On 9 February 2018, the approved Kwu Tung South OZP No. S/NE-KTS/16 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

2.11 *On 25 August 2020, the CE in C referred the approved Kwu Tung South OZP No. S/NE-KTS/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 4.9.2020 under section 12(2) of the Ordinance.*

2.12 *On XX XX 2021, the draft Kwu Tung South OZP No. S/NE-KTS/17 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The major amendments incorporated on the Plan include the rezoning of a site on Kam Hang Road near Kam Tsin village from mainly “Comprehensive Development Area” (“CDA”) to “CDA(1)”; rezoning of a site on Kam Hang Road near Kwu Tung Road from mainly “Recreation” (“REC”) to “CDA(2)”; and rezoning of two sites occupied by existing residential developments from “Green Belt” (“GB”) and mainly “CDA” respectively to “Residential (Group C)2” (“R(C)2”).*

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land use zonings for the area of Kwu Tung South so that development and redevelopment within the Area can be put under statutory planning control. It also provides a planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

3.2 The Plan is to illustrate the broad principles of development and planning

control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor alternations as detailed planning proceeds.

- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the **Planning Scheme Area (the Area) Area** and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet the changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The ~~Planning Scheme Area (the Area)~~ covered by the Plan has an area of about 525 ha. It is bounded by the Hong Kong Golf Club in the east, Fanling Highway in the north, Ki Lun Shan (Hadden Hill) in the west and the Lam Tsuen Country Park in the south. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area is traversed by the Tam Shui Hang, the watercourse which flows from the upland areas in the south and meanders through the Area, before it joins Sheung Yue Ho (River Beas) and then runs downstream to Kwu Tung in the north and further to Shenzhen River. On both sides of the rivers are a number of fish ponds and flat land for agricultural use. The Area is generally flat with a number of isolated knolls scattered inside the Area. The highest point is about 50m above Principal Datum (**mPD**) located near Hang Tau.
- 5.3 The Area is mainly rural in character with flat agricultural land intermixed with a number of recognised villages. The main economic activities have undergone some changes in recent years, i.e. agricultural land has been converted to other land uses. At present, the Area consists of agricultural, informal industrial and open storage uses. Agricultural activities including poultry farming, livestock keeping, pond culture and cultivation are mainly found in the central and southern parts of the Area such as Tsiu Keng **and Cheung Lek**. Some rural workshops are found mainly in the northern part of the Area operating in temporary structures and intermixed with squatter huts. ~~Open~~ **Some** areas accessible by road are used for **various kinds of** storages

~~and open storages of construction materials and equipment, motor vehicles, containers, rattan, bamboo, timbers, scrap metals, cans and papers, etc.~~

- 5.4 The main access to the northern part of the Area is via the Castle Peak Road - Kwu Tung section with connections to a number of village access roads penetrating to the inner south of the Area such as Hang Tau Road and Kam Tsin Road. The southern and eastern parts of the Area are accessible by the Fan Kam Road. In general, the whole Area is served by existing van tracks with connections to the main roads.

6. POPULATION

Based on the 2016 Population By-census, the population of the Area was estimated by the Planning Department as about 12,050 persons. It is estimated that the total planned population would be about ~~17,066~~ **21,500** persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 At present, the Area is connected to other parts of the New Territories by Fan Kam Road and Castle Peak Road. The Feasibility Study for widening of Fan Kam Road has been completed. Subject to availability of resources, future review and confirmation by the authority, the existing 5.5m wide single carriageway would be widened to a standard 7.3m wide single 2-lane carriageway with 2m *wide* footpath on both sides with a view to enhancing the safety and capacity of the road.

7.1.2 ~~Under the District Minor Works/Rural Public Works Programmes, improvement to van tracks/access roads at Hang Tau Tai Po, Tsui Keng and Tong Kung Leng were completed in February 2010, March 2011 and August 2012 respectively.~~ ***The planned Agricultural Park (Agri-Park) with a cluster of about 80 ha farmland is located in the southern part of the Area. The Agri-Park aims to help nurture agro-technology and knowledge on modern farm management. The Agri-Park will be developed in 2 phases. Phase 1 will be developed in a relatively small scale (about 11 ha) with a view to enabling its partial commissioning for use by farmers as early as possible. The construction works of Agri-Park Phase 1 is expected to complete in phases between 2021 and 2023.***

7.1.3 Further north across Fanling Highway is the Kwu Tung North New Development Area (NDA). ~~Kwu Tung North NDA~~ ***It*** would be developed as a mixed development node providing medium to high density public and private housing, commercial and research & development uses, as well as land for ecological conservation. Upon full development, the Kwu Tung North NDA will have a total population of about ~~105,500~~ ***119,700***.

7.2 Constraints

7.2.1 The Area lies outside the Fanling/Sheung Shui New Town and those parts of the Area further away from main roads are not readily accessible by vehicles. New roads are required or the existing roads

needed to be improved in order to accommodate more intensive developments.

- 7.2.2 Only limited places in the northern part of the Area are served by public sewers. The Area falls within the Deep Bay catchment area. Therefore, no additional pollution loading should be discharged into Deep Bay as a result of any new developments. Depending on the availability of public sewer in the future, the lack of sewerage infrastructure may ~~form~~ **pose** a constraint to new development in the area. Advice from the Environmental Protection Department should be sought in assessing the sewerage implications of the proposed development.
- 7.2.3 Fanling Highway is a busy trunk road which generates severe noise impact and potential vehicular emissions impact to the adjoining residential developments. All residential developments fronting Fanling Highway should have a set-back area to provide an environmental buffer as recommended in the Hong Kong Planning Standards and Guidelines (HKPSG). The reduction in noise level can also be achieved by using noise tolerant or self-protective design buildings or screening structures.
- 7.2.4 ~~Following the recommendations of Drainage Master Plan Study in Northern District completed in the end of 2002, the tributaries of Sheung Yue River and Tam Shui Hang at Hang Tau Tai Po, Lin Tong Mei, Tong Kung Leng, Ying Pun and Tsiu Keng have been trained and an underground pipe has been constructed across Kwu Tung Road draining areas north of Kam Hang Road into Sheung Yue River. Areas close to Sheung Yue River and Tam Shui Hang *as well as some village areas are flood prone*. may still be flooded by a rainstorm of 5 year return period. Some villages in the Area such as Hang Tau are also flood prone. Drainage impact assessment (DIA) may be required for some proposed developments.~~
- 7.2.5 Existing built or natural constraints including permitted burial ground are found in the Area. It is important that the integrity of these areas be maintained where possible.
- 7.2.6 The southern part of the Area is oversailed by a section of the Shatin-Yuen Long 400kV overhead lines. Relevant guidelines in Chapter 7 of the HKPSG regarding building developments in the vicinity of the 400kV overhead lines and safety clearances from these lines should be observed.
- 7.2.7 There is a 10m waterworks reserve (WWR) for the Dongjiang watermain ~~alongside~~ **along** Fan Kam Road. It is important that ~~no development should be planned within the WWR~~ to ensure proper protection to this Dongjiang watermain and approval from the Director of Water Supplies should be sought for any works, access or development encroaching onto the WWR.

8. GENERAL PLANNING INTENTION

- 8.1 ~~The North East New Territories Development Strategy Review (NENTDSR) was commissioned by the Government to examine development opportunities and constraints in the North East New Territories (NENT). A wide range of~~

land use and transport issues were studied and recommendations of the NENTDSR have been adopted to form the land use planning framework for the NENT.

~~8.2 The NENTDSR indicates that the NENT could accommodate a share of the population growth and contribute to the economic development of the territory. Apart from urbanisation, the NENTDSR also recognises the potential recreational opportunities of the NENT in view of the high quality natural environment and landscape amenity. A balance should therefore be maintained to facilitate development on selected areas and promote conservation and landscape protection in the NENT.~~

8.31 *The Area lies outside the Fanling/Sheung Shui New Town and the Kwu Tung North NDA which will be the extension of the above-mentioned New Town.* High priority should be accorded to continue development and intensification of residential uses in the New Town areas. In rural areas, development should concentrate on identified residential nodes and village settlements. In considering infrastructure and capacity constraints in the Area, a limited growth on identified area to minimise potential adverse impact on existing settlements would be appropriate.

8.42 As reflected in the land use zonings, residential development would generally be contained in areas in close proximity to Fanling Highway. Existing recognised villages are designated for village type development so as to preserve the characters of these villages. Extensive areas in the central and southern parts of the Area are under active cultivation and these areas would be retained for agricultural purpose. ***Agri-Park is proposed in the southern part of this Area.*** Areas adjacent to Ki Lun Shan (Hadden Hill) and Hong Kong Golf Club are considered of high recreational and/or landscape values and therefore they will be protected and only limited development would be considered.

9. LAND USE ZONINGS

9.1 Comprehensive Development Area (“CDA”) : Total Area 17.68 **9.64** ha

9.1.1 This zone is intended for comprehensive development of the area for residential with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

9.1.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage and/or building height restriction(s) may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.1.3 Pursuant to section 4A(1) of the Ordinance, any development within the “CDA” zone will require approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes of the Plan for the approval of the Board pursuant to section 4A(2) of the Ordinance. A copy of the approved MLP will be made available for public inspection in the Land

Registry pursuant to section 4A(3) of the Ordinance.

“CDA” “CDA(1)” to the South of Castle Peak Road—Kwu Tung Section on Kam Hang Road near Kam Tsin Village

9.1.4 A site with an area of about 3.8 ~~3.75~~ ha located to the south of Castle Peak Road—Kwu Tung section on *Kam Hang Road* near Kam Tsin village, Sheung Shui, is zoned “CDA” “CDA(1)”. The site is predominantly occupied by a number of vacant domestic structures and vacant livestock sheds *largely vacant with some structures and partly used for open storage use*. Located at the north-eastern part of the site is a large orchard of about 1.56 ha, the area is vegetated with mature fruit trees of high amenity and landscape value. It is considered that the orchard should be preserved and any development at the site should not adversely affect the amenity and landscape value of the orchard. The site is accessible via a local road leading from Kam Tsin Road in the south and a van track leading from Kwu Tung Road in the north.

9.1.5 It is the planning intention to encourage a comprehensive residential development at this site with the preservation of the existing orchard at the north-eastern part of the site *and provision of social welfare facility*. Development on the northern portion of the site may be affected by a proposed new road. In view of these and other general infrastructural constraints pertinent to the area, low density residential development would be appropriate for the site. In order to ensure that the intensity and scale of the residential development are under statutory planning control, the Notes stipulate that residential development *Development* within this site is subject to a maximum plot ratio of 0.4 ~~3~~, a maximum site coverage of 20% and a maximum building height of 3 storeys including car park *75mPD*. *In order to facilitate provision of Government, institution or community (GIC) facilities, in determining the maximum plot ratio of the development and/or redevelopment, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.*

“CDA(2)” on Kam Hang Road near Kwu Tung Road

9.1.6 A site with an area of about 2.08 ha located on Kam Hang Road to the east of Kwu Tung Road, Sheung Shui, is zoned “CDA(2)”. The site is partly hard paved and partly occupied by plant nursery, fallow farmland, man-made fish ponds and domestic structures.

9.1.7 It is the planning intention to encourage comprehensive residential development at this site with the provision of social welfare facility. Development within this site is subject to a maximum plot ratio of 3 and a maximum building height of 75mPD. In order to facilitate provision of GIC facilities, in determining the maximum plot ratio of the development and/or redevelopment, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.

“CDA” site to the East of Fan Kam Road in Lin Tong Mei Tsoi Yuen

9.1.6 Another site with an area of about 10.06 ha located to the east of Fan Kam Road in Lin Tong Mei Tsoi Yuen, Sheung Shui is zoned “CDA”.

~~Phase 1 residential development, occupying majority of the site has completed. The phase 2 area is predominantly occupied by open storage uses and workshops and construction has not commenced. The site abuts Fan Kam Road and is subject to traffic noise impacts and potential vehicular emissions impact as well as other constraints such as inadequate drainage and sewerage facilities.~~

~~9.1.7 In order to improve the general environment and having considered other development constraints pertinent to the area, comprehensive development in the form of low density residential development would be appropriate for the site. In order to ensure that the intensity and scale of the residential development are under statutory planning control, the Notes stipulate that residential development within this site is subject to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys.~~

“CDA” site to the South of Kwu Tung Road and to the West of Hang Tau Road in Hang Tau

9.1.8 A site with an area of about 1.94 ha located to the south of Kwu Tung Road and to the west of Hang Tau Road in Hang Tau, Sheung Shui is zoned “CDA”. The western boundary of the site encroaches upon a mitigation woodland and an abandoned meander *wetland* currently maintained by the Agriculture, Fisheries and Conservation Department under the Rural Drainage Rehabilitation Scheme for River Beas. Any development at the site should not adversely affect the ecological, amenity and landscape value of the mitigation woodland and the meander *wetland*. If the development on site would unavoidably affect the existing mitigation woodland and meander *wetland*, the applicant should also submit a compensatory proposal with implementation arrangements to mitigate the potential impacts on the mitigation woodland and meander *wetland*. The site abuts Hang Tau Road and is subject to traffic noise impacts and potential vehicular emissions impact as well as other constraints such as inadequate drainage and sewerage facilities.

~~9.1.9 In order to ensure that the intensity and scale of the residential development are under statutory planning control, the Notes stipulate that residential development *Development* within this site is subject to a maximum plot ratio of 0.4, a maximum site coverage of 25% and a maximum building height of 3 storeys including car park.~~

“CDA” site fronting Hang Tau Road

9.1.10 A site with an area of about 1.87 ha fronting Hang Tau Road in Hang Tau Tai Po, Sheung Shui is zoned “CDA”. The site is *predominantly* vacant whereas the north-eastern part is occupied by some temporary domestic structures. As advised by the Transport Department, future developments in the site should be set back to make allowance for future widening of Hang Tau Road, such as provision of standard footpaths and 7.3m wide single two-way carriageway in accordance with the requirements of HKPSG.

~~9.1.11 In order to ensure that the intensity and scale of the residential development are under statutory planning control, the Notes stipulate that residential development *Development* within this site is subject to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a~~

maximum building height of 3 storeys including car park.

9.2 Residential (Group C) (“R(C)”) : Total Area ~~37.29~~ **47.96** ha

9.2.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. *There are three sites within the “R(C)” zone not yet developed for residential use.* The ~~areas “R(C)2” site~~ to the east of Hang Tau Road ~~under the “R(C)” zone~~ is mainly occupied by *temporary domestic structures and temporary industrial/open storage uses as well as temporary domestic structures.* *The “R(C)2” site sandwiched between Fan Kam Road and The Green is mainly occupied by warehouses and repair workshops.* *The “R(C)2” site sandwiched between Fan Kam Road and Miami Crescent is mainly vacant and covered by weeds.* The other areas zoned “R(C)” mainly reflect the permitted *existing* residential developments *developed based on their approved schemes.* ~~with their respective development intensities which have been approved by the Director of Planning or the Board since the gazettal of the Kwu Tung South Interim Development Permission Area Plan No. IDPA/NE-KTS/1 on 17 August 1990. This zoning is in line with NENTDSR in which Kwu Tung is identified as a potential area for low-density residential development with ancillary facilities.~~

9.2.2 Residential sites adjacent to Fanling Highway *and Fan Kam Road*, as advised by the Environmental Protection Department, would be affected by the traffic noise and potential vehicular emissions impact. In developing these sites, those residential developments fronting Fanling Highway *and Fan Kam Road* should have a set-back area to provide an environmental buffer as recommended in the HKPSG. Also, developers should be required to incorporate sufficient noise mitigation measures to the satisfaction of concerned Government departments during land exchange and/or lease modification applications.

9.2.3 Nine sites near Kwu Tung Road, Kam Tsin Road, Kam Chui Road and Hang Tau Road and ~~two~~ *three* sites at Fan Kam Road near Lin Tong Mei Tsoi Yuen are under this zoning. The plot ratio and site coverage permitted within this zone fall within a range of 0.2 to 0.43 and 10% to 20% respectively. The area zoned “R(C)” is divided into five sub-zones, namely “R(C)1” to “R(C)5”. Developments under different sub-areas are subject to specific height control as well as site coverage and plot ratio restrictions as stipulated in the ~~Notes of the Plan~~ *for the “R(C)” zone.* To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3 Residential (Group D) (“R(D)”) : Total Area 6.54 ha

9.3.1 The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area through redevelopment of existing temporary structures into permanent buildings. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m).

- 9.3.2 Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application to the Board. In keeping with the rural character and low-density developments including village houses in the locality, residential development (other than New Territories Exempted House) shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m). Generally, the applicant has to prove to the Board that the proposed development would be acceptable from traffic, drainage, sewerage and environmental perspectives and will need to submit relevant technical assessments such as Traffic Impact Assessment (TIA), DIA, Sewerage Impact Assessment (SIA) and Environmental Assessment (EA) for consideration by the Board.
- 9.3.3 An area at Hang Tau Tai Po is zoned “R(D)”. The area is currently occupied by low-rise and low-density domestic uses and vacant dilapidated structures in the eastern and northern portions, unused and vacant land in the central portion, and open storage yards, workshops and warehouses in the western portion. Development including redevelopment for ‘Flat’ and ‘House’ (except ‘New Territories Exempted House’) within “R(D)” zone is subject to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).
- 9.3.4 An area to the immediate north of Hang Tau Village is zoned “R(D)1”. Within “R(D)1”, development including redevelopment for ‘Flat’ and ‘House’ (except ‘New Territories Exempted House’) is subject to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m). Any building development shall be located in Area (a) and no building development (except ancillary structures) is permitted in Area (b) which shall be designated as a landscaped area with ancillary car parking and utility installations.
- 9.3.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and/or building height restriction(s) may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.4 Village Type Development (“V”) : Total Area 43.90 ha
- 9.4.1 The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.4.2 The boundaries of the “V” zones are drawn up having regard to the existing village ‘environs’, outstanding Small House applications, Small House demand forecast, topography and site constraints. Areas of difficult terrain, dense vegetation and streamcourses had been

avoided as far as possible. Village expansion areas and other infrastructure improvements will be guided by detailed layout plans whenever applicable.

9.4.3 There are seven recognised villages in the Area, namely Kam Tsin, Hang Tau, Tong Kung Leng, Cheung Lek, Lin Tong Mei, Ying Pun and Tsiu Keng (including Tsiu Keng Pang Uk, Tsiu Keng Lo Wai, Tsiu Keng San Wai and Tsiu Keng Chan Uk Po).

9.4.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.5 Government, Institution or Community (“G/IC”) : Total Area ~~8.56~~ **8.48** ha

9.5.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. As detailed planning proceeds, other land may be designated from other uses to this category to meet the envisaged demands of the growing population of this Area.

9.5.2 Most of the “G/IC” sites are intended to reflect the existing land uses, such as the Kwu Tung Market, De La Salle Secondary School and the Tsiu Keng Shaft Raw Water Irrigation Pump House. The ex-Lady Ho Tung Welfare Centre (a Grade 2 historic building) ~~will be~~ **is being** converted to an eco-learn institute. The Grade 3 historic building Manor House also falls within this zone. The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be consulted on any development proposal which would affect the graded buildings.

9.6 Open Space (“O”) : Total Area 2.43 ha

9.6.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9.6.2 Three open space sites are designated on the OZP. The two reserved sites on the north-western part of the planning area ~~which were~~ **are mainly partly** covered with trees, ~~were also zoned “O” on the Kwu Tung Residential Layout Plan No. L/KT/4.~~ Another site located to the immediate west of Kam Tsin Village is intended to provide recreational opportunities to serve the local population.

9.7 Recreation (“REC”) : Total Area ~~37.35~~ **34.9** ha

9.7.1 This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

- 9.7.2 The areas which lie in close proximity to the Hong Kong Golf Club have been reserved for such purpose. Recreational uses include active recreation playground and holiday camp with sporting facilities which are always permitted within this zone. Private club would also be considered upon application to the Board on the basis that the proposed development would not be incompatible with the rural character of the neighbourhood. Residential development which should be ancillary to recreational use may be permitted on application subject to the Board's approval. No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). Generally, the applicant has to demonstrate to the Board that the proposed development would have no or minimal adverse impacts on the environment and infrastructure of the area. However, as part of the "REC" site near Ying Pun falls within the village 'environs', provision has been made in the Remarks of the Notes to allow for exemption for development of New Territories Exempted House from these restrictions.
- 9.7.3 At present, the "REC" site north of the stables of the Hong Kong Jockey Club is used as a car park for the Club. Another "REC" site near Ying Pun is dominated by rural industrial workshops.
- 9.7.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.8 Agriculture ("AGR") : Total Area ~~228.88~~ **229.08** ha
- 9.8.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. According to the Director of Agriculture, Fisheries and Conservation (DAFC), all the actively cultivated agricultural land within Kwu Tung South is worthy of preservation. ~~An area of about 24 ha at Cheung Lek to the east of Sheung Yue Ho (River Beas) has been included in the Agricultural Land Rehabilitation Scheme. DAFC has also planned to improve the infrastructures such as irrigation and drainage facilities and farm access to promote agricultural activities.~~ The southern half of the Area around Cheung Lek and Tsiu Keng is classified as good agricultural land. The field condition and farm access are considered good. *Agri-Park is also planned in Tsiu Keng.*
- 9.8.2 The northern half of the Area around Kam Tsin and Hang Tau is classified as fair agricultural land. The land is largely covered with livestock sheds, squatters and temporary workshops/storage use.
- 9.8.3 As filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s) or for the purposes of genuine agriculture practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands

Department is exempted from the control.

9.9 Green Belt (“GB”) : Total Area ~~134.26~~ **133.83** ha

- 9.9.1 The intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. The zoned areas include the areas adjacent to the Ki Lun Shan (Hadden Hill), Fuk Tsuen Shan (Fir Hill) and Pak Tai To Yan. The permitted burial ground for indigenous villagers also falls within this zone. A vegetated area with mature woodland on the southern half of the planning area is also designated as “GB”. This piece of land lies between the agricultural land to the north and the potential country park extension to the south and its boundary generally follows the existing footpath. The western fringe of the Area adjacent to Ki Lun Shan, which is a strategically significant conservation area, is also zoned “GB”. Several isolated areas with heavy vegetation cover and trees are also zoned “GB” on the Plan. A large area to the immediate west of the Hong Kong Golf Club is zoned “GB” to avoid further degradation of the area.
- 9.9.2 Limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the Board will be assessed on their individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.9.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

10. CULTURAL HERITAGE

There are ~~six~~ **one declared monument and five** graded historic buildings located within the Area, which are worthy of preservation. ***The declared monument is Hau Mei Fung Ancestral Hall at Kam Tsin.*** The graded historic buildings are ~~Hau Mei Fung Ancestral Hall (Grade 1) at Kam Tsin Tsuen, Hau Chung Fuk Tong Communal Hall (Grade 2) at Kam Tsin Tsuen, Main Block and Bungalow of the ex-Lady Ho Tung Welfare Centre (both Grade 2) at Kwu Tung, Manor House (Grade 3) at Kwu Tung and Kam Tsin Lodge (Grade 2).~~ On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which the buildings/structures within the Area have been accorded gradings. The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>. Prior consultation with the **Antiquities and Monuments Office (AMO)** ~~of the LCSD~~ should be made if any development, redevelopment or rezoning proposals might affect the above declared monument, graded historic buildings/structures, new items pending grading assessment and their immediate environs.

11. COMMUNICATIONS

11.1 Road Network

11.1.1 The existing Fan Kam Road serving the south-eastern section of the Area is sub-standard and will need to be improved. As such, a road reserve of 20m *wide* has been earmarked on the Plan. Moreover, subject to availability of resources, future review and confirmation by the authority, the existing 5.5m wide single carriageway of Fan Kam Road would be widened to a standard 7.3m wide single 2-lane carriageway with 2m *wide* footpath on both sides with a view to enhancing the safety and capacity of the road.

11.1.2 The van tracks at Hang Tau, Tsiu Keng, Kam Tsin and Cheung Lek ~~would~~ *may* be extended/improved under the Rural Public Works.

11.2 Transport Provision

The area is ~~well~~ served by public transport and mini-bus services.

12. UTILITY SERVICES

12.1 Water Supply

Fresh water supply is available to the Area via Kwu Tung Fresh Water Service Reservoir. ~~In order to cater for the increase in water demand in Kwu Tung South area and the Fanling/Sheung Shui areas, a new fresh water main along Kwu Tung Road and Fan Kam Road has been recently completed and is available for connection to the existing fresh water supply system. Currently, temporary~~ *Temporary* mains fresh water for flushing is provided to the Area as supply of seawater for flushing is not available.

12.2 Sewerage and Drainage Systems

Only limited places in the northern part of the Area are served by public sewers. The Area falls within the Deep Bay catchment area. Therefore, *new developments should fulfill the no net increase in pollution loads requirement in Deep Bay.* ~~no additional pollution loading should be discharged into Deep Bay as a result of any new developments.~~ Depending on the availability of public sewer in the future, the lack of sewerage infrastructure may form a constraint to new development in the area. Advice from the Environmental Protection Department should be sought in assessing the sewerage implications of the proposed development. *SIAs may be required for some developments.* However, there is a plan to provide public sewerage system for Kam Tsin, Tsiu Keng Lo Wai, Tsiu Keng Pang Uk, Tsiu Keng San Wai, Tsiu Keng Chan Uk Po and Ying Pun. The proposed work is subject to local support and fund availability and there is currently no concrete implementation timeline. In the meantime, individual developments will be required to provide on-site sewage treatment facilities and connections to the future sewer (*if available*) to the satisfaction of concerned Government departments such as the Environmental Protection Department. As for drainage, areas close to Sheung Yue River and Tam Shui Hang as well as some village areas are flood prone. DIAs may be required for some developments.

12.3 Other Public Utility Services

12.3.1 Electricity

The Area is supplied with electricity.

12.3.2 Gas

There is an existing high pressure transmission pipeline along Kam Tsing Road and the vehicular road ***Kwu Tung Road*** which is parallel to the existing Fanling Highway.

12.3.3 Telephone

~~Both existing and proposed telephone lines are provided/planned in the Area. Telephone services are available in the Area. It is envisaged that there will be no significant problem to provide such services to the new developments.~~

~~12.4 River Training Works~~

~~The training works of Sheung Yue Ho (River Beas) with a view to reducing flooding hazard were completed in late 2001. The tributaries of Sheung Yue River and Tam Shui Hang at Hang Tau Tai Po, Lin Tong Mei, Tong Kung Leng, Ying Pun and Tsiu Keng have been trained and an underground pipe had been constructed across Kwu Tung Road draining areas north of Kam Hang Road into Sheung Yue River in 2011.~~

13. IMPLEMENTATION

13.1 The Plan provides a broad land use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.

13.2 ~~At present, there is no overall programme for the provision of infrastructure within the Area.~~ The implementation *of infrastructure* process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.

13.3 Notwithstanding the above, minor improvement works, e.g. road widening and laying of utility services, will be implemented through the Public Works Programme and the District Minor Works/Rural Public Works Programmes as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

14.1 The types of permitted developments and uses within the Area are listed in the Notes ~~to~~ *of* the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.

- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the IDPA plans and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and relevant District Planning Offices of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 17 August 1990 on land included in the plan of the Kwu Tung South IDPA and on 5 October 1990 on land included in the plan of the Pat Heung IDPA, may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

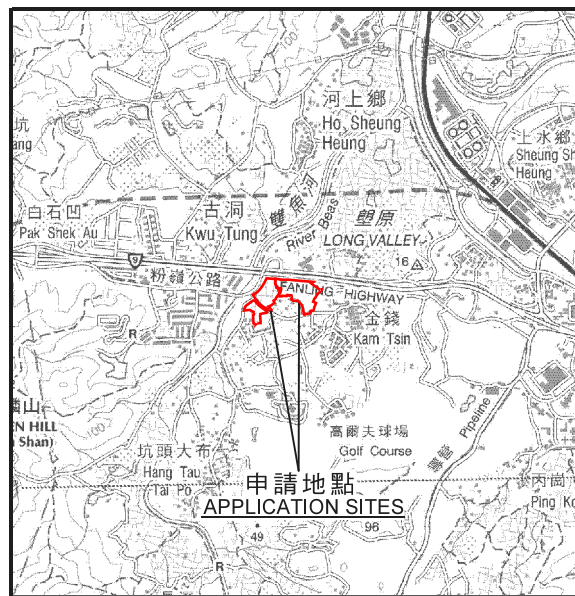
Provision of Major Community Facilities and Open Space in Kwu Tung South Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned (existing + proposed) Provision	
District Open Space	10 ha per 100,000 persons	2.10 ha	1.24 ha	2.16 ha	+ 0.07 ha
Local Open Space	10 ha per 100,000 persons	2.10 ha	8.06 ha	8.54 ha	+ 6.44 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	18 classrooms	26 classrooms	26 classrooms	+ 8 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	32 classrooms	20 classrooms	20 classrooms	- 12 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	17 classrooms	4 classrooms	4 classrooms	- 13 classrooms
Hospital	5.5 beds per 1,000 persons	118 beds	0	0	- 118 beds ¹
Clinic/Health Centre	1 per 100,000 persons	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons	84 places	0	0	- 84places ²
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	0	0	0	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	0	0	0	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above	N.A.	0	0	N.A.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned (existing + proposed) Provision	
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing	N.A.	0	0	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above	77 places ³	16	7	- 70 places ²
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above	96 beds	0	0	- 96 beds ²
Library	1 district library for every 200,000 persons	0	0	0	0
Sports Centre	1 per 50,000 to 65,000 persons	0	0	0	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons	0	0	0	0

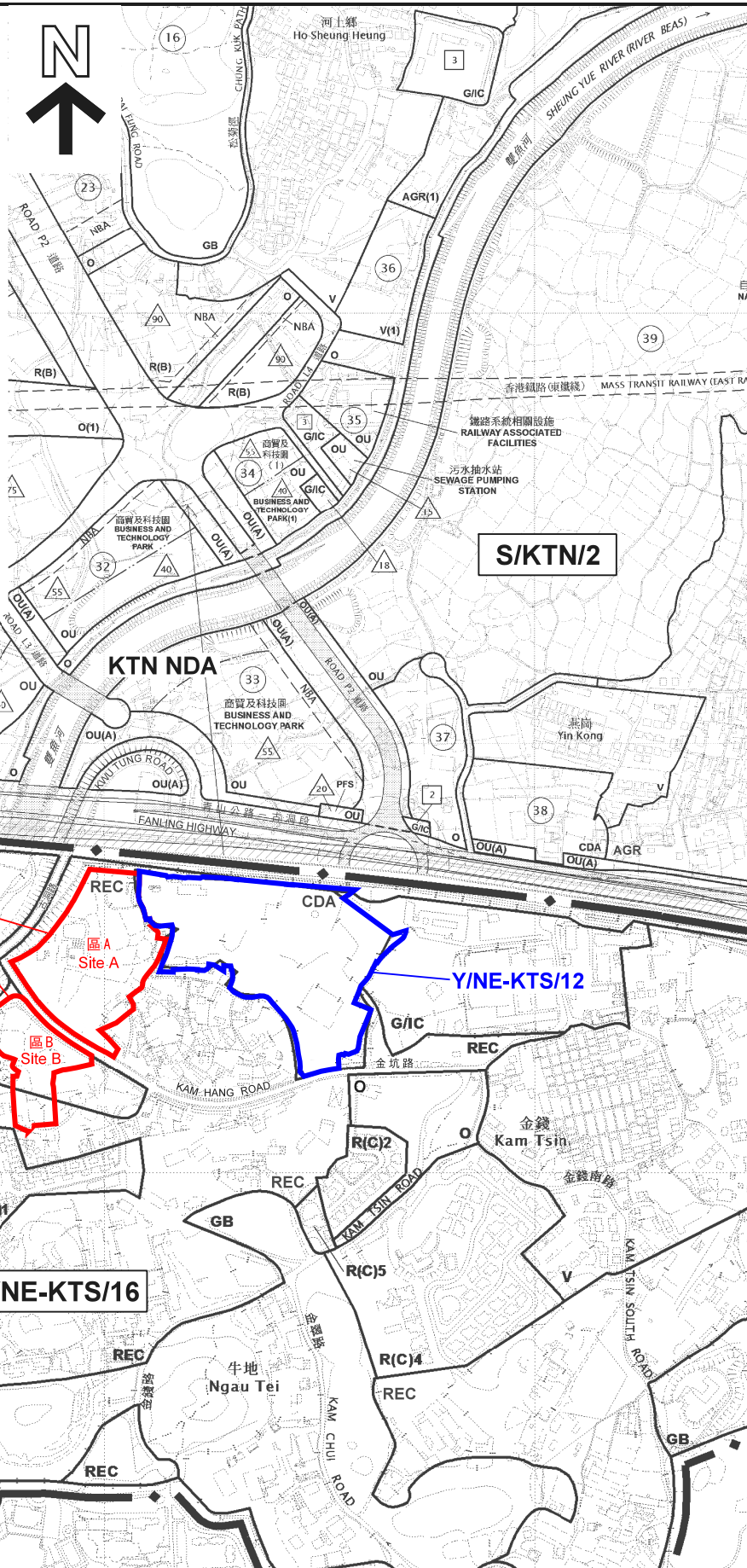
Remarks:

1. Provision of hospital beds is to be assessed by Hospital Authority on a regional basis.
2. This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.
3. The planning standard of the Community Care Services (CCS) Facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

改劃申請編號Y/NE-KTS/12及14的位置圖
Site Location of s.12A
Applications No. Y/NE-KTS/12 and 14

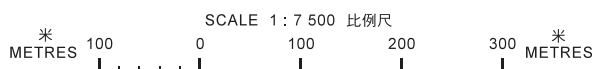
規劃署
PLANNING
DEPARTMENT

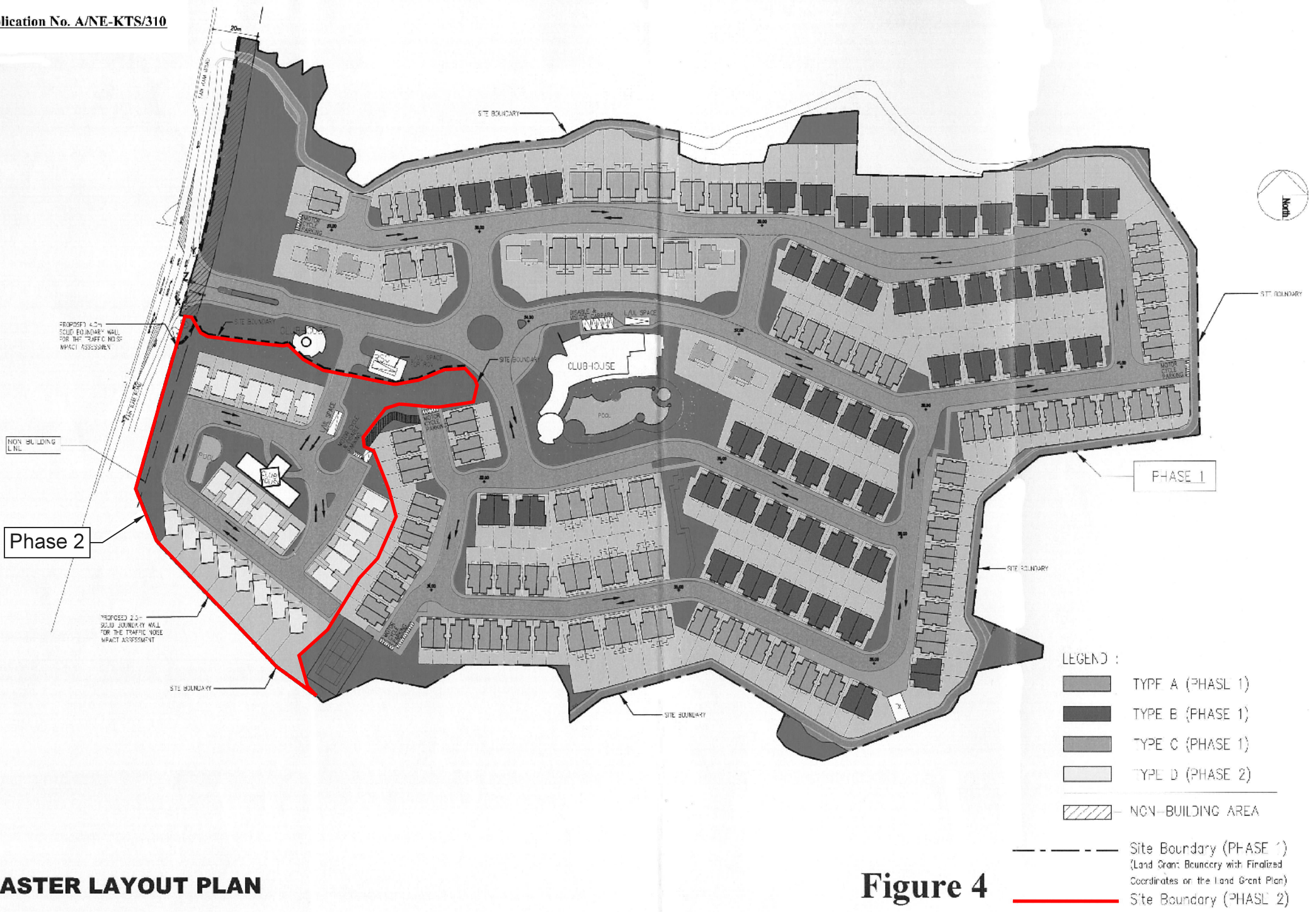


本摘要圖於2021年1月29日擬備，
所根據的資料為於2018年1月30日核准的
分區計劃大綱圖編號S/NE-KTS/16
EXTRACT PLAN PREPARED ON 29.1.2021
BASED ON OUTLINE ZONING PLAN
No. S/NE-KTS/16 APPROVED ON 30.1.2018

參考編號
REFERENCE No.
M/FS/21/3

Annex 1





MASTER LAYOUT PLAN

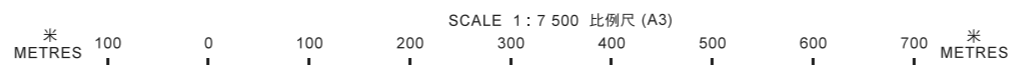
Figure 4

Annex 2



位置圖 LOCATION PLAN

在古洞南分區計劃大綱核准圖編號S/NE-KTS/16
作出的擬議修訂項目A1、A2、B1、B2、B3及C
PROPOSED AMENDMENT ITEMS A1, A2, B1, B2, B3 AND C TO THE
APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/16



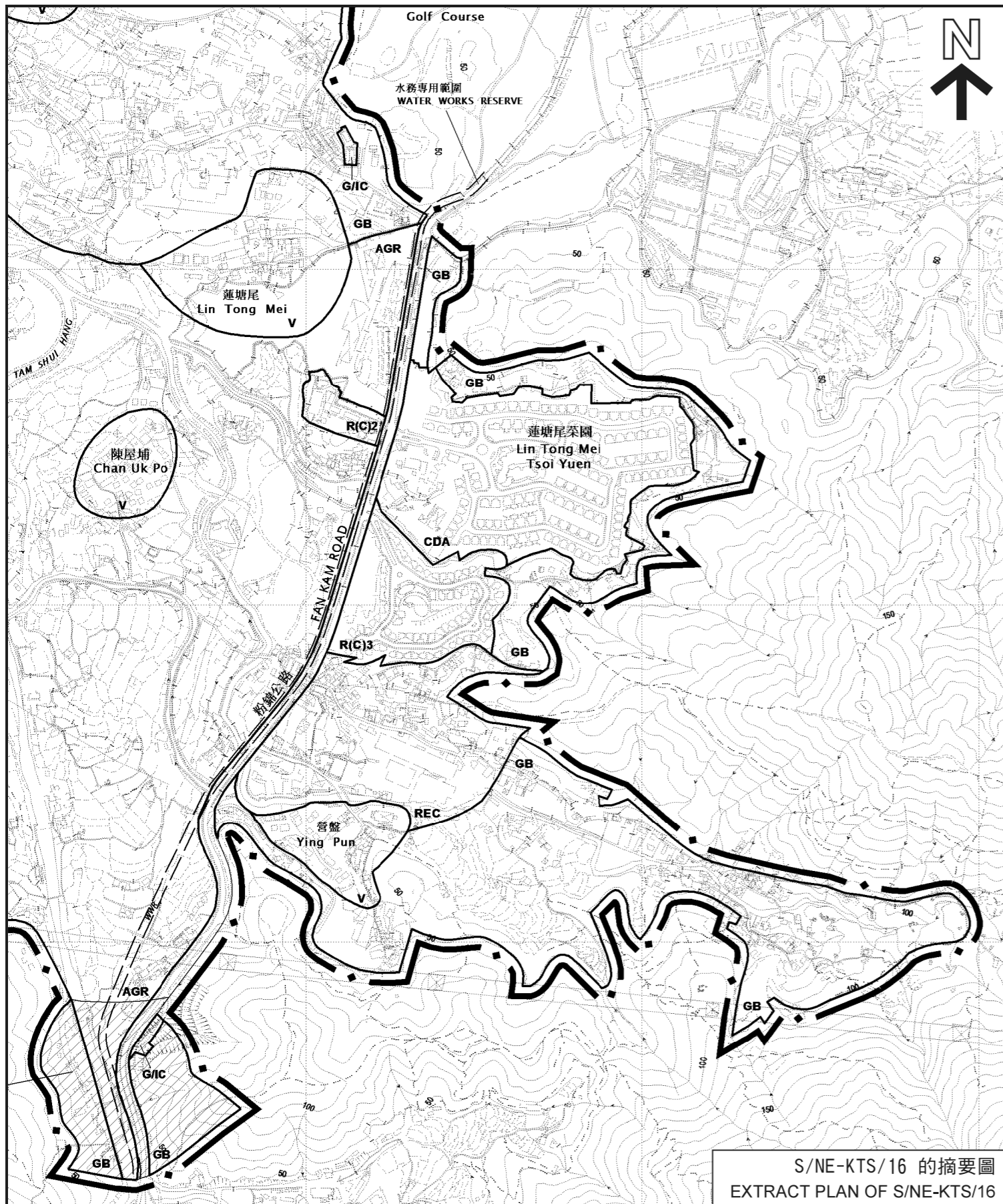
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所根據的資料為於2018年1月30日核准的
分區計劃大綱圖編號S/NE-KTS/16
EXTRACT PLAN PREPARED ON 29.1.2021
BASED ON OUTLINE ZONING PLAN
No. S/NE-KTS/16 APPROVED ON 30.1.2018

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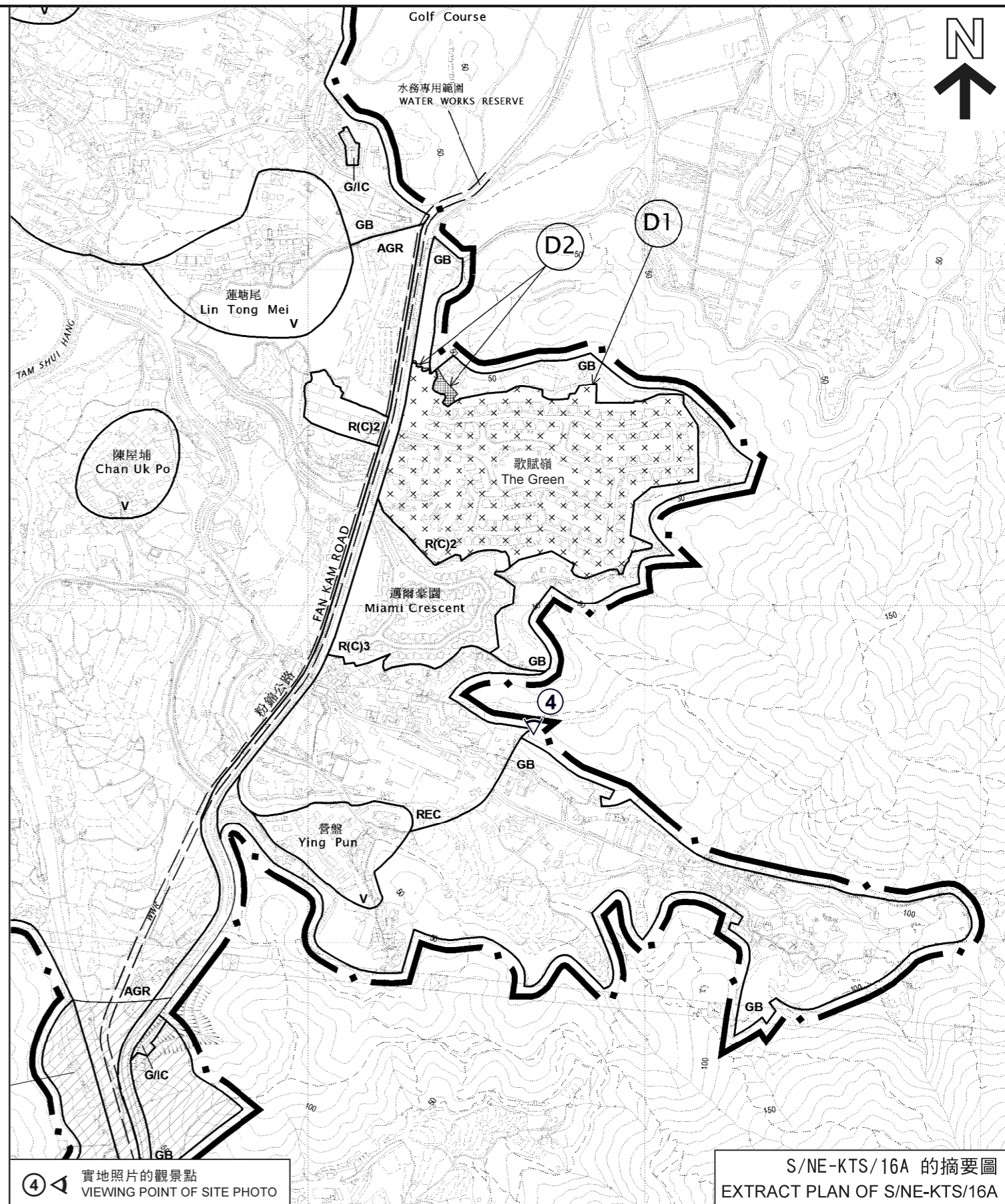


參考編號
REFERENCE No.
M/FS/21/3

圖 PLAN
1a



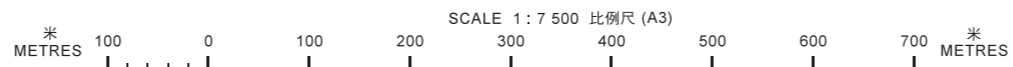
S/NE-KTS/16 的摘要圖
EXTRACT PLAN OF S/NE-KTS/16



S/NE-KTS/16A 的摘要圖
EXTRACT PLAN OF S/NE-KTS/16A

位置圖 LOCATION PLAN

在古洞南分區計劃大綱核准圖編號S/NE-KTS/16
作出的擬議修訂項目D1 及 D2
PROPOSED AMENDMENT ITEMS D1 AND D2 TO THE
APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/16



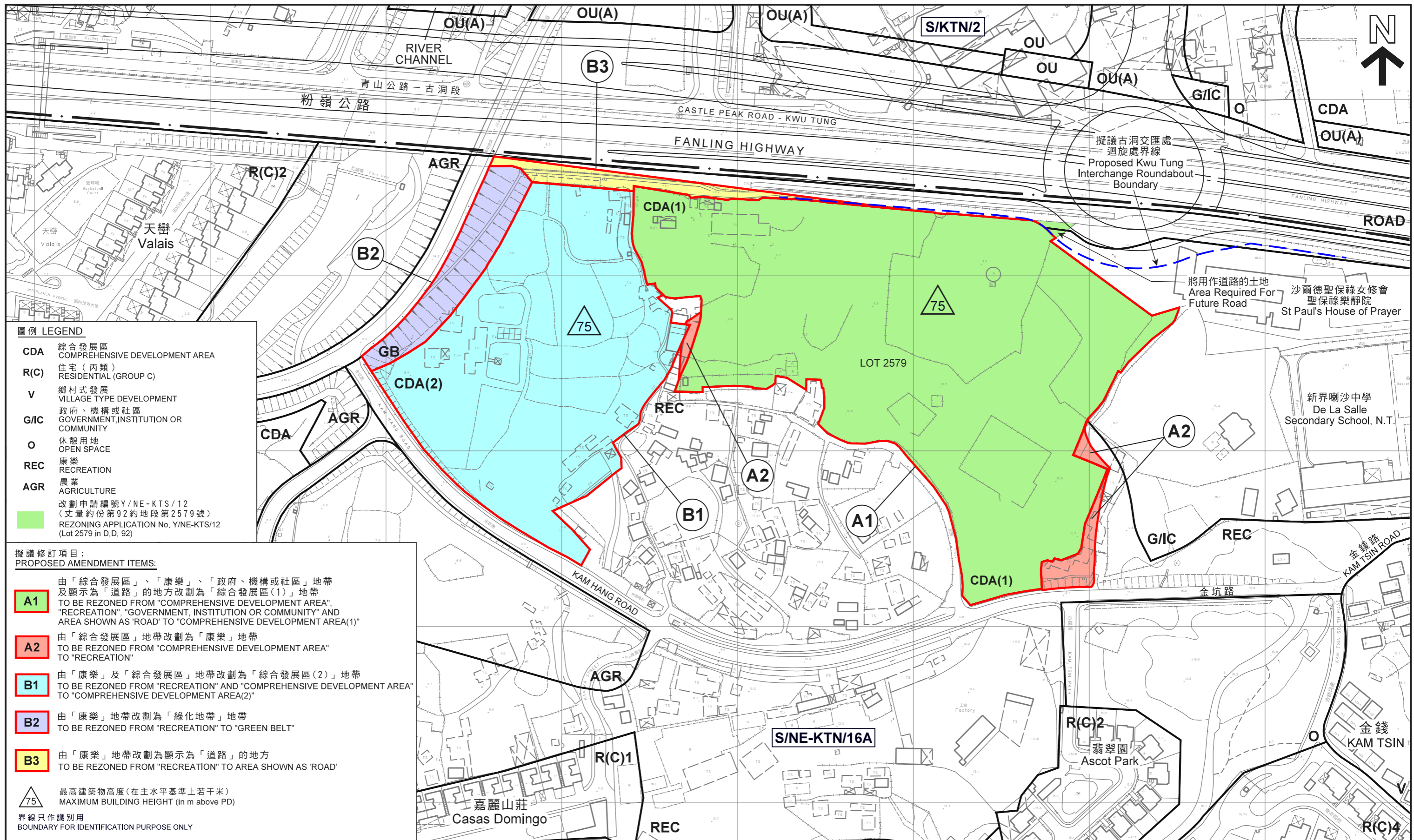
本摘要圖於2021年1月15日擬備，
所根據的資料為於2018年1月30日核准的
分區計劃大綱圖編號S/NE-KTS/16
EXTRACT PLAN PREPARED ON 15.1.2021
BASED ON OUTLINE ZONING PLAN
No. S/NE-KTS/16 APPROVED ON 30.1.2018

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/21/3

圖 PLAN
1b



- 圖例 LEGEND**
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
 - R(C)** 住宅 (丙類)
RESIDENTIAL (GROUP C)
 - V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
 - G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
 - O** 休憩用地
OPEN SPACE
 - REC** 康樂
RECREATION
 - AGR** 農業
AGRICULTURE
 - 改劃申請編號 Y/NE-KTS/12
(丈量約份第 92 約地段第 2579 號)
REZONING APPLICATION No. Y/NE-KTS/12
(Lot 2579 in D.D. 92)

**擬議修訂項目：
PROPOSED AMENDMENT ITEMS:**

- A1** 由「綜合發展區」、「康樂」、「政府、機構或社區」地帶及顯示為「道路」的地方改劃為「綜合發展區(1)」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA", "RECREATION", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND AREA SHOWN AS 'ROAD' TO "COMPREHENSIVE DEVELOPMENT AREA(1)"
- A2** 由「綜合發展區」地帶改劃為「康樂」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RECREATION"
- B1** 由「康樂」及「綜合發展區」地帶改劃為「綜合發展區(2)」地帶
TO BE REZONED FROM "RECREATION" AND "COMPREHENSIVE DEVELOPMENT AREA" TO "COMPREHENSIVE DEVELOPMENT AREA(2)"
- B2** 由「康樂」地帶改劃為「綠化地帶」地帶
TO BE REZONED FROM "RECREATION" TO "GREEN BELT"
- B3** 由「康樂」地帶改劃為顯示為「道路」的地方
TO BE REZONED FROM "RECREATION" TO AREA SHOWN AS 'ROAD'

75 最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (in m above PD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

在古洞南分區計劃大綱核准圖編號 S/NE-KTS/16
作出的擬議修訂項目 A1、A2、B1、B2 及 B3
PROPOSED AMENDMENT ITEMS A1, A2, B1, B2 AND B3 TO THE
APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/16

SCALE 1:2 000 比例尺 (A3)
METRES 40 0 40 80 120 160 METRES

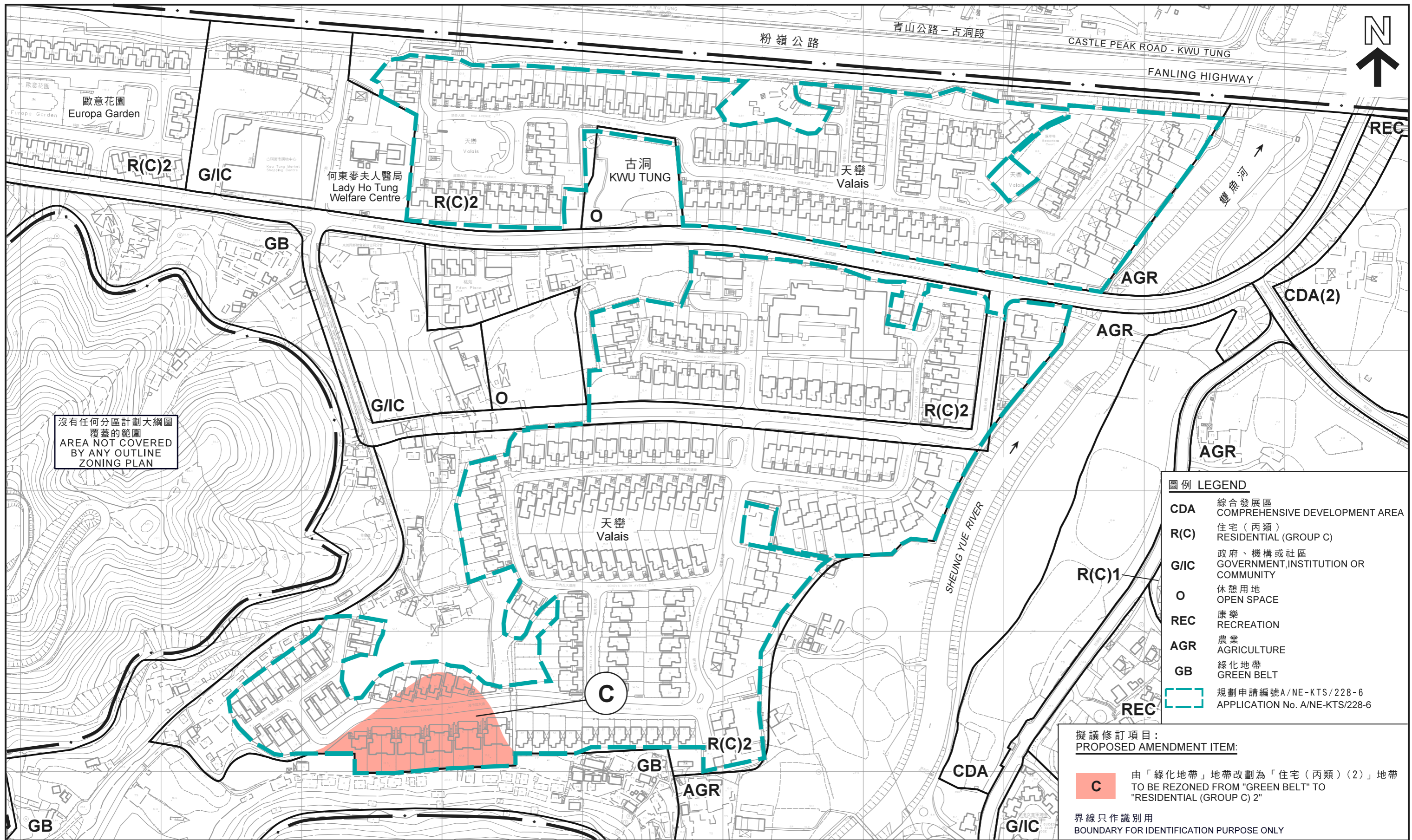
本摘要圖於 2021 年 1 月 28 日擬備，
所根據的資料為測量圖編號
2-SE-10A、10B、10C 及 10D
EXTRACT PLAN PREPARED ON 28.1.2021
BASED ON SURVEY SHEETS No.
2-SE-10A, 10B, 10C & 10D

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/21/3

圖 PLAN
2a



沒有任何分區計劃大綱圖
覆蓋的範圍
AREA NOT COVERED
BY ANY OUTLINE
ZONING PLAN

圖例 LEGEND	
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(C)	住宅(丙類) RESIDENTIAL (GROUP C)
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
REC	康樂 RECREATION
AGR	農業 AGRICULTURE
GB	綠化地帶 GREEN BELT
[Dashed Line]	規劃申請編號A/NE-KTS/228-6 APPLICATION No. A/NE-KTS/228-6

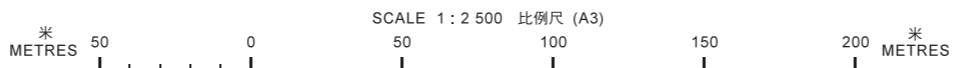
擬議修訂項目：
PROPOSED AMENDMENT ITEM:

C 由「綠化地帶」地帶改劃為「住宅(丙類)(2)」地帶
TO BE REZONED FROM "GREEN BELT" TO "RESIDENTIAL (GROUP C) 2"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年1月7日擬備，
所根據的資料為測量圖編號
2-SE-9B、9D、10A及10C
EXTRACT PLAN PREPARED ON 7.1.2021
BASED ON SURVEY SHEETS No.
2-SE-9B, 9D, 10A & 10C

平面圖 SITE PLAN
在古洞南分區計劃大綱核准圖編號S/NE-KTS/16
作出的擬議修訂項目C
PROPOSED AMENDMENT ITEM C TO THE
APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/16

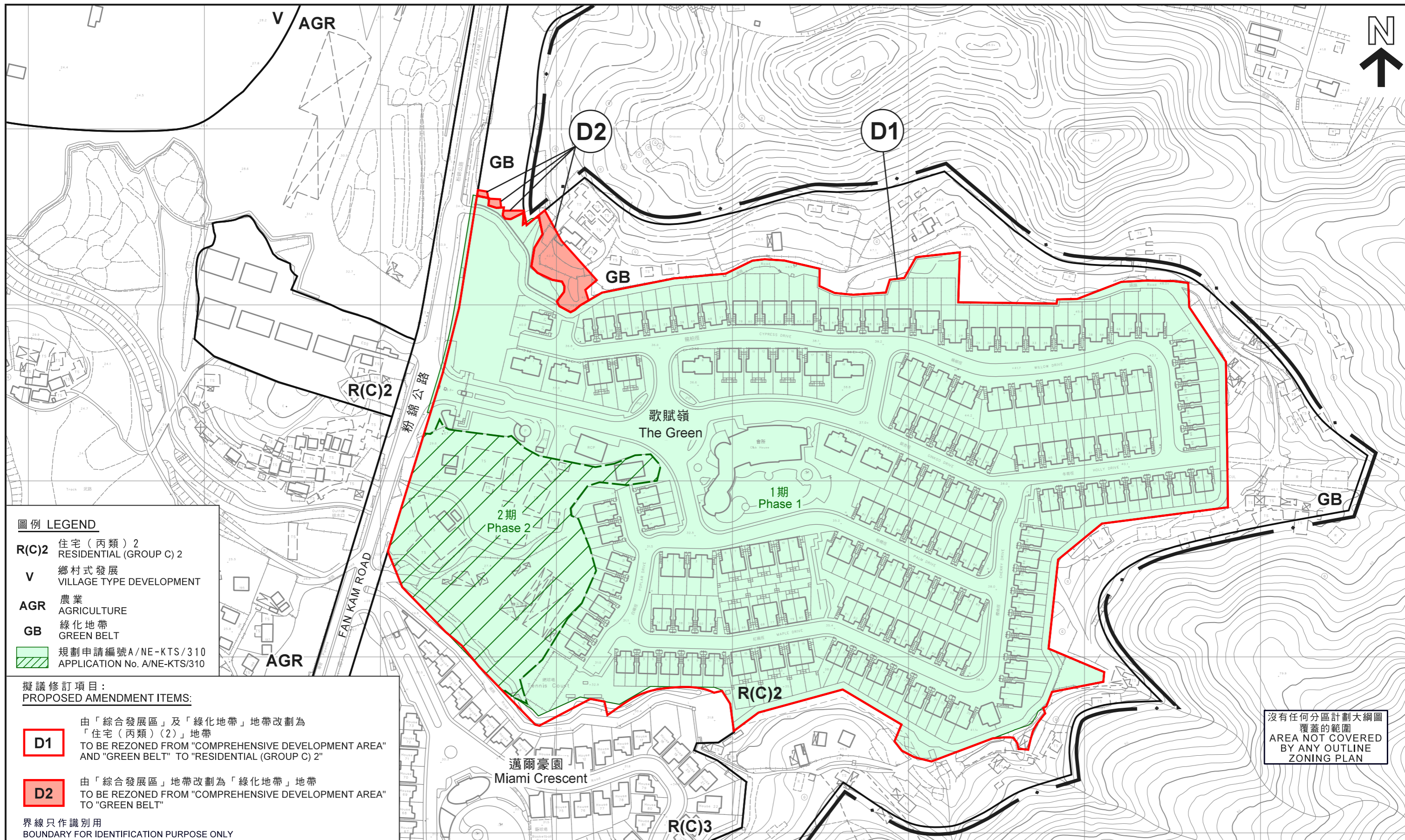


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/21/3

圖 PLAN
2b



- 圖例 LEGEND**
- R(C)2** 住宅(丙類)2
RESIDENTIAL (GROUP C) 2
 - V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
 - AGR** 農業
AGRICULTURE
 - GB** 綠化地帶
GREEN BELT
 - 規劃申請編號A/NE-KTS/310
APPLICATION No. A/NE-KTS/310

- 擬議修訂項目:**
PROPOSED AMENDMENT ITEMS:
- D1** 由「綜合發展區」及「綠化地帶」地帶改劃為「住宅(丙類)(2)」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" TO "RESIDENTIAL (GROUP C) 2"
 - D2** 由「綜合發展區」地帶改劃為「綠化地帶」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "GREEN BELT"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

沒有任何分區計劃大綱圖
覆蓋的範圍
AREA NOT COVERED
BY ANY OUTLINE
ZONING PLAN

本摘要圖於2021年1月20日擬備，
所根據的資料為測量圖編號
2-SE-20B、20D及3-SW-16A、16C
EXTRACT PLAN PREPARED ON 20.1.2021
BASED ON SURVEY SHEETS No.
2-SE-20B, 20D & 3-SW-16A, 16C

平面圖 SITE PLAN
 在古洞南分區計劃大綱核准圖編號S/NE-KTS/16
 作出的擬議修訂項目D1及D2
 PROPOSED AMENDMENT ITEMS D1 AND D2 TO THE
 APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/16

SCALE 1:2 000 比例尺 (A3)

米 METRES 40 0 40 80 120 160 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
 REFERENCE No.
M/FS/21/3

圖 PLAN
2c



**擬議修訂項目：
PROPOSED AMENDMENT ITEMS:**

A1

由「綜合發展區」、「康樂」、「政府、機構或社區」地帶及顯示為「道路」的地方改劃為「綜合發展區(1)」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA", "RECREATION", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND AREA SHOWN AS 'ROAD' TO "COMPREHENSIVE DEVELOPMENT AREA(1)"

A2

由「綜合發展區」地帶改劃為「康樂」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RECREATION"

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

B1

由「康樂」及「綜合發展區」地帶改劃為「綜合發展區(2)」地帶
TO BE REZONED FROM "RECREATION" AND "COMPREHENSIVE DEVELOPMENT AREA" TO "COMPREHENSIVE DEVELOPMENT AREA(2)"

B2

由「康樂」地帶改劃為「綠化地帶」地帶
TO BE REZONED FROM "RECREATION" TO "GREEN BELT"

B3

由「康樂」地帶改劃為顯示為「道路」的地方
TO BE REZONED FROM "RECREATION" TO AREA SHOWN AS 'ROAD'

本摘要圖於2021年1月28日擬備，所根據的資料為地政總署於2020年4月15日拍得的航攝照片編號 E094000C及E094002C
EXTRACT PLAN PREPARED ON 28.1.2021
BASED ON AERIAL PHOTOS No. E094000C AND E094002C TAKEN ON 15.4.2020 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/16

作出的擬議修訂項目A1、A2、B1、B2及B3

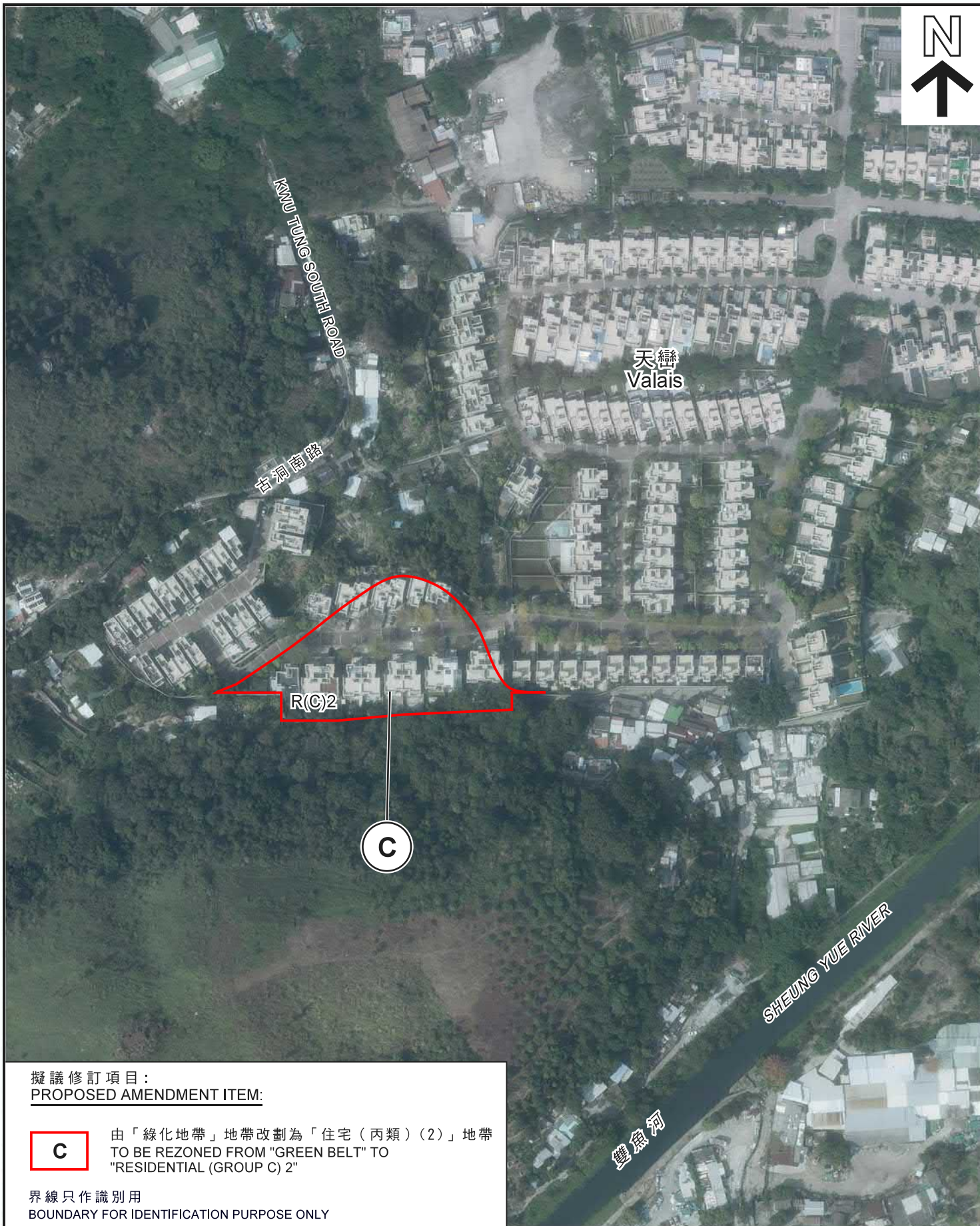
PROPOSED AMENDMENT ITEMS A1, A2, B1, B2 AND B3 TO THE
APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/16

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/21/3

圖 PLAN
3a



擬議修訂項目：
PROPOSED AMENDMENT ITEM:

C

由「綠化地帶」地帶改劃為「住宅（丙類）（2）」地帶
TO BE REZONED FROM "GREEN BELT" TO
"RESIDENTIAL (GROUP C) 2"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/16
作出的擬議修訂項目C
PROPOSED AMENDMENT ITEM C TO THE
APPROVED KWU TUNG SOUTH OUTLINE ZONING
PLAN No. S/NE-KTS/16

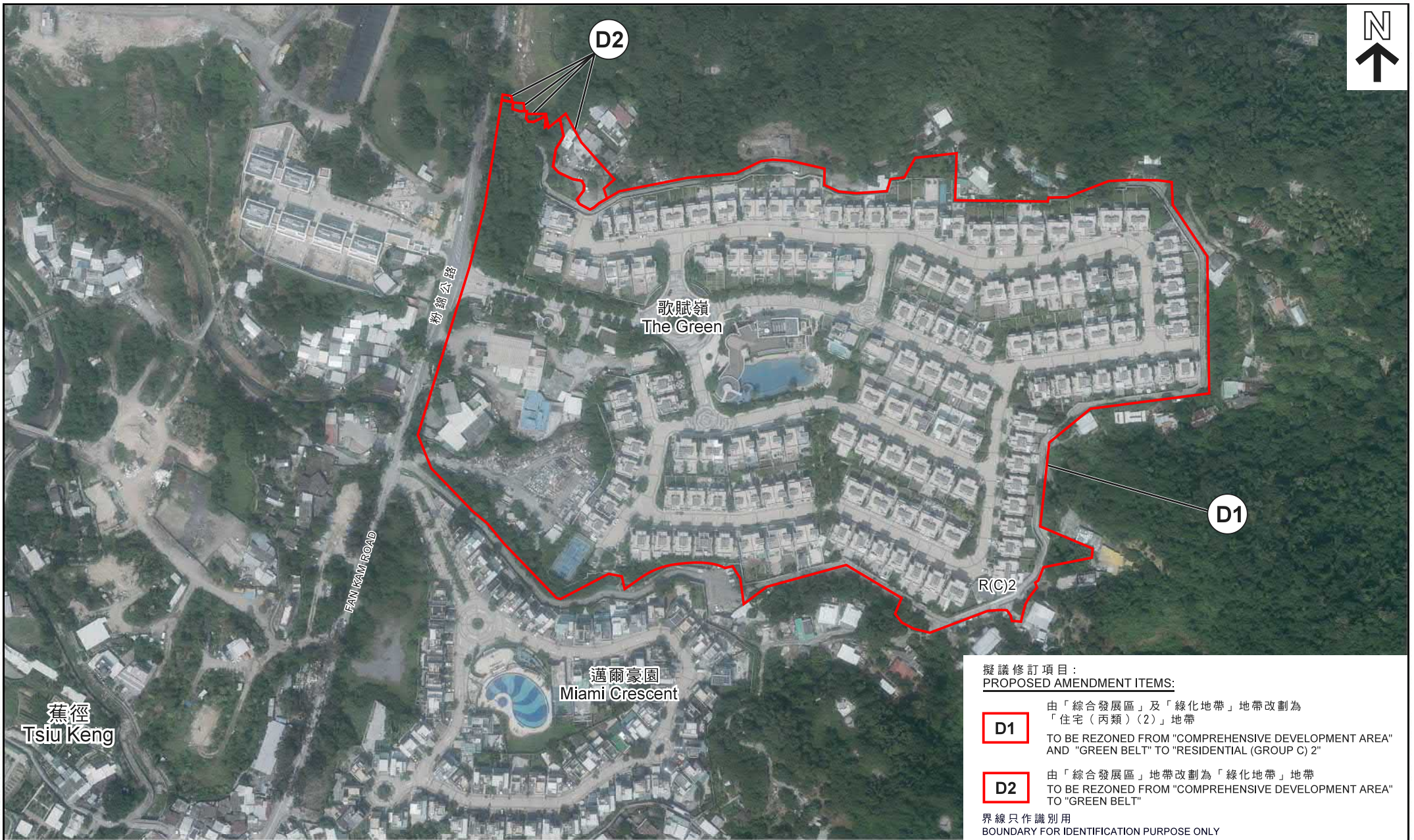
規 劃 署
PLANNING
DEPARTMENT



本摘要圖於2021年1月12日擬備，所根據
的資料為地政總署於2020年2月26日及
2020年4月15日拍得的航攝照片編號
E091948C及E093015C
EXTRACT PLAN PREPARED ON 12.1.2021
BASED ON AERIAL PHOTO No.
E091948C & E093015C TAKEN ON 26.2.2020
& 15.4.2020 BY LANDS DEPARTMENT

參考編號
REFERENCE No.
M/FS/21/3

圖 PLAN
3b



擬議修訂項目：
PROPOSED AMENDMENT ITEMS:

D1

由「綜合發展區」及「綠化地帶」地帶改劃為「住宅（丙類）（2）」地帶

TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" TO "RESIDENTIAL (GROUP C) 2"

D2

由「綜合發展區」地帶改劃為「綠化地帶」地帶

TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "GREEN BELT"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年1月20日擬備，所根據的資料為地政總署於2019年9月26日拍得的航攝照片編號 E064696C及E064697C
EXTRACT PLAN PREPARED ON 20.1.2021
BASED ON AERIAL PHOTOS No. E064696C AND E064697C TAKEN ON 26.9.2019 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO
在古洞南分區計劃大綱核准圖編號S/NE-KTS/16
作出的擬議修訂項目D1及D2
PROPOSED AMENDMENT ITEMS D1 AND D2 TO THE
APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/16

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/21/3

圖 PLAN
3c



攝於 Taken on : 3.9.2020



拍攝日期 Date taken : 19.11.2020

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/16
作出的擬議修訂項目A1、A2、B1、B2及B3
PROPOSED AMENDMENT ITEMS A1, A2, B1, B2 AND B3
TO THE APPROVED KWU TUNG SOUTH OUTLINE ZONING
PLAN No. S/NE-KTS/16

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/21/3

圖 PLAN
4a

本摘要圖於2021年1月19日擬備，
所根據的資料為攝於
2020年7月9日及2020年9月3日
的實地照片
PLAN PREPARED ON 19.1.2021
BASED ON SITE PHOTOS
TAKEN ON 9.7.2020 & 3.9.2020



攝於 Taken on : 3.9.2020



攝於 Taken on : 9.7.2020

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年1月7日擬備，
所根據的資料為攝於
2020年7月9日及2020年9月3日
的實地照片
PLAN PREPARED ON 7.1.2021
BASED ON SITE PHOTOS
TAKEN ON 9.7.2020 & 3.9.2020

實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/16
作出的擬議修訂項目C、D1及D2
PROPOSED AMENDMENT ITEMS C, D1 AND D2
TO THE APPROVED KWU TUNG SOUTH OUTLINE ZONING
PLAN No. S/NE-KTS/16

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/21/3

圖 PLAN
4b