

**DRAFT KAM TIN SOUTH
OUTLINE ZONING PLAN NO. S/YL-KTS/14**

**INFORMATION NOTE AND HEARING ARRANGEMENT
FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS**

1. Introduction

- 1.1 On 3.11.2017, the draft Kam Tin South Outline Zoning Plan No. S/YL-KTS/14 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the Plan is at **Annex I**. The amendments mainly involve rezoning of (a) three sites located to the immediate south of West Rail Kam Sheung Road Station (KSRS) from “Agriculture” (“AGR”) (i.e. Sites 1 and 6) (Items A1 and A2) and “Other Specified Uses” annotated “Rural Use” (“OU(RU)”) (i.e. Site 4a) (Item A3) to “Residential (Group A)” (“R(A)”) to facilitate public housing developments; (b) two sites adjoining the public housing developments at Site 1 and Site 6 from “AGR” to “Government, Institution or Community” (“G/IC”) (Items B1 and B2); and (c) a section of existing Kam Ho Road and its roundabout to the south of the KSRS from “AGR” to an area shown as ‘Road’ to reflect the existing road (Item C).
- 1.2 During the two-month public exhibition period of the draft OZP, a total of 320 representations were received. On 2.2.2018, the representations were published for 3 weeks for public comments and 133 comments on the representations (comments) were received.
- 1.3 The gist of representations and comments is at **Annex II**. The location of the representation sites is shown on **Plan P-1**.

2. The Representations and Comments

- 2.1 In gist, amongst the 320 representations, 314 representations oppose to the proposed amendments, 3 representations provide comments on the proposed amendments and 3 representations have not provided view on the proposed amendments. Their views can be summarized as follows:

| Representers | Representation No. |
|---|-----------------------|
| <i>Object to all or part of the amendment items (314)</i> | |
| Hover Joy International Limited (1) | R1 |
| Noble Phoenix Investments Limited (1) | R2 |
| Masterplan Limited (1) | R3 |
| Chairman of Yuen Long District Council (YLDC) (1) | R5 |
| YLDC Member (1) | R6 |
| Kam Sheung Road Development Concern Group/ Shui Lau Tin Tsuen Village Representative (1) | R7 |
| Land Justice League (1) | R8 |
| Legislative Councilor (1) | R9 |
| Individuals (47) | R4 and R10-R55 |
| Individuals (standard comments submitted in one email) (259) | R56-R314 |
| <i>Provide comment on the amendment items (3)</i> | |
| Mass Transit Railway Corporation Limited (1) | R318 |
| World Wide Fund for Nature Hong Kong (1) | R319 |
| Individual (1) | R320 |
| <i>Not provide any view on the amendment items (3)</i> | |
| Individuals (3) | R315-317 |

- 2.2 Major grounds of objection include (i) no public engagement in the Land Use Review for Kam Tin and Pat Heung (LUR); (ii) all housing sites identified in the LUR should be rezoned in one-go; (iii) development intensity of the housing development is too low and should be increased; (iv) insufficient traffic capacity; (v) insufficient GIC facilities; (vi) limited local employment opportunities; (vii) lack of compensation and rehousing arrangement; and (viii) destroy rural neighborhood and farmland, and affect local villagers/farmers. Some representers propose public-private participation in housing development, and some propose that other potential housing sites such as brownfield sites, golf course and vacant schools should be developed first. **R5** generally supports the Government to increase public housing supply. **R5**, **R6** and **R7** request for widening of Kam Sheung Road and provision of new road link before development.
- 2.3 Three representations (**R318** to **R320**) provide comments on the proposed amendments. **R318** comments that adequate mitigation measures should be provided to address the rail noise impact. **R319** suggests that land should be provided for urban farming and agricultural activities as well as to restore/rehabilitate/enhance Ho Pui Stream and the mitigation wetlands. **R320** suggests that sufficient open space, GIC and elderly facilities should be provided.
- 2.4 Three representations (**R315** to **R317**) submitted by individuals have not provided any view on the proposed amendments.

- 2.5 A total of 133 comments have been received, including YLDC members (**C5, C6 and C11**), concern groups/village representative (**C7 and C133**) and individuals. The commenters generally express similar views as the adverse representations above mainly on the grounds that housing sites identified in the LUR should be rezoned in one-go; development intensity of the housing development is too low; insufficient traffic capacity; lack of GIC facilities and employment opportunities; insufficient compensation and rehousing arrangement; and affect rural neighborhood, farmland, and local villagers/farmers. In addition, **C133** (Green Sense) indicates no objection to public/subsidized housing development.

3. Arrangement for Consideration of Representations and Comments

- 3.1 Under section 2A of the Ordinance, the Town Planning Board (the Board) is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, propose amendments to the Plan to meet representations, consider further representations in respect of the proposed amendments, and consider whether to vary the proposed amendments upon consideration of any adverse further representations. Since the amendments incorporated in the Plan have attracted considerable local concerns, it is recommended that the representations and comments should be considered by the full Board. A separate hearing session may be arranged, if necessary.
- 3.2 Under section 6B(6) of the Ordinance, the Board may determine whether the representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. As the concerns of the representers and commenters are mainly on the proposed public housing developments, the hearing of all representations and comments is suggested to be considered in one group.
- 3.3 To ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session, subject to confirmation of the number of representers and commenters attending the hearing and the aggregated presentation time required.
- 3.4 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for July 2018.

4. Decision Sought

The Board is invited to consider whether to appoint a RHC for consideration of the representations and comments, and whether the representations and comments should be considered in the manner as proposed in paragraph 3 above.

5. Attachments

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| Annex I | Schedule of Amendments to the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/13 |
| Annex II | List of the Representations and Comments in respect of the Draft Kam Tin South OZP No. S/YL-KTS/14 Attachment A: List of Representers Attachment B: List of Commenters |
| Plan P-1 | Location of Representations Sites |

**PLANNING DEPARTMENT
MAY 2018**