

**SUBMISSION OF THE DRAFT KAM TIN SOUTH
OUTLINE ZONING PLAN NO. S/YL-KTS/14A
UNDER SECTION 8 OF THE TOWN PLANNING ORDINANCE
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

1. Introduction

The purpose of this paper is to seek Members' agreement that the draft Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/14A (**Annex I**) together with its Notes (**Annex II**) are suitable for submission under section 8 of the Town Planning Ordinance (the Ordinance) to the Chief Executive in Council (CE in C) for approval, and that the updated Explanatory Statement (ES) (**Annex III**) is suitable for submission to the CE in C together with the draft OZP.

2. Background

- 2.1 On 30.8.2016, the CE in C approved the draft Kam Tin South OZP under section 9(1)(a) of the Ordinance, which was subsequently re-numbered as S/YL-KTS/13. On 7.2.2017, the CE in C referred the approved Kam Tin South OZP No. S/YL-KTS/13 to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.2 On 3.11.2017, the draft Kam Tin South OZP No. S/YL-KTS/14, incorporating amendments mainly to rezone two sites near the West Rail Kam Sheung Road Station from "Agriculture" ("AGR") zone to "Residential (Group A)" ("R(A)") zone, and another site nearby from "Other Specified Uses" annotated "Rural Use" zone to "R(A)" zone to facilitate public housing developments; two sites at Tung Wui Road and Kam Ho Road from "AGR" zone to "Government, Institution or Community" zone for schools and other Government, institution or community (GIC) uses; and imposition of development restrictions on the "R(A)" zone, was exhibited for public inspection under section 5 of the Ordinance.
- 2.3 During the two-month exhibition period of the draft OZP, a total of 320 valid representations were received. On 2.2.2018, the representations were published for three weeks for public comments and a total of 133 valid comments on the representations were received. After giving consideration to the representations and comments under section 6B(1) of the Ordinance on 25.7.2018, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6B(8) of the Ordinance.

3. **Submission to the Chief Executive in Council**

- 3.1 In accordance with section 8 of the Ordinance, the Board shall submit the draft OZP, together with a schedule of the representations (if any), comments on representations (if any), further representations (if any) and amendments (if any) to the CE in C for approval within nine months of the expiration of the plan-exhibition period. Since the representation consideration process has been completed, the draft OZP is now ready for submission to the CE in C for approval.
- 3.2 For submission to the CE in C, the draft Kam Tin South OZP No. S/YL-KTS/14 has been remembered as S/YL-KTS/14A. Opportunity is also taken to update the ES to reflect the latest position of the draft OZP. For easy reference, the amendments are highlighted in ***bold and italics*** or ~~strike-out~~ form.
- 3.3 Upon the approval of the draft Kam Tin South OZP No. S/YL-KTS/14A by the CE in C, the approved OZP will be renumbered as S/YL-KTS/15.

4. **Decision Sought**

Members are invited to:

- (a) agree that the draft Kam Tin South OZP No. S/YL-KTS/14A and its Notes at **Annexes I and II** respectively are suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorse the updated ES for the draft Kam Tin South OZP No. S/YL-KTS/14A at **Annex III** as an expression of the planning intention and objectives of the Board for the various land-use zonings on the draft OZP and issued under the name of the Board; and
- (c) agree that the updated ES is suitable for submission to the CE in C together with the draft OZP.

5. **Attachments**

Annex I	Draft Kam Tin South OZP No. S/YL-KTS/14A
Annex II	Notes of the draft Kam Tin South OZP No. S/YL-KTS/14A
Annex III	Explanatory Statement of the draft Kam Tin South OZP No. S/YL-KTS/14A