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**Appendix A**

**Extract of Approved Kwu Tung South  
Outline Zoning Plan No. S/NE-KTS/22**

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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 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/redevelopment 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.

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COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

- |     | <u>Remarks</u>  |
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| (a) | <p>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:</p> <ul style="list-style-type: none"> <li>(i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;</li> <li>(ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;</li> <li>(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;</li> <li>(iv) the alignment, widths and levels of any roads proposed to be constructed within the area;</li> <li>(v) the landscape and urban design proposals within the area;</li> <li>(vi) programmes of development in detail;</li> <li>(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;</li> <li>(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;</li> <li>(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</li> <li>(x) such other information as may be required by the Town Planning Board.</li> </ul> |
| (b) | <p>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.</p>   |

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## Explanatory Statement of the OZP

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### COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

#### Remarks (Cont'd)

- (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, or the plot ratio and height of the existing building, whichever is the greater. 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 (3)" 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 2 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

- (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 the maximum plot ratio specified below and the maximum building height stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater:

Area	Maximum Domestic Plot Ratio	Maximum Non-Domestic Plot Ratio
Area (a)	1.23	0.18
	<u>Maximum Plot Ratio</u>	
Area (b)	1.23	

- (f) In determining the maximum plot ratio for the purposes of paragraphs (c), (d) and (e) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or 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.

- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (c), (d) and (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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the Government, may be disregarded.

#### "Comprehensive Development Area (2)" ("CDA(2)") on Kam Hang Road near Kwu Tung Road

- 9.1.5 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.

- 9.1.6 It is the planning intention to encourage comprehensive residential development at this site with the provision of social welfare facility. Development or redevelopment within this site is subject to a maximum plot ratio of 3 and a maximum building height of 75mPD, or the plot ratio and height of the existing building, whichever is the greater. 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.

#### "Comprehensive Development Area (3)" ("CDA(3)") to the south of Kwu Tung Road and to the west of Hang Tau Road

- 9.1.7 A site with an area of about 1.97 ha located to the south of Kwu Tung Road and to the west of Hang Tau Road is zoned "CDA(3)". The western boundary of the site encroaches upon a mitigation woodland and wetland 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 wetland. The applicant should undertake appropriate design and landscape measures, layout arrangement and/or other effective means to minimise the possible ecological impacts generated from the development, particularly glare impact/light pollution, on the mitigation woodland and wetland. If the development would unavoidably affect the existing mitigation woodland and wetland, the applicant should also submit technical assessment(s) including ecological impact assessment and/or compensatory proposal(s) with implementation arrangements such as tree buffer and appropriate blocking layout to minimise the disturbance to the neighbouring habitat. 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.

- 9.1.8 Development or redevelopment within this site is subject to a maximum plot ratio of 2 and a maximum building height of 70mPD, or the plot ratio and height of the existing building, whichever is the greater. The plot ratio control under this zone is regarded as being stipulated in a "new or amended statutory plan" according to the Joint Practice Note No. 4 "Development Control Parameters Plot Ratio/Gross Floor Area", and shall be subject to the streamlining arrangements stated therein.