

**S12A AMENDMENT OF PLAN APPLICATION
APPROVED KAM TIN NORTH OZP NO. S/YL-KTN/11**

Rezoning from “Residential (Group C) 2” and “Open Space” zones to “Residential (Group C) 4” zone for a Proposed Residential Development at Lot Nos. 519 RP (part) and 520 RP in D.D. 110 and the Adjoining Government land, Shek Kong, Yuen Long, N.T.

AND

Rezoning from “Residential (Group C) 2” to “Open Space” zone at Lot Nos. 121, 137, 138, 139 S.A and 139 RP (part) in D.D. 110 and the Adjoining Government land, Shek Kong, Yuen Long, N.T.

SUPPORTING PLANNING STATEMENT

November 2025

Applicants:

**Kimpton Investments Limited
Pacific Top Development Limited
Worldchamp Investments Limited**

Consultancy Team:

**KTA Planning Ltd.
CTA Consultants Ltd.
Mott MacDonalds Hong Kong Ltd.
Ramboll Hong Kong Ltd.
Scenic Landscape Studio Ltd.
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Greg Wong & Associates Ltd.**



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

Executive Summary

This Planning Application is prepared and submitted on behalf of **Kimpton Investments Limited, Pacific Top Development Limited** and **Worldchamp Investments Limited** (the “Applicants”) to seek approval from the Town Planning Board (“TPB”/the “Board”) under section 12A of the Town Planning Ordinance for:

- (1) rezoning of the Site from “Residential (Group C) 2” (“R(C)2”) and “Open Space” (“O”) to “Residential (Group C) 4” (“R(C)4”) under the approved Kam Tin North Outline Zoning Plan (“OZP”) No. S/YL-KTN/11, to enable the proposed residential development (“Proposed Development”) at Lot Nos. 519 RP (part) and 520 RP in D.D. 110 and adjoining Government land, Kam Tin Road, Shek Kong, Yuen Long (“Site 1” / “Development Site”); and
- (2) rezoning of the Site from “R(C)2” to “O” under the same approved OZP at Lot Nos. 121, 137, 138, 139 S.A and 139 RP (part) in D.D. 110 and adjoining Government land, Kam Tin Road, Shek Kong, Yuen Long (“Site 2”).

With the unique site characteristics and changing strategic planning circumstances of the Kam Tin area from rural to suburban township, it is proposed to rezone the Development Site (Site 1), with a total site area of about **8,580m²**, for residential development. Site 1 involves about 8,496m² of land zoned “O” and 84m² of land zoned “R(C)2” under the prevailing OZP. With a maximum plot ratio (“PR”) of 1.0, the indicative development scheme yields a total domestic Gross Floor Area (“GFA”) of not more than 8,580m², providing about a total of 240 residential units. It comprises a total of 6 nos. of residential towers with 6 storeys above ground (including G/F for entrance lobby / car park / E&M facilities). The clubhouse is not more than one-storey high above ground; sewage treatment plant (STP) involves one storey above ground and one-storey tank below ground; the stormwater storage tank (SST) involves one storey below ground. With site formation level at 10.4mPD, the referencing building height is about 28.9mPD.

Meanwhile, the Applicants also propose rezoning of a site (namely “Site 2”) from “R(C)2” to “O”, which is located to the immediate west of the prevailing “O” zone that the Development Site falls within. Site 2 has an area of about **12,303m²**. As a result, there will be a **net increase in about 0.38 ha** in total area of “Open Space” zone under the prevailing Kam Tin North OZP.

The proposal is fully justified based on the following reasons:

- The Proposed Rezoning is In-line with Government’s policies on increasing housing land supply;
- The Sites are highly suitable for residential development and public open space respectively, in view of land use compatibility, accessibility, as well as coherence and tranquility of the open space to be maintained.

- The existing local access falling within an area currently zoned “R(C)2” zone, which is frequently used by the nearby villagers and residents will be retained in the proposed “Open Space” zone in Site 2;
- The Proposed Development will unleash the development potential of the “Open Space” Zone which has been long designated without any development program in the Application Site;
- The Development Proposal has devised an appropriate development intensity in the Proposed “R(C)4” Zone;
- The Proposed Scheme has incorporated various urban design merits;
- The Proposed Development is readily implementable; and
- Various technical assessments have been carried out and the findings concluded that the Proposal is technically feasible.

In light of the above, support on this Planning Application from the members of the TPB is respectfully requested.

行政摘要 (內文如有差異，應以英文版本為準)

本規劃申請書是代表金濤投資有限公司(Kimpton Investments Limited)、恒泰發展有限公司(Pacific Top Development Limited)及集威投資有限公司(Worldchamp Investments Limited)(下稱「申請人」)根據城市規劃條例第 12A 條，向城市規劃委員會(下稱「城規會」)申請修訂錦田北分區計劃大綱核准圖編號 S/YL-KTN/11(下稱「核准圖」)，將：

- (一)、位於新界丈量約份第 110 約地段第 519 號餘段(部分)及第 520 號餘段和毗連政府土地的用地(下稱「地盤一」)，由「住宅(丙類)2」地帶及「休憩用地」地帶改劃為「住宅(丙類)4」地帶，以作住宅發展用途；
- (二)、位於丈量約份第 110 約地段第 121 號、第 137 號、第 138 號及第 139 號(部分)及毗連政府土地的用地(下稱「地盤二」)，由「住宅(丙類)2」地帶改劃為「休憩用地」地帶。

考慮到申請地點的錦田地區逐漸由鄉郊轉型為郊區鄉鎮，申請人致力將地盤一內面積約 8,580 平方米的用地改劃作住宅發展，當中「休憩用地」地帶面積佔約 8,496 平方米，而「住宅(丙類)2」地帶約 84 平方米。此擬議發展的最高地積比率為 1.0，住用樓面面積不多於 8,580 平方米，提供約 240 個住宅單位。發展項目包括 6 座 6 層高的住宅樓宇(包括 1 層地下住宅大堂/停車場/機電設施)。住客會所不高於地面 1 層；和污水處理廠包括地面一層及地底一層的儲水池；而蓄洪池則位於地下一層。地盤的平整水平為主水平基準上 10.4 米，建築物的高度為主水平基準上約 28.9 米。

此外，申請人提出將現時位於地盤一所屬的「休憩用地」地帶以西的地盤二，由「住宅(丙類)2」地帶改劃為「休憩用地」地帶，而地盤二的面積佔約 12,303 平方米。因此，擬議發展將為錦田北分區計劃大綱核准圖的「休憩用地」地帶總面積帶來約 0.38 公頃的淨增長。

擬議發展計劃理據如下：

- 擬議改劃方案與政府現時推行的積極增加房屋土地供應的政策相符合；
- 申請地點交通方便，適合分別用作住宅發展及休憩用地用途，擬議用途亦與鄰近土地用途協調，而當中就地盤二擬議改劃作「休憩用地」地帶，可維持休憩用地的完整性及寧靜環境；
- 因應地盤二擬議由「住宅(丙類)2」地帶改劃作「休憩用地」地帶，位處地盤二之內而鄰近村民及居民常用的行人通道得以保留；
- 擬建發展將釋放位處申請地點內尚未落實的「休憩用地」地帶的發展潛力；
- 擬議方案在擬議的「住宅(丙類)4」地帶制定了合適的發展密度；
- 建議發展將採納多項設計優點以與周邊環境融合，同時改善錦田鄉郊環境；
- 擬議發展可以迅速落實發展；及
- 申請人已進行了各種技術評估，結果均證明該發展方案是技術上可行的。

根據以上各點，申請人懇請是次的修訂圖則申請能獲得城規會支持。

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S12A AMENDMENT OF PLAN APPLICATION
Approved Kam Tin North OZP No. S/YL-KTN/11

Rezoning from “Residential (Group C) 2” and “Open Space” zones to “Residential (Group C) 4” zone for a Proposed Residential Development at Lot Nos. 519 RP (part) and 520 RP in D.D. 110 and adjoining Government land, Shek Kong, Yuen Long, N.T.

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Supporting Planning Statement

1. INTRODUCTION

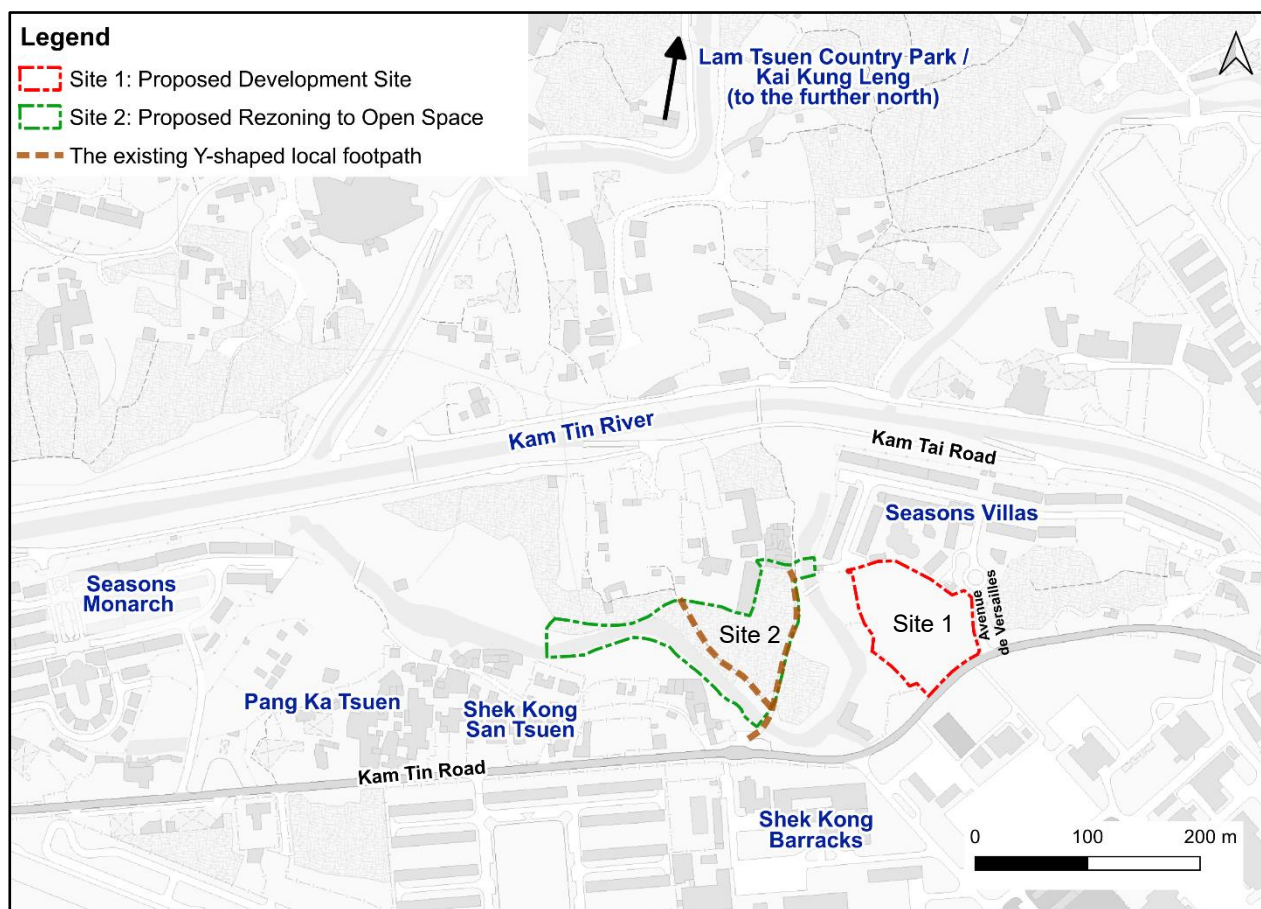
1.1 Purpose

1.1.1 This Amendment of Plan Application is prepared and submitted on behalf of Kimpton Investments Limited, Pacific Top Development Limited and Worldchamp Investments Limited (the “Applicants”) to seek approval from the Town Planning Board (“TPB”/the “Board”) under section 12A of the Town Planning Ordinance for (1) rezoning of an area from “Residential (Group C) 2” (“R(C)2”) and “Open Space” (“O”) to “Residential (Group C) 4” (“R(C)4”) under the approved Kam Tin North Outline Zoning Plan (“OZP”) No. S/YL-KTN/11, to enable the proposed residential development (“Proposed Development”) at Lot Nos. 519 RP (part) and 520 RP in D.D. 110 and adjoining Government land, Kam Tin Road, Shek Kong, Yuen Long (“Site 1” / “Development Site”); and (2) rezoning of an area from “R(C)2” to “O” under the approved OZP at Lot Nos. 121, 137, 138, 139 S.A and 139 RP (part) in D.D. 110 and adjoining Government land, Kam Tin Road, Shek Kong, Yuen Long (“Site 2”) (**Figure 1.1** refers). “Site 1” and “Site 2” altogether form the Application Site. This Supporting Planning Statement is to provide the TPB with the necessary information to facilitate consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this introductory section, the Application Site and the related statutory and non-statutory Planning Context will be set out in Section 2. Discussions of “R(C)” and “O” zones are outlined in Section 3. The Indicative Development Scheme for the Proposed Development will be described in Section 4. Section 5 will outline the proposed zoning amendment while the planning merits and justifications for the Proposed Development will be stated in Section 6. Section 7 concludes and summarizes this Supporting Planning Statement.

Figure 1.1: Site Location Plan



2. SITE AND PLANNING CONTEXT

2.1 Site Location and Surrounding Condition

- 2.1.1 The Application Site is located in Kam Tin North. The Application Site abuts Kam Tin Road to its immediate south. Two low-rise, low-density residential developments in the same “R(C)2” zone that Site 2 falls within, namely Seasons Villas and Seasons Monarch, are located to the immediate north-east and further west. Rural settlements including Shek Kong San Tsuen and Pang Ka Tsuen are located to the west of the Site. The areas to the immediate southwest of Site 1 is an open storage site. Shek Kong Barracks is located to the south of the Site across Kam Tin Road (**Figure 1.1** refers).
- 2.1.2 Site 1 sits on a gently sloping land with gradient gradually descending from the southeast at about +13.50mPD towards the northwest at about +8.10mPD in general. Site 1 is currently sparsely vegetated. Site 2 involves vegetated land gradient gradually descending from the north at about +8.30mPD to the lowest point at the west at about +7.0mPD. The watercourse runs from the south towards the west. Site 2 also involves a “Y-shaped” local footpath, which connects the pavement along Kam Tin Road to the south via a local footbridge across the watercourse with the rural settlements to the north of Site 2 (**Figure 2.1** refers).



Existing View of Site 1 from Kam Tin Road



Existing vegetation at Site 1



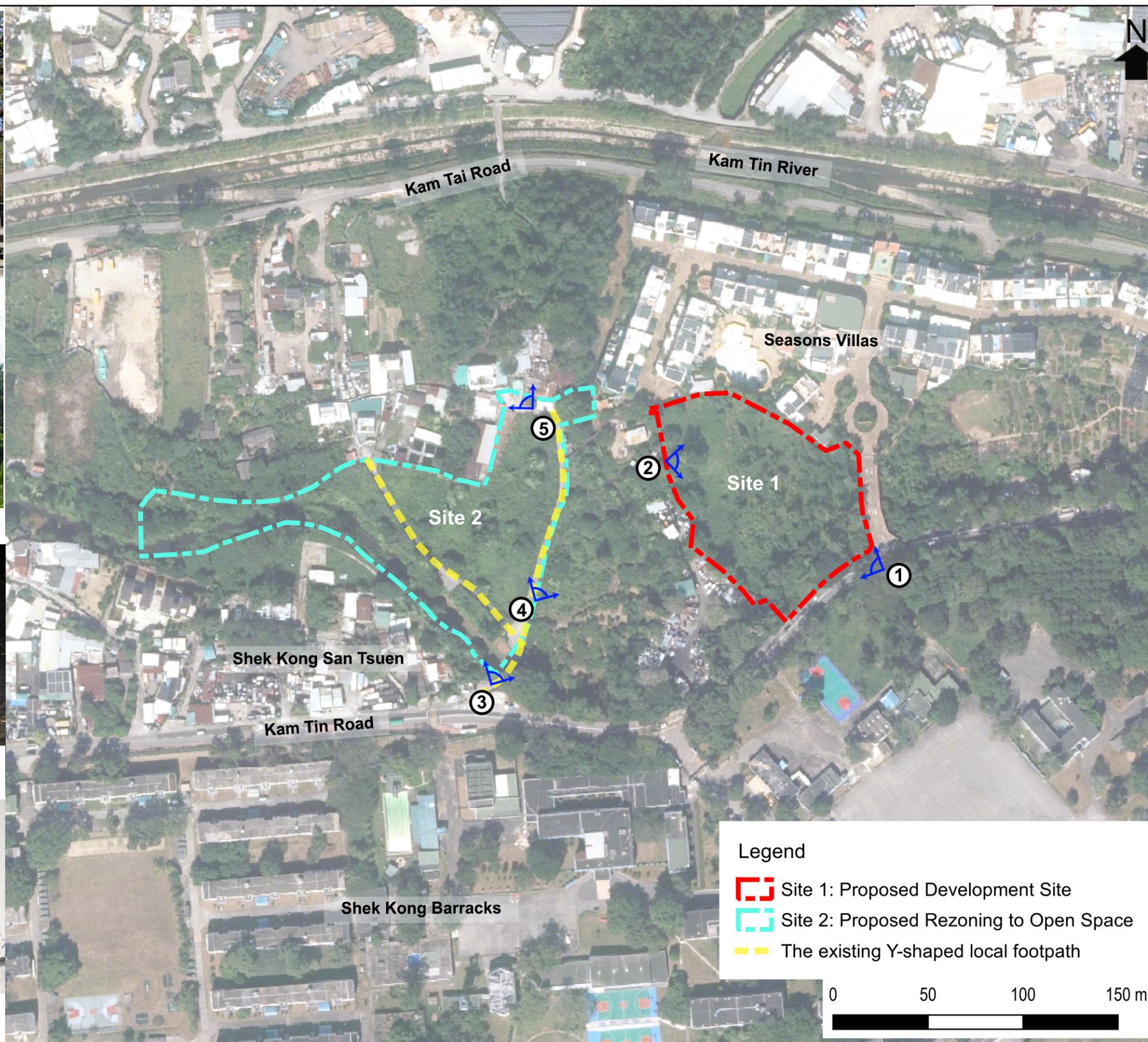
Existing entrance of local access in Site 2 connecting the local village / rural settlements with Kam Tin Road



Existing Y-shaped local footpath in Site 2



Domestic rural settlements to the north of Site 2



2.2 Land Status

2.2.1 The Site is composed of various Lots in DD 110 and adjoining Government Land (**Figure 2.2** refers). It has a total site area of about 20,883m², including Site 1 (about 8,580m²) and Site 2 (about 12,303m²). In Site 1, there is about 572m² of Government land involved, which mainly refers to the strip of Government land between Lot 519 RP (part) in D.D. 110 and the northern footpath along Kam Tin Road, which is deemed necessary for the Development Site to have street frontage and run in/out connecting Kam Tin Road. The distribution of private land and Government land is listed in **Table 2.1** while the ownership pattern of the private lots is listed in **Table 2.2**.

Table 2.1: Land Status

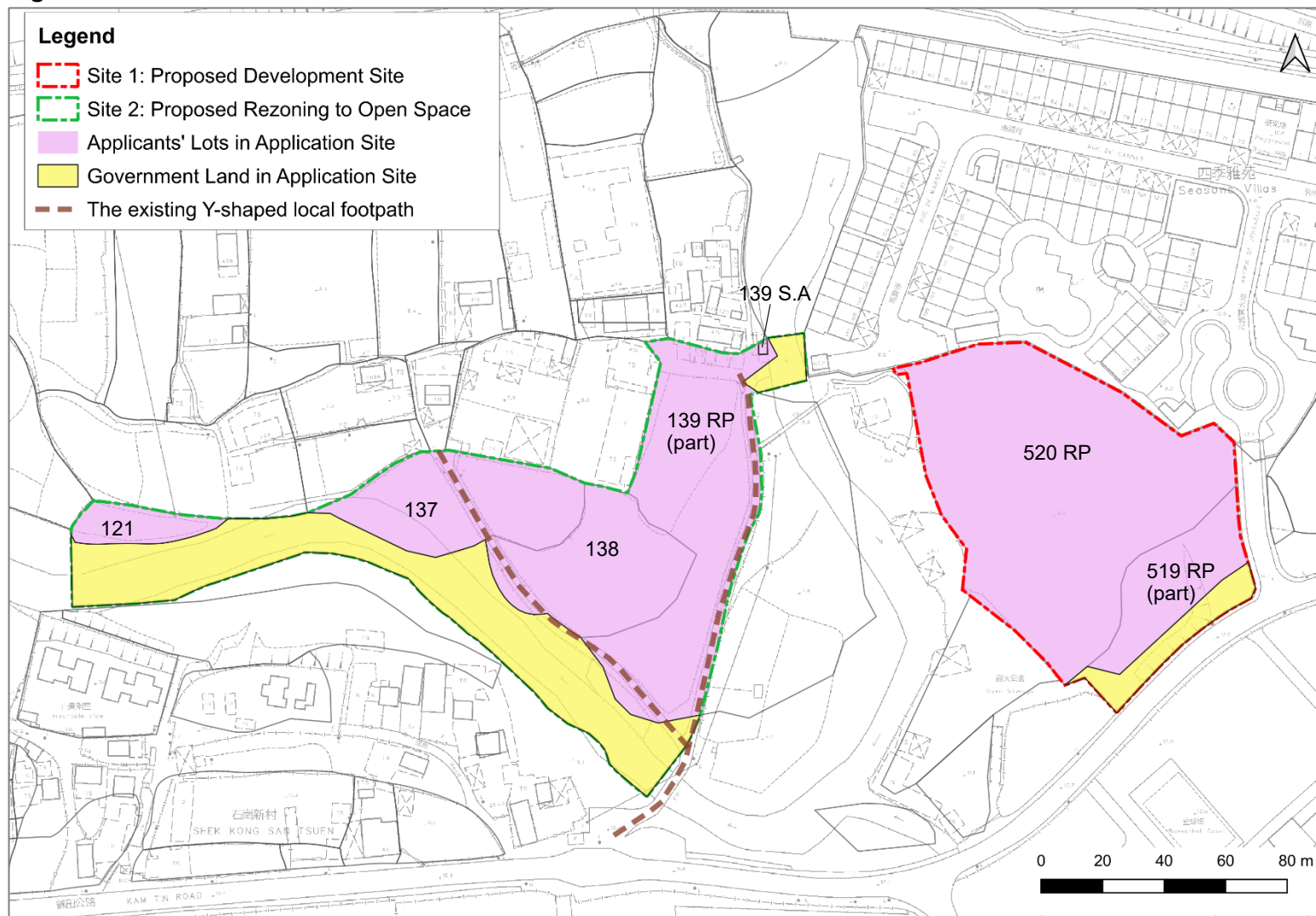
Area in Prevailing Zonings (m ²) (approx.)	Private Lot (m ²) (approx.)	G. Land (m ²) (approx.)	Total (m ²) (approx.)
Site 1: Development Site (Proposed Rezoning to “R(C)4”)			
R(C)2	84	0	84
O	7,924	572	8,496
Total	8,008 (93.3%)	572 (6.7%)	8,580 (100%)
Site 2: Open Space (Proposed Rezoning to “O”)			
R(C)2	8,255 (67.1%)	4,048 (32.9%)	12,303 (100%)
OVERALL			
OVERALL	16,263 (77.9%)	4,620 (22.1%)	20,883 (100%)

Note: The area of the private land is based on measurement in GIS only; the accurate area is subject to land survey when setting out the site boundary.

Table 2.2: Ownership of the Private Lots Involved

Private Lot in D.D. 110	Owner
Site 1: Development Site (Proposed Rezoning to “R(C)4”)	
Lot 519 RP (part)	Pacific Top Development Limited
Lot 520 RP	Pacific Top Development Limited
Site 2: Open Space Zone (Proposed Rezoning to “O”)	
Lot 121	Kimpton Investments Limited
Lot 137	Worldchamp Investments Limited
Lot 138	Worldchamp Investments Limited
Lot 139 S.A	Worldchamp Investments Limited
Lot 139 RP (part)	Worldchamp Investments Limited

Figure 2.2: Land Status Plan



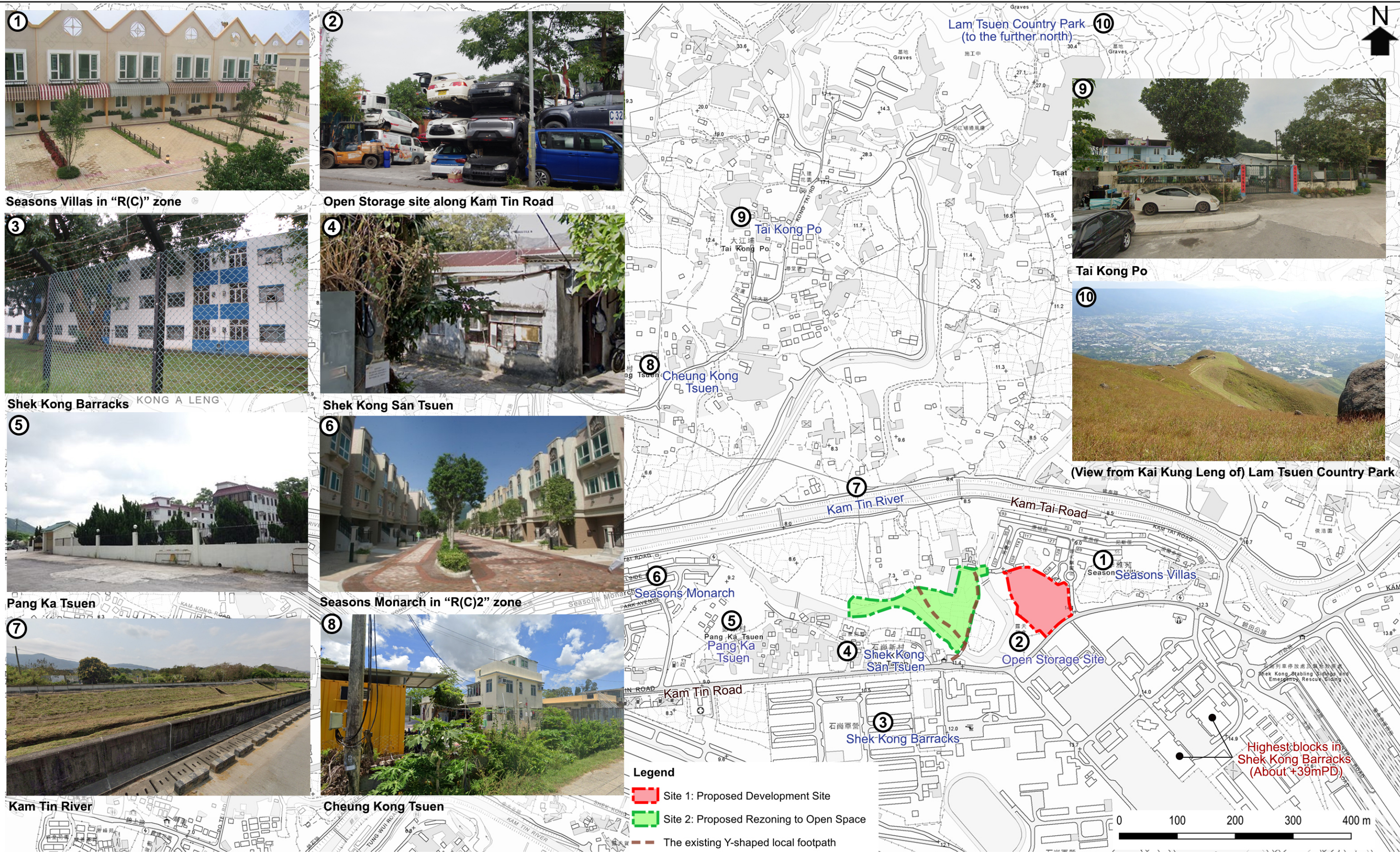
2.3 Surrounding Context

2.3.1 The Site is located in an area with mixed land uses including village settlements, low-rise residential development, temporary workshops and open storages (**Figure 2.3** refers). Details of surrounding land uses are as follows:

- In a wider context, the Application Site lies at the bottom of a valley surrounded by slopes of the summit of Kai Kung Leng, Lam Tsuen Country Park to the further north.
- Predominantly low-rise settlements are found in Cheung Kong Tsuen, Tai Kong Po and Tsat Sing Kong at the foothill of Kai Kung Leng, in the north across Kam Tai Road and Kam Tin River.
- There are low-rise, low-density residential developments, namely Seasons Villas and Seasons Monarch, located to the immediate north-east of the Application Site (to the immediate north of Site 1) and further west to the Application Site.
- Low-rise rural settlements in Shek Kong San Tsuen and Pang Ka Tsuen are found to the west of the Site.
- Kam Tin River runs in parallel to Kam Tai Road to the north.
- Kam Tin Road is located to the south, with the proposed vehicular access of the Development Site (Site 1) immediately abutting Kam Tin Road. Shek Kong Barracks (with blocks of building heights ranging from about +15mPD to +39mPD) are located to the south of the Application Site across Kam Tin Road.
- The existing open storage site of vehicle components at the immediately south-west of Site 1 sits on a piece of paved land.
- Some land parcels in Kam Tin South located to the further south-west of the Application Site have been reserved for various residential developments (with rezoning yet to be initiated) with plot ratio ranging from 0.8 to 3 under Government's Land Use Review for Kam Tin South and Pat Heung.
- The existing Kam Sheung Road Station and Pat Heung Maintenance Centre located about 1.5km and 2km south-west of the Application Site respectively have been planned for high-rise residential/commercial developments with maximum building heights ranging from +69mPD to +109mPD.

Shek Kong Barracks

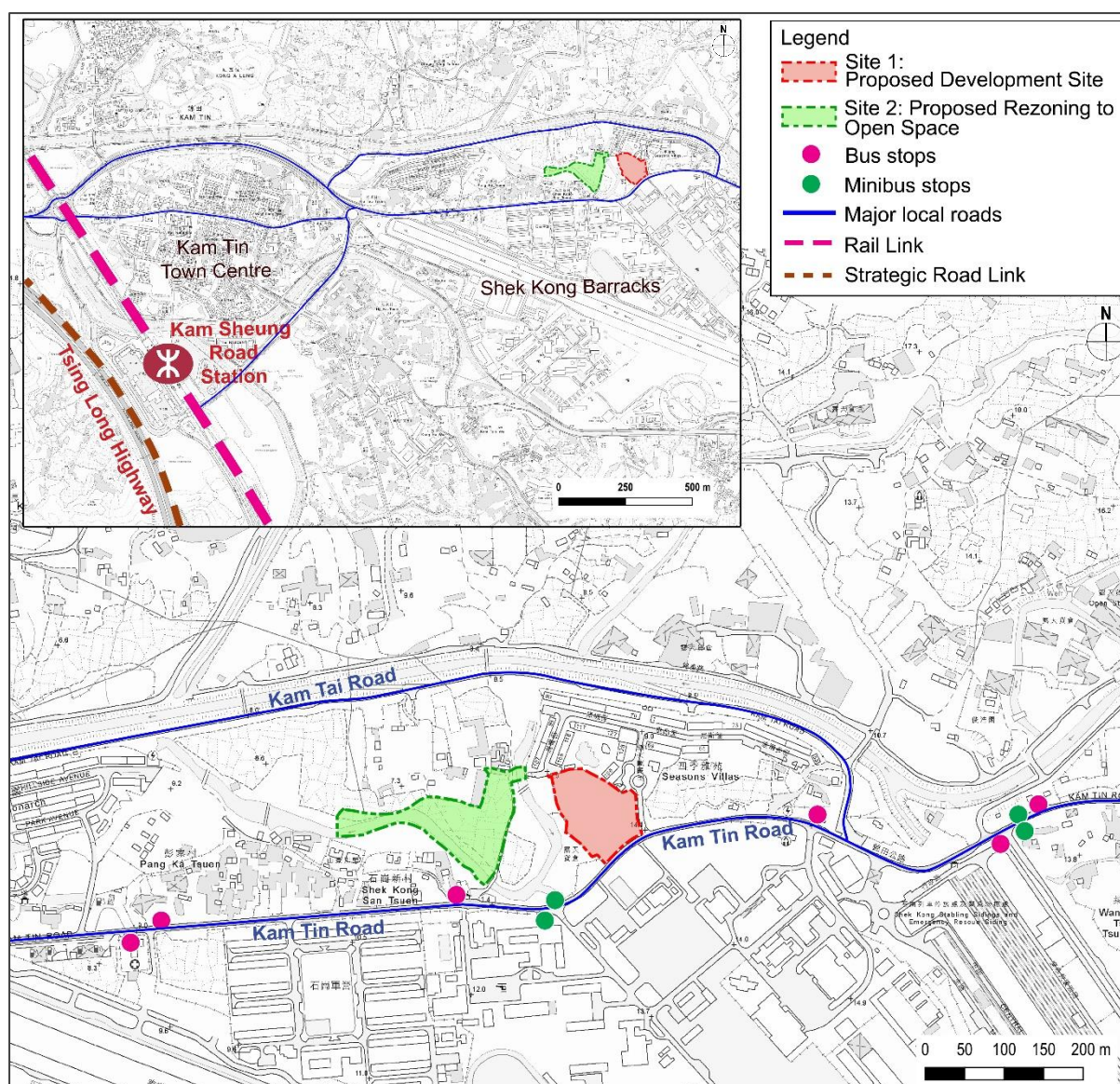
- 2.3.2 Shek Kong Barracks with Shek Kong Airfield is located to the south of the Development Site. Developments in close proximity to Shek Kong Airfield is subject to building height restriction of about +69mPD, as referred to the Plan of the Shek Kong Airfield Height Restriction No. YLM6917a. Developments in the Area would also be subject to occasional aircraft noise from aircraft operations at the Shek Kong Airfield (Para. 5.5 of Explanatory Statement of the approved KTN OZP refers).



2.4 Accessibility

2.4.1 As shown in **Figure 2.4**, both Site 1 and Site 2 are accessible via Kam Tin Road. Both sites are served by various franchised buses and minibuses which provide feeder public transport services to Kam Sheung Road MTR Station, Yuen Long Town Centre and Sheung Shui Town Centre. Bus/minibus stops along Kam Tin Road are within short walking distance from the Site. On a regional scale, the Site being in Kam Tin North, is strategically located in proximity to Kam Tin Town Centre and connected with the urban areas by strategic rail (i.e. West Rail Line) and road (i.e. Tsing Long Highway) link.

Figure 2.4: Local Accessibility of the Application Site (Site 1 and Site 2)



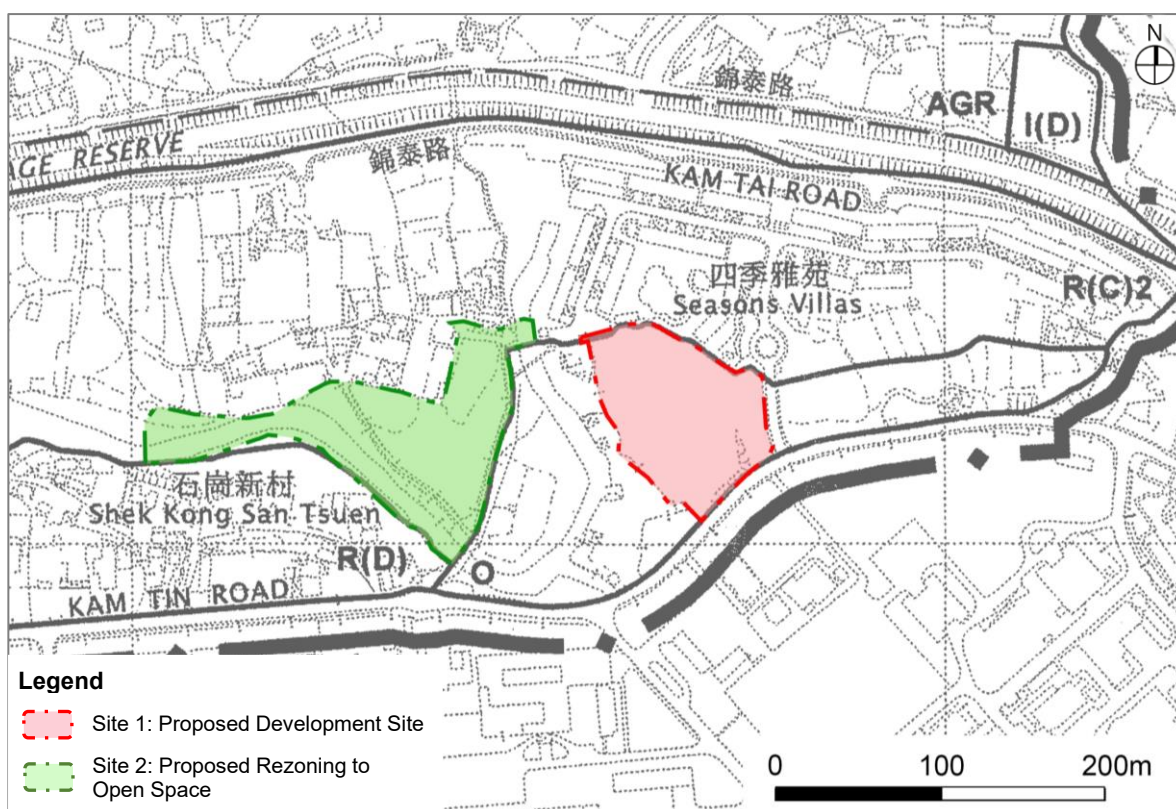
2.5 Zoning History

- 2.5.1 The Site was first zoned “Unspecified Use” on the Draft Kam Tin North Interim Development Permission Area (“DPA”) Plan No. IDPA/YL-KTN/1 gazetted on 5 October 1990. It was later re-zoned to “Residential (Group C) 2” (“R(C)”2) and “Open Space” (“O”) zone on the Draft Kam Tin North OZP No. S/YL-KTN/1 gazetted on 17 June 1994. Since then, the zoning of the Site remains unchanged.

2.6 Statutory Planning Context

- 2.6.1 Site 1 falls primarily within an area zoned “Open Space” (“O”) with a minor portion of it in the north falling within the “Residential (Group C) 2” (“R(C)”2) zone, while Site 2 falls entirely within an area zoned “R(C)”2 on the prevailing approved OZP No. S/YL-KTN/11 (**Figure 2.5** refers).
- 2.6.2 The planning intention of the “R(C)”2 zone, according to the Notes of the Approved OZP, 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”*. The Remarks of the Statutory Notes of the “R(C)”2 zone also specify that *“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 and a maximum building height of 3 storeys (9m) including car park”*.
- 2.6.3 In addition, the planning intention of the subject “O” 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”*.

Figure 2.5: Zoning Context Plan



(Extracted from Approved OZP No. S/YL-KTN/11)

2.7 Site Boundary Setting-out

- 2.7.1 For Site 1 proposed for residential development, it covers entirely Lot 520 RP and Lot 519 RP (part) in D.D. 110 bounded by Avenue de Versailles to the east. Site 1 also covers the strip of Government land to the southeast of Lot 519 RP (part) in D.D. 110 bounded by Kam Tin Road to allow for street frontage and run in/out connecting to Kam Tin Road. This strip of Government land largely encroaches onto Kam Tin Road widening planned by Highways Department (HyD)¹. Should this S12A be approved and the strip of Government land be granted to the Applicants, the Applicants are willing to reserve and surrender the part of land for Kam Tin Road widening upon request by the Government in the future.
- 2.7.2 For Site 2 proposed for rezoning to “Open Space” zone, it mainly covers the private lots owned by the Applicants, which are currently zoned “R(C)2”, including Lot Nos. 121, 137, 138, 139 S.A and 139 RP (part) in D.D. 110, as well as the adjoining Government land bounded by the “Residential (Group D)” zone and the subject site of the approved S16 Planning Application No. A/YL-KTN/761 to the south.

¹ The actual program for the road widening of Kam Tin Road by Highways Department is yet to be confirmed.

2.7.3 Considerations of site boundary setting-out are illustrated in **Figures 2.6 and 2.6a** below.

Figure 2.6: Considerations of Site Boundary Setting-out

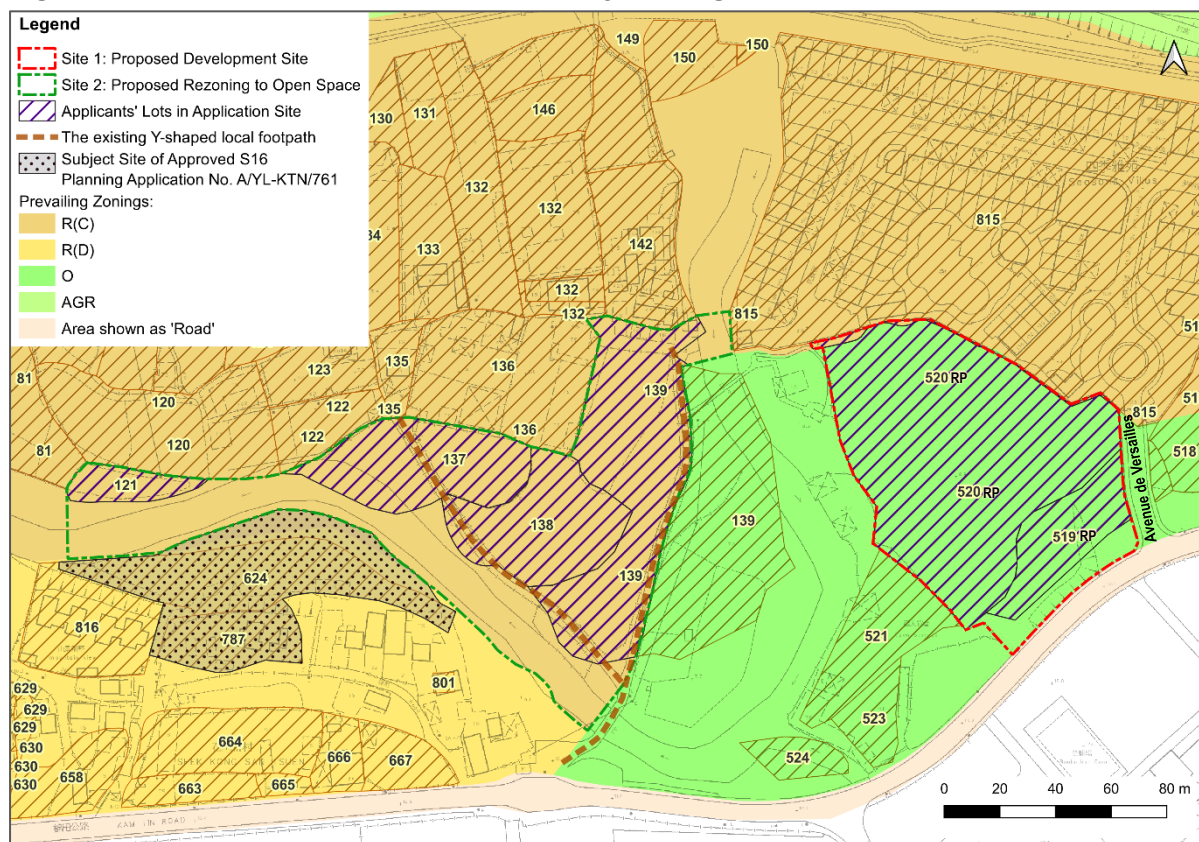
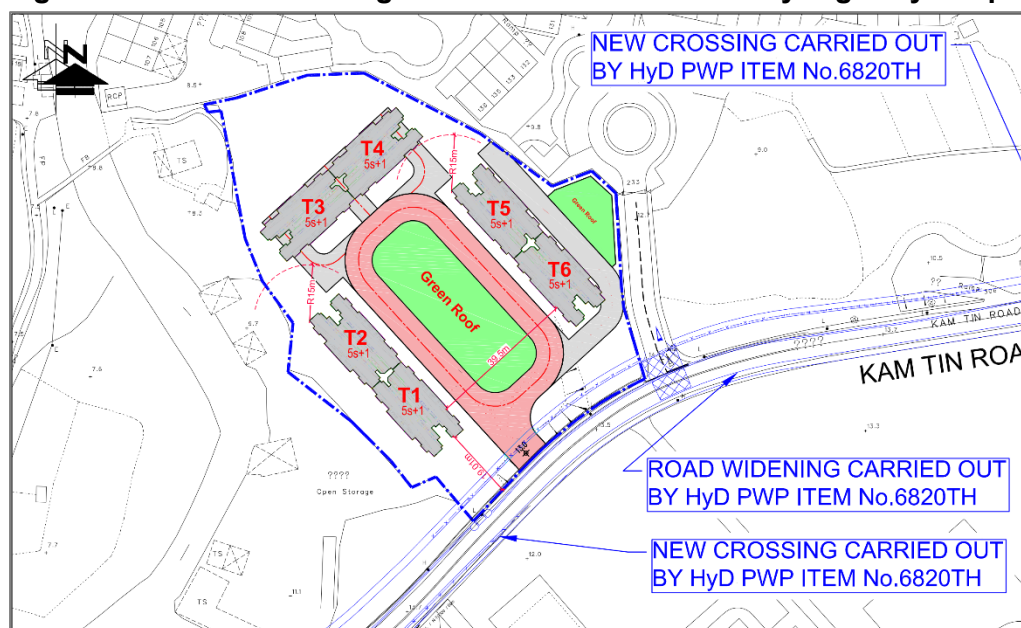


Figure 2.6a: Road Widening Scheme of Kam Tin Road by Highways Department



(extracted from Figure 2.2 of TIA in Appendix 6)

2.8 Government's Policies to Increase Housing Supply

2.8.1 The Government has put strong emphasis on increasing supply of housing land since ten more years ago to resolve the housing and land shortage problems in Hong Kong, even though the market value of private residential properties is dropping in the recent years. Some of the major policies to increase housing land supply are highlighted as follows:

Long Term Housing Strategy

2.8.2 The Long Term Housing Strategy ("LTHS") was first released by the Transport and Housing Bureau on 16 December 2014 to address the structural issues pertaining to Hong Kong's housing problem, and is being updated annually to make timely adjustments accordingly. With reference to the latest Annual Progress Report released in November 2024, the Government will put forward the following three directions:

- (a) To continue adopting the "supply-led" and "flexible" principles to increase housing supply;
- (b) To enhance the housing ladder to promote home ownership among young people; and
- (c) To safeguard the rational use of public rental housing (PRH) resources and encourage PRH tenants to move up the housing ladder.

2.8.3 Based on the latest Annual Progress Report of LTHS, the total housing supply target for the ten-year period from 2025-26 to 2034-35 is around 440,000 units, including public and **private housing supply target** of 308,000 units and **132,000 units** respectively. The public/private split for the supply of new housing units would maintain at 70:30. The Government will make available land capable of providing around **80,000** private housing units through land sale and railway property developments in the coming five years.

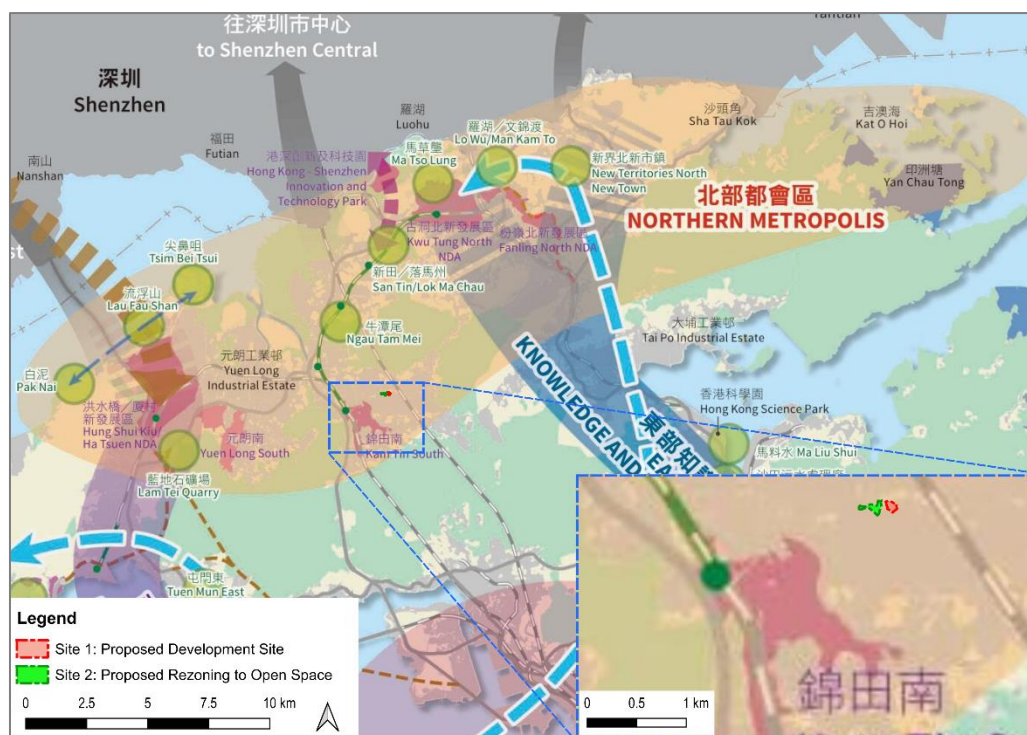
Task Force on Land Supply

2.8.4 The Government endorsed the final report completed by the Task Force on Land Supply (the "Task Force") by end of 2018 with recommendations to the overall land supply strategy and prioritizing different land supply options for the Government. **"Unleashing development potential of private agricultural land" in the NT is one of the three short-to-medium term supply options suggested by the Task Force after wide consultations with the public.** In this regard, the Applicants' intention in rezoning the inactive and privately own agricultural land within the Site for residential uses echoes with the policy directive of delivering housing supply in short to medium term.

The Northern Metropolis Development Strategy

- 2.8.5 The *Northern Metropolis Development Strategy* (“the Development Strategy”) is formulated on the basis of the HK 2030+, which is unveiled in the Policy Address 2021, to meet the medium to long term land demand. The Northern Metropolis encompasses an area of about 30,000 hectares, covering two district administration areas: Yuen Long and North Districts, which include the new towns in Yuen Long, Tin Shui Wai, Fanling / Sheung Shui, various NDAs and development nodes in different planning and construction stages as well as their neighbouring rural areas. The Northern Metropolis is aimed to provide multi-functional land uses with highly concentrated residential and working population to drive the economic development in Hong Kong for the next 20 years, which would be the major source of housing supply in the period of 10 to 15 years after 2031-32. The extent of the Northern Metropolis would marginally cover the areas of Kam Tin North including the Application Site (**Figure 2.7** refers).

Figure 2.7: The Application Site within the Northern Metropolis

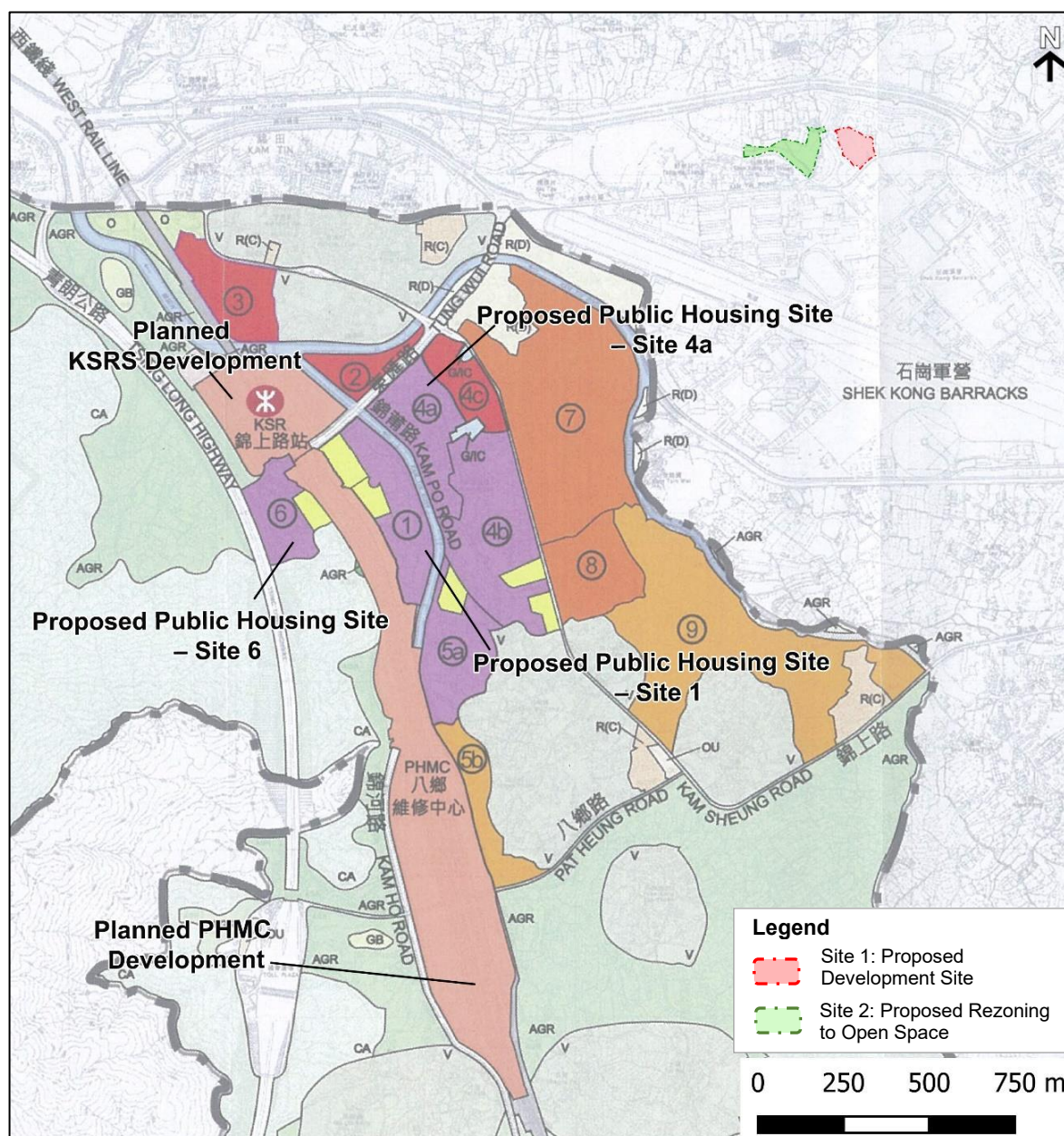


2.9 Land Use Review of Kam Tin South and Pat Heung

- 2.9.1 As announced in the 2013 Policy Address, the Government would increase the supply of housing land in short to medium term by taking forward the planning for residential development at West Rail Line (“WRL”) Kam Sheung Road Station (“KSRS”) and Pat Heung Maintenance Centre (“PHMC”) as well as conducting engineering studies to identify potential land for both public and private housing development in the adjoining Kam Tin South area.

- 2.9.2 In March 2014, Planning Department and the Mass Transit Railway Corporation Limited have jointly completed a land use review (“LUR”) for Kam Tin South and Pat Heung Area with the aim to identify suitable sites within the study area of about 785 hectares, which falls within the boundary of the Kam Tin South OZP. As illustrated in **Figure 2.8** and **Table 2.3**, a total of 14 potential development sites with a total area of about 152 hectares had been identified in Kam Tin South area for both private and public housing developments. The Application Site is located at about 1.3km north-east to these potential development sites in the LUR.
- 2.9.3 According to the LUR, the Kam Tin South area will be developed into a suburban township, where potential housing developments are planned within walking distance from the KSRS. The development intensity of the 14 nos. of potential development sites has paid due consideration to the building height restrictions of the Shek Kong Airfield. The KSRS and PHMC sites and the adjoining public housing sites are allocated with the maximum plot ratio (PR) of 3.0 and maximum building heights (BHs) ranging from 69mPD to 109mPD where appropriate. For private housing sites further away from the railway station, a lower PR and BHs have been designated.

Figure 2.8: Potential Development Sites identified in the Land Use Review for Kam Tin South and Pat Heung



- 2.9.4 The KSRS and PHMC sites (with a total area of about 41 hectares) are reserved for private residential/commercial developments. Five sites (with a total area of 40 hectares) adjacent to the KSRS are designated for medium-density public housing development. The rest of the potential housing sites (about 71 hectares) are designated for private residential use. As shown in **Table 2.3**, upon full development, the total of 14 sites (illustrated in **Figure 2.8** above) would produce over 35,400 flats for a total population of over 90,000. Various GIC and commercial facilities would be provided appropriately to serve the future population intake.
- 2.9.5 5 out of 14 sites identified in the LUR (i.e. KSRS site, PHMC site and Public Housing Sites 1, 4a and 6) were rezoned in 2015 and 2017 for residential and related uses, including “Residential (Group A)” (R(A)) and “Other Specific Uses” (“OU”) annotated “Railway Station and Public Transport Interchange with Commercial/Residential Development”, and “Railway Station and Public Transport Interchange with Commercial/Residential Development)” subject to a plot ratio restriction of 3 and building height restrictions ranging from 69mPD to 109mPD. The remaining 9 sites (i.e. Sites 2, 3, 7, 4b, 4c, 5a, 5b, 8 and 9) with rezoning yet to be initiated for residential uses with target PR ranges from 0.8 to 3 are currently zoned “AGR”, “CDA”, “R(C)”, “R(D)” and “OU(Rural Use)” on the Approved OZP.

Table 2.3: Potential Development Sites identified in the Land Use Review for Kam Tin South and Pat Heung

Site	Location	Prevailing Zoning under OZP [Development restriction]	Proposed Zoning under the Land Use Review [Development restriction]	Planned/Target PR ^[1]	Expected Completion	No. of Units (about)
Potential Development Sites with Rezoning Completed/ at Advance Stage						
1	KSRS	“OU(Railway Station and Public Transport Interchange with Commercial/Residential Development)” [Dom GFA: 186,234m ² ; Non-dom GFA: 53,535m ² ; BH: 69mPD]		3.0	2024-2025 ^[2]	2,692 ^[3]
2	PHMC	“OU(Railway Station and Public Transport Interchange with Commercial/Residential Development)” [Dom GFA: 422,340m ² ; Non-dom GFA: 3,000m ² ; BH: 109mPD for Area (a)]		3.0	No available information	6,060 ^[3]
3	Public housing development at Site 1	“R(A)” [PR: 3.0; BH: 69mPD]		3.0	2026/27 to 2027/28 ^[4]	4,100 ^[4]
4	Public housing development at Site 4a	“R(A)” [PR: 3.0; BH: 69mPD]		3.0	2027/28 to 2030/31 ^[4]	3,800 ^[4]
5	Public housing development at Site 6	“R(A)” [PR: 3.0; BH: 69mPD]		3.0	2026/27 to 2027/28 ^[4]	1,700 ^[4]
Potential Development Sites with Rezoning to be Initiated						
6	Private housing development at Site 2	“CDA” [PR: 0.4 BH: 3 storeys (9m)]	N/A	2.1	N/A	452 ^[1]
7	Private housing development at Site 3	“R(C)” [PR: 0.8, SC: 40%; BH: 4 storeys (12m)]	N/A	2.1	N/A	1,106 ^[1]
8	Private housing development at Site 7	“R(D)” [PR: 0.2 BH: 2 storeys (6m)]	N/A	1.5	N/A	3,018 ^[1]
9	Public housing development at Site 4b	OU(Rural Use) [PR: 0.4 BH: 3 storeys (9m)]	N/A	3.0	N/A	5,700 ^[1]
10	Private housing development at Site 4c	OU(Rural Use) [PR: 0.4 BH: 3 storeys (9m)]	N/A	2.1	N/A	626 ^[1]

Site	Location	Prevailing Zoning under OZP [Development restriction]	Proposed Zoning under the Land Use Review [Development restriction]	Planned/ Target PR ^[1]	Expected Completion	No. of Units (about)
11	Public housing development at Site 5a	Agriculture [nil]	N/A	3.0	N/A	3,300 ^[1]
12	Private housing development at Site 5b	Agriculture [nil]	N/A	0.8	N/A	289 ^[1]
13	Private housing development at Site 8	Agriculture [nil]	N/A	1.5	N/A	882 ^[1]
14	Private housing development at Site 9	Agriculture [nil]	N/A	0.8	N/A	1,676 ^[1]
						Total No. of Units: 35,401
Remarks: [1] TPB Paper No. 9590 refers. [2] Legislative Council Paper No. PWSC(2018-19)17 refers. [3] RNTPC Paper No. 6/15 refers. [4] Traffic Impact assessment Report of Sites 1, 4a and 6 and the approved Planning Briefs refer.						

3. REVIEW OF THE “RESIDENTIAL (GROUP C)” AND “OPEN SPACE” ZONES

3.1 Development Potential of “R(C)” zones in Rural Context

Permissible Plot Ratio and Building Height Restrictions

- 3.1.1 The planning intention of “R(C)” zone is “*primarily for low-rise, low-density residential developments*”. Areas zoned “R(C)” and its sub-zones falling within rural OZPs constitute a total of about **464.91 ha** of rural land in North East New Territories, Yuen Long, Tuen Mun, Sai Kung and parts of Lantau Island². Upon preliminary review of the statutory notes, the “R(C)” zones in the rural OZPs are generally subject to a plot ratio of 0.4 and a building height of 3 storeys including carport (9m). **Some rural “R(C)” zones are permissible for developments with plot ratios widely ranging from 0.2 to 1.58; and subject to maximum number of storeys of 2 to 7 (excluding basement levels) and various building height restrictions ranging from 6m to 24.5m or as high as 55mPD³.**

3.2 Open Space Provision in the Yuen Long Area

Sufficient Planned Open Space Provision in Yuen Long Area in 2023

- 3.2.1 According to the Hong Kong Planning Standards and Guidelines (HKPSG), a minimum of 1m² per person, each for district open space and local open space, should be provided. **According to latest available information in August 2023⁴, there are 15.43ha and 78.61ha of surplus district open space and surplus local open space respectively in the Yuen Long District.**

- 3.2.2 The open space provision covered by Kam Tin North OZP has been reviewed. It is revealed that there would be a deficit of about 3.94 ha of district open space but a surplus of about 1.07 ha of local open space in Kam Tin North, where the Application Site is located.

Insufficient Planned Open Space Provision in Kam Tin North Area since Late 2022

- 3.2.3 In Dec 2022, PlanD proposed to amend the Kam Tin North OZP to enable public housing development in Sha Po near Fung Kat Heung, providing a total of about 16,300 housing units for a design population of about 46,000 persons. Taking into

² The “R(C)” zones on the approved Discovery Bay Outline Zoning Plan No. S/I-DB/6 are excluded, as the area specific planning and development background different from other rural OZPs. There are “R(C)” zones on this OZP subject to building height restriction of 25 storeys and 132mPD as the highest.

³ There are three areas zoned “R(C)1” and “R(C)2” on the approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 subject to a relatively high building height restriction of 30mPD, 45mPD and 55mPD. The areas have current site formation levels of about +20mPD to +39mPD.

⁴ With reference to *Annex VIII – Provision of Major Community Facilities and Open Space in Yuen Long District Council Area* of TPB Paper No. 10916 – Consideration of Representations No. TPB/R/S/YL-KTN/10 – R1 to R5 and Comments No. TPB/R/S/YL-KTN/10 – C1 to C2 for Consideration by the TPB on 1.9.2023.

account the additional planned population yet with no initiative of designating additional land to be zoned “O”, the provision of local open space in the planning scheme area of Kam Tin North would see a surplus from previous +5 ha to +1.07ha, which has reduced by 3.93ha; while the district open space provision would result in a deficit, down to 3.94ha. According to the relevant TPB Paper of OZP amendment, there will be at least some 5.25 ha of local open space within the planned public housing development zoned “R(A)” in Sha Po, aimed for serving the future residents of the public housing development. **Table 3.1** below shows the comparison of the planned provision of open space on the approved OZP and the previous OZP.

- 3.2.4 In view of the occurrence of the deficit in district open space in Kam Tin North, the Applicants have reviewed the indicative development scheme to explore means to compensate or, at the very least, not to contribute to the further loss of the open space area resulting from the proposed development, by proposing a swapping of the area of Site 1 (for residential development) in exchange for future provision of open space area in Site 2.

Table 3.1: Comparison of the Planned Provision of Open Space on the Approved OZP and the Previous OZP

Planning Scheme Area	District Open Space (Surplus/Deficit)		Local Open Space (Surplus/Deficit)	
	Previous OZP (S/YL-KTN/9)	Approved OZP (S/YL-KTN/11)	Previous OZP (S/YL-KTN/9)	Approved OZP (S/YL-KTN/11)
Kam Tin North	+1ha	-3.94ha	+5ha	+1.07ha

3.3 Status of Private Land zoned “Open Space” in Yuen Long Rural Areas

Considerable Amount of Private Land zoned “Open Space”

- 3.3.1 Amongst all the areas in “O” zones covered by Yuen Long rural OZPs (of total area of about 50.93ha), the total amount of private land accounts to about 21.37ha (about 42%). The proportion of private land in area zoned “O” in the respective planning scheme areas in Yuen Long rural areas ranges from 10% to as much as 72%. In the prevailing Kam Tin North OZP where the Application Site falls within, there is about 2.89ha of private land zoned “O” taking up about 65% of the land area in the respective “O” zones (**Table 3.2** below refers).

Table 3.2: Area and Proportion of Private Lots in Respective “O” Zones in Rural Yuen Long Areas

Planning Scheme Area	Area zoned “O”	Area of Private land zoned “O”	Proportion of Private Land in Respective “O” Zone
Kam Tin North	4.45ha	2.89ha	65%
Kam Tin South	3.20ha	0.33ha	10%
Shek Kong	0.63ha	0.41ha	66%
Mai Po & Fairview Park	6.35ha	4.54ha	72%
Ping Shan	3.46ha	0.90ha	26%
Tai Tong	7.86ha	1.83ha	23%
Tong Yan San Tsuen	16.24ha	10.48ha	65%
Nam Sang Wai	8.75ha	Negligible (<0.005ha)	Negligible
Ngau Tam Mei	Nil	Nil	Nil
Pat Heung	Nil	Nil	Nil
Ha Tsuen Fringe	Nil	Nil	Nil
Lau Fau Shan & Tsim Bei Tsui	Nil	Nil	Nil
Sheung Pak Nai & Ha Pak Nai	Nil	Nil	Nil
Total	50.93ha	21.37ha	42%

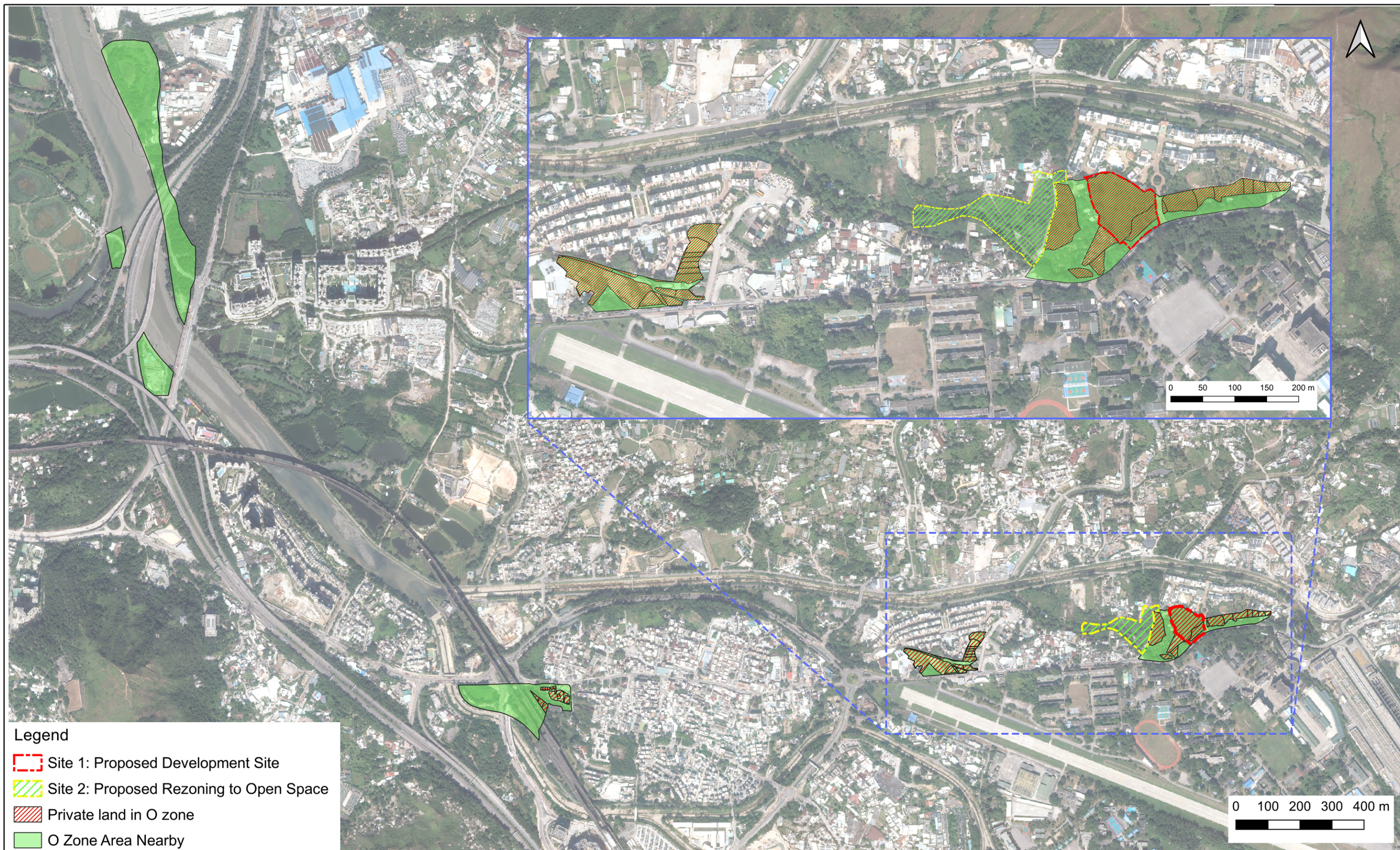
No Signs of Implementation of Open Space in Private Lots Zoned “Open Space”

- 3.3.2 The review of survey sheets and the review of latest aerial photographs from Lands Department reveals that the private land zoned “O” in Yuen Long rural areas is mostly occupied by land parcels intermingled with temporary structures, vacant paved land, vegetation, fallow agricultural land and open storage sites, similar to the current condition of the land zoned “O” included in the Application Site (**Figure 3.1** refers). As observed from available aerial photographs, there appears no signs of provision of outdoor open-air open space for recreational uses in the private lots zoned “O” in Yuen Long.

Unrealised Development Potential of Private Lots in the “Open Space” Zone in Kam Tin North and the Application Site

- 3.3.3 The 2.9ha of private land zoned “O” in the prevailing Kam Tin North OZP is occupied by two areas abutting Kam Tin Road to the south of the Seasons Villas and Seasons Monarch respectively. The two areas have been zoned “O” since the gazettal of the first Kam Tin North OZP in June 1994 (**Figure 3.1** refers). However, there has been no implementation programme for a long period (i.e. 31

years) for the provision of open space in the subject “O” zones, let alone any open space development on the private land in these two “O” zones. Having regard to the non-implementation of the private land zoned “O” and to echo with Government’s policy initiatives of optimising land resources, the Applicants considered it is timely to unleash the full development potential of the “O” zone in the Application Site by proposing compatible and gainful uses such as the proposed residential use.



PLANNING LIMITED
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Private Land within “Open Space” Zones Nearby

S12A Amendment of Plan Application –
Various Lots in D.D. 110 and
Adjoining Government Land,
Shek Kong, Yuen Long, N.T.

Source: Google World Image;
OZP Nos. S/YL-KTN/11, S/YL-KTS/15 and S/YL-NSW/10
from OZP Portal; iC1000 from CSDI

Figure 3.1

Planning Statement

Date: 17 July 2025

4. THE INDICATIVE DEVELOPMENT PROPOSAL

4.1 Indicative Development Proposal

Residential Development

- 4.1.1 An Indicative Master Layout Plan ("MLP") (**Appendix 1** refers) illustrates the Proposed Development at Site 1 with a total site area of about 8,580m². With a maximum PR of 1.0, the indicative development scheme yields a total domestic Gross Floor Area ("GFA") of not more than 8,580m², providing about a total of 240 residential units. It comprises a total of 6 nos. of residential towers with 6 storeys above ground (including G/F for entrance lobby / car park / E&M facilities). With site formation level at 10.4mPD, the referencing building height is about 28.9mPD.
- 4.1.2 The 1-storey clubhouse with green roof is located in the central portion; the sewage treatment plant (STP) involves 1 storey above ground and the underground storage tank; while the stormwater storage tank (SST) involves one storey below ground (tentatively below Tower 3 and Tower 4). Carparking spaces and L/UL bays are provided on the ground level, minimising the need for extensive excavation.
- 4.1.3 The site formation level is set at 10.4mPD. As the spot level of the run in/out on Kam Tin Road is at about 13mPD, it takes about 20.8m for the internal access ramping down to 10.4mPD with a gradient of 1:8. Further lowering the site level would require longer ramp, affecting the arrangement of internal transport facilities. Therefore, the proposed site formation level at 10.4mPD is considered appropriate.
- 4.1.4 The purpose of this Indicative MLP is to demonstrate the development intensity of the rezoning proposal is appropriate and feasible. A set of architectural drawings (**Appendix 1**) including the indicative MLP, G/F plan and Section Plan is devised for reference only and is subject to detailed design at later stage. Development schedule of the Proposed Development is provided in **Table 4.1**.

Table 4.1: Key Development Parameters

Key Parameters		
Development Site Area ⁽¹⁾	About 8,580 m ²	
Max. Plot Ratio (domestic only)	1	
Max. GFA (domestic)	About 8,580 m ²	
Proposed Max. Building Height (BH)	Residential Towers	6 storeys above Ground (Reference BH at about 28.9mPD)
	Clubhouse	1 storey above Ground
	Sewage Treatment Plant (STP)	1 storey above Ground, with the tank underground
	Stormwater Storage Tank (SST)	underground
No. of blocks	Residential Towers: 6 Clubhouse: 1 STP: 1	
Site Coverage	Not more than 56%	
No. of units	240	
Average unit size	About 35.8 m ² in GFA	
Anticipated Population	648 ⁽²⁾	
Private Communal Open Space	Not less than 648 m ² (1 m ² per person)	
Greenery provision	Not less than 20% of development site area	
Target complete year	Year 2031	

Note

(1): The area of the private land is based on measurement in GIS only; the accurate area is subject to land survey when setting out the site boundary.

(2): Average household size of 2.7 is adopted, by making reference to the territorial average household size in the 2021 Population Census.

Open Space Portion

4.1.5 This Application also involves rezoning of a site (Site 2) from “R(C)2” to “O” zone, which is located to the immediate west of the prevailing “O” zone that the Development Site falls within. Site 2 has an area of about 12,303m². As a result, there will be a net increase in about 3,807m² in total area of “Open Space” zone⁵ under the prevailing Kam Tin North OZP.

4.1.6 Site 2 involves private land area of about 8,255m², which is all owned by the Applicants. Implementation of Site 2 will be detached from the development of Site 1 and will not form part of the private residential development of Site 1 nor

⁵ Net increase area zoned “O” = 12,303m² – 8,496m² (area currently zoned “O” in Site 1) = 3,807m².

condition or requirement in the land exchange application of Site 1. Upon approval of the rezoning request including, the rezoning of Site 2 from “R(C)2” to “O” zone, the Applicants are prepared to keep their private land in Site 2 as status quo until the Government has a program to resume the land in Site 2 for implementation of the public open space.

4.2 Sensible Design Measures

4.2.1 In view of the sub-urban township location of the Application Site, the Applicants have made tremendous efforts to incorporate various sensible design measures aiming to enhance the existing built environment while respecting the existing building height in the vicinity. The sensible design measures included are as follows:

a. **Appropriate Building Height**

The building height of the Proposed Development has been carefully devised to create a harmonious built form of the adjacent suburban township. The building height is at maximum 6-storey above ground (28.9mPD). The Proposed Development is in general visually compatible with surrounding private residential developments (about +16 to +18mPD), village clusters (about +13 to 15mPD), and blocks in the Shek Kong Barracks (about +15 to +39mPD), which could enhance the visual interest of the Proposed Development.

b. **Maintaining Building Setback from Shek Kong Barracks**

There is at least 19m setback distance of the nearest blocks (i.e. T1 and T6) from the southern site boundary of Site 1 / about 28m from the site boundary of Shek Kong Barracks. This could maintain minimal visual impact to the Barracks.

c. **Podium Free Design**

The towers sit on ground level with car parking spaces and L/UL bays either outdoor or below towers. The clubhouse with green roof is located in the central portion. This would create a comfortable living environment internally as well as reducing the bulkiness as viewed from the outside.

d. **Central Courtyard Design**

As the clubhouse with green roof is located in the central portion, it creates greenery in the central part; providing visual relief to the future residents surrounding it. It also provides adequate central separation amongst the three clusters of towers.

e. **Outdoor Communal Open Space and Landscaped Area in the North**

The area in the northern portion (i.e. to the north of T3 and T4) is reserved mainly for communal open space and landscaped area for the future residents. Although there would be underground SST, the Ground level provide opportunities for tree planting (in raised planter) and recreational use. It also acts as a buffer between the blocks of the Proposed Development and Seasons Villas to the north.

f. **Setback from Site Boundary with Periphery Tree Planting**

It is aimed to maintain at least 5m setback from site boundaries of each side,

which provides space for periphery tree planting to soften the edge of the development site.

g. **Building Gaps allowing Wind Penetration**

The six blocks are situated in three main clusters, maintaining at least 15m separation between each of the clusters. There is also at least 5m building setback from site boundary of each side. As revealed from Air Ventilation Assessment – Expert Evaluation (AVA-EE) in **Appendix 5**, the building gaps and building setback could facilitate wind permeability. The building height is 6-storey only so that the wind flowing atop the towers can still reach further downwind pedestrian area. Therefore, it is concluded that the Proposed Development with the design measures is unlikely to impose significant adverse impact on the surrounding sites from air ventilation perspective.

4.3 Landscape Considerations

4.3.1 The proposed building disposition and orientation is designed to maximise the area for landscape and greening for the enjoyment of the future residents. Where possible a landscape buffer will be formed around the perimeter of the Development Site allowing for the planting of trees and shrubs. This will help integrate the proposals into their future landscape context and minimise the impacts on surrounding communities while enhancing the overall landscape quality of the area. Please refer to **Figure 4.1** Landscape Master Plan for the Proposed Development and the details on the landscape design are presented in the Landscape Proposal in **Appendix 2**.

Incorporation of Boundary Landscape Treatment and Setting Back of the Fence Wall along Kam Tin Road

4.3.2 Where space allows, the landscape buffer will be planted with new tree and shrub planting to help integrate the Proposed Development at Site 1 with its surrounding, provide screening effect in views from the adjacent village areas and maximise areas of visible greenery. Climbing plants are used to soften the form of the proposed wall. There is also landscape setback from Kam Tin Road to enhance appearance of the boundary.

Various Landscape Treatments for Future Residents

4.3.3 The landscape design for the residential development should provide an enjoyable route home, with landscaped main entrance, streetscape for the internal circulation and featuring of the lobby entrances of the towers. The clubhouse, swimming pool terrace and outdoor garden areas provide opportunities for landscape features for the enjoyment of the future residents. Tranquil Trail is also proposed under the dappled shade of the trees within the landscape screen planting (i.e. along the western boundary of the Development Site).

Open space Proposal and Site Coverage of Greenery

4.3.4 Private Open Space of not less than 648 m² will be provided in the northern part as well as at the roof top of the central clubhouse. The provision will adequately satisfy the relevant open space requirements in the HKPSG (i.e. 1m² per person).

4.3.5 The site coverage of greenery provision will be not less than 20% of the area of the Development Site, in accordance with the Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines and DEVB Technical Circular (Works) No. 4/2020.

4.4 Vehicular Access Arrangement and Internal Transport Facilities

4.4.1 Vehicular access to the Development Site will be provided from Kam Tin Road (to the south of the Site). Internal transport facilities would be provided at G/F in accordance with the requirements as stipulated in the Hong Kong Planning Standards and Guidelines (“HKPSG”). The Internal transport provision for the Schematic Design is presented in **Table 4.2**.

Table 4.2: Internal Transport Facilities

Type of Facilities	Proposed Provision
Private Carparking Space	Total 79 *
▪ Residents	67
▪ Visitors	12
Motorcycle Parking Spaces	3
Bicycle Parking Space	16
L/UL Bay for Heavy Goods Vehicle	6

* Incl. 2 accessible carparking spaces

4.5 Implementation Programme

4.5.1 Following the approval of this S12A Planning Application by the TPB, appropriate lands procedure and building plan submission will be carried out. It is anticipated that the Proposed Development will be completed in 2031.

Figure 4.1: Landscape Master Plan (extracted from Appendix 2)



5 PROPOSED ZONING AMENDMENTS

5.1 The Rezoning Proposal

- 5.1.1 Site 1 currently falls within area zoned “R(C)2” and “O” on the approved Kam Tin North OZP. The portion of the Site located in the prevailing “R(C)2” zone is subject to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).
- 5.1.2 Having regard to the latest policy initiatives in increasing housing supply, local planning context in transforming Kam Tin area from a rural to suburban township as well as development compatibility with surrounding developments, this rezoning proposal aims to put forward a site-specific “Residential (Group C) 4” (“R(C)4”) zone for Site 1 to enable the proposed residential development.
- 5.1.3 A max. domestic PR of 1.0 is proposed for the new “R(C)4” zone, which is equivalent to about 8,580m² in GFA. The maximum building height restrictions are proposed to be 6 storeys above ground.
- 5.1.4 For Site 2 currently falling with area zoned “R(C)2” on the approved OZP, it is proposed to rezone the site to “O” zone. This will enable formation of large coherent “O” zone land of about 2.67 ha in area, despite the rezoning of Site 1 into “R(C)4”, resulting in a net increase of total “O” zoned land area of about 0.38 ha in Kam Tin North OZP area.
- 5.1.5 The proposed amendments to the Plan, Statutory Notes and the Remarks of the Notes of the “R(C)” zone on the approved OZP are presented in **Figures 5.1 to Figures 5.3**.

Figure 5.1: Proposed Amendment to the Plan under OZP No. S/YL-KTN/11

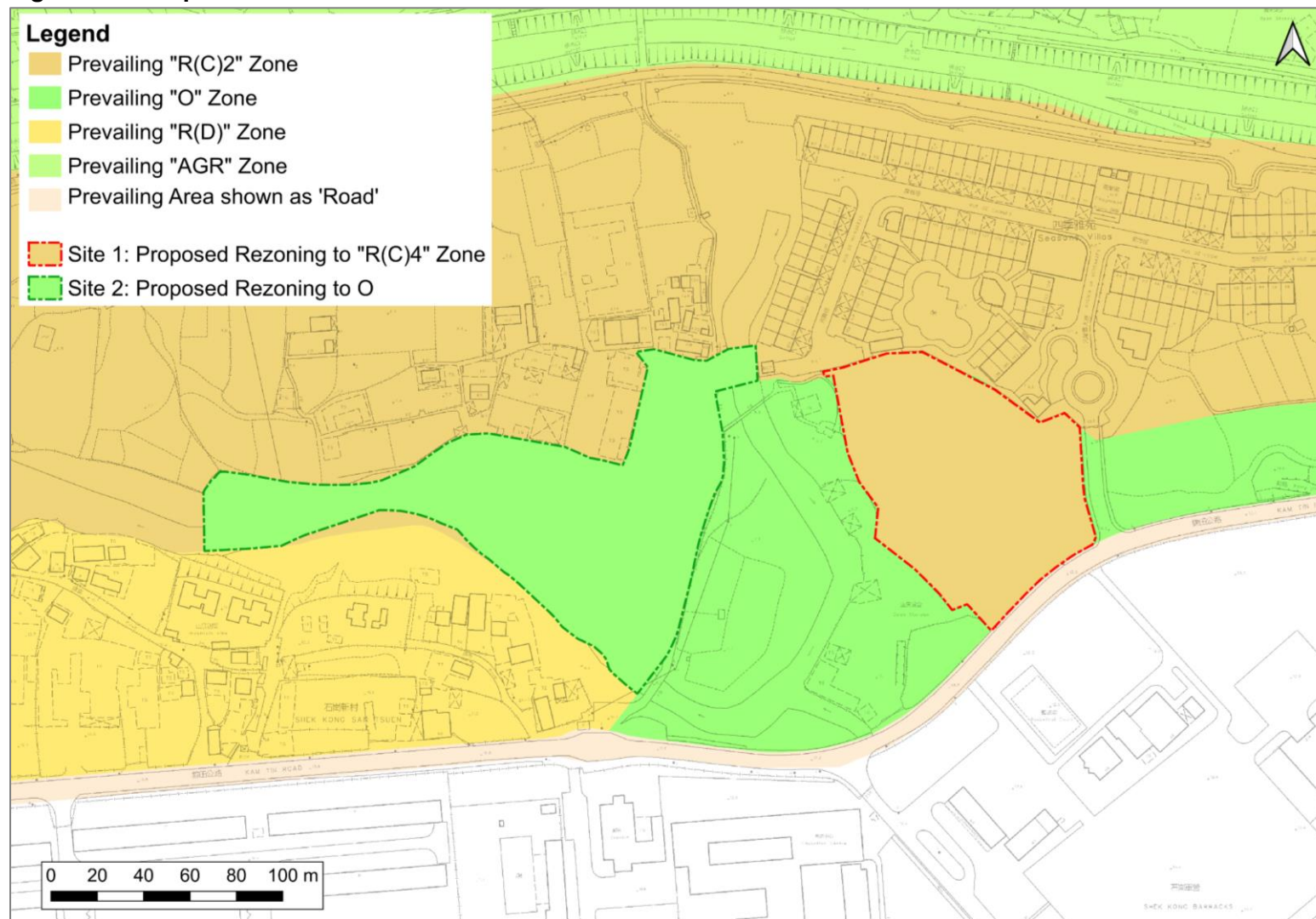


Figure 5.2: Proposed Amendments to the Statutory Notes of the “R(C)” Zone

For illustration only
S/YL-KTN/12

- 11 -

<u>RESIDENTIAL (GROUP C)</u>	
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 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.

Figure 5.3: Proposed Amendments to the Remarks of the “R(C)” Zone

- 12 -		<u>S/YL-KTN/12</u>
<u>RESIDENTIAL (GROUP C) (cont'd)</u>		
<u>Remarks</u>		
(a)	On land designated “Residential (Group C)1”, 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 0.8, a maximum site coverage of 40% and a maximum building height of 4 storeys (12m), 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.	
(b)	On land designated “Residential (Group C)2”, 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 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio 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.	
(c)	On land designated “Residential (Group C)3”, 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 0.5 and a maximum building height of 2 storeys (12m) including car park, or the plot ratio and height of the existing building, whichever is the greater.	
(d)	On land designated “Residential (Group C)4”, 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 domestic plot ratio of 1.0, a maximum building height of 6 storeys including car park (excluding underground utility and basement).	
(e)	Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and/or building height restrictions stated in paragraphs (a), (b), (c) and (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.	
(f)	In determining the maximum plot ratio and/or site coverage for the purposes of paragraphs (a), (b), (c) and (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office, 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 / GFA / building height restrictions stated in paragraphs (a) to (f) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Board.	

6 PLANNING MERITS AND JUSTIFICATIONS

6.1 The Proposed Rezoning is In-line with Government's Policies on Increasing Housing Land Supply

- 6.1.1 The Government has adopted multi-pronged approaches to increasing land supply for housing through land creation strategy by unlocking development potential through transport infrastructure and rezoning sites to untap the development potential of underutilized land. Moreover, reviewing on existing brownfield sites and deserted agricultural land in the New Territories has been identified by the Task Force on Land Supply as one of the key actions in increasing housing land supply. The Site has reasonably good accessibility and the proposed rezoning from "R(C)2" and "O" to "R(C)4" would represent a more efficient use of scarce land resources. It is also in line with Government's earlier rezoning initiatives in 2017 to enable the housing developments at Kam Tin South area as well as in the Northern Metropolis.

6.2 The Sites are Highly Suitable for Residential Development and Public Open Space Respectively

Land Use Compatibility

- 6.2.1 The Application Site is located in Kam Tin area which is planned to be gradually transformed into a suburban township with the implementation of various comprehensive residential/commercial development and public housing developments in the vicinity. Located in close proximity to KSRS and PHMC which are planned for private residential/commercial development, as well as a number of potential development sites for residential developments, the Proposed Development at Site 1 will be compatible with the surrounding land use context, with Site 2 to be realized as public open space by the Government to serve the local communities. The Proposed Development will help to speed up the regeneration of the Kam Tin North rural township with the timely provision of housing supply at a suitable and appropriate location.

Accessibility

- 6.2.2 The Application Site would be accessible from Kam Tin Road and is well-served by various franchised buses and minibuses which provide feeder public transport services to Kam Sheung Road MTR Station, Yuen Long Town Centre and Sheung Shui Town Centre. Bus/minibus stops along Kam Tin Road are within short walking distance from the Site. On a regional scale, the Application Site is strategically located in proximity to Yuen Long Town and connected with the urban areas by strategic rail (i.e. West Rail Line) and road (i.e. Tsing Long Highway) link.

Coherence of "Open Space" Zone

- 6.2.3 Through swapping of the area of Site 1 (for residential development) in exchange for future provision of open space area in Site 2, a complete and coherent "Open Space" zone is formed with the adjoining land currently zoned "O".

- Tranquility of the Open Space Maintained***
- 6.2.4 The private lots in Site 2 are all owned by the Applicants. Upon approval of the rezoning request including, inter alia, the rezoning of Site 2 from “R(C)2” to “O” zone, the Applicants are prepared to keep the private lots in Site 2 as status quo until the Government department has a program to implement the public open space, such that the local context of the area would remain unaffected (i.e. keeping the natural tranquility of the area including the natural watercourse and vegetation); as well as the existing local access frequently used by the local villagers and residents (**Section 6.3** refers).
- 6.3 No Impact on the Existing Local Access**
- 6.3.1 It is understood that the local residents nearby are very concerned about the existing local access of footpath connecting Kam Tin Road to the rural settlements in the north. Under the current proposal, the existing Y-shaped local access falling within Site 2 (proposed for rezoning into “Open Space”) will not be affected by proposed residential development. The existing local access could also form part of the open space to be implemented by the Government later so that the public open space can be accessible from the nearby settlements / residential developments in different directions.
- 6.4 The Proposed Development will Unleash the Development Potential of the Unimplemented “Open Space” Zone in the Application Site**
- 6.4.1 The area in the prevailing “O” zone that the Development Site (Site 1) falls within has been zoned “O” since the gazettal of the first Kam Tin North OZP in June 1994. However, there has been no implementation programme for a long period (i.e. 31 years) for the provision of open space in the concerned subject “O” zone, let alone any planned open space development on the subject private lands zoned “O” within the Site.
- 6.4.2 As reviewed in *Section 3.3*, the area of private land amounts to about 42% of the total area in “O” zones covered by Yuen Long rural OZPs. The figure even reaches about 65% under Kam Tin North OZP. It is observed that the private land zoned “O” in Yuen Long rural areas is mostly occupied by land parcels intermingled with temporary structures, vacant paved land, vegetation, fallow agricultural land and open storage sites, so as the area zoned “O” within the Application Site. Having regard to the non-implementation of the private lots zoned “O” and to echo with Government’s policy initiatives of optimising land resources, the Applicants considered it is timely to unleash the full development potential of the “O” zone in the Application Site by proposing compatible and gainful uses such as the proposed residential use for the area.
- 6.5 The Development Proposal has Devised an Appropriate Development Intensity in the Proposed “R(C)4” Zone**
- 6.5.1 Due consideration has been given to the planning context with the future planned Kam Tin South development, compatibility with the adjacent rural and low-density

residential developments in the adjacent “R(C)2” zone and the incorporation of consolidated private land titles within the Application Site to devise an appropriate development intensity in the proposed “R(C)4” zone.

- 6.5.2 It is reviewed in *Section 3.1* that some “R(C)” zones in areas covered by rural OZPs are subject to plot ratio ranging from about 0.2 to 1.58 and subject to maximum number of storeys of 2 to 7 (excluding basement levels) and various building height restrictions ranging from 6m to 24.5m or as high as 55mPD . With the unique site characteristics of the Development Site (Site 1), a site-specific zone i.e. “R(C)4” is proposed to cater for the Proposed Development with compatible development intensity at a plot ratio of not more than 1 and max. building height of 6 storeys above ground.
- 6.5.3 With a view to achieving a compatible development with other existing developments in the adjacent residential developments (about +13 to +15mPD) and existing blocks in Shek Kong Barracks (about +15 to 39mPD) while optimizing the utilization of scarce land resources, the proposed building height in the Proposed Development is at max. 6-storey above ground (about 28.9mPD), such that a coherent and harmonious development pattern can be achieved.

6.6 The Proposed Scheme has Incorporated Various Design Merits

- 6.6.1 In view of the sub-urban township location of the Development Site, the Applicants have made tremendous efforts to incorporate various sensible design measures in the Proposed Residential Development aiming to enhance the existing built environment while respecting the existing building height in the vicinity. The sensible design measures included (1) adoption of appropriate building height (max. 6 storeys, about 28.9mPD); (2) maintaining building setback from Shek Kong Barracks; (3) podium free design; (4) central courtyard design; (5) outdoor communal open space and landscaped area in the north; (6) building setback from site boundary with periphery tree planting; and (7) building gaps allowing wind penetration (**Section 4.2.1** refers).

6.7 The Proposed Development is Readily Implementable

- 6.7.1 In Site 1, all private lots involved are owned by the Applicants without other private lots involved, which occupy about 93% of the total site area (**Table 2.1** refers). The remaining area is all Government land (7%). There are also no existing permanent structures in Site 1. This would allow an optimal and readily implementable low-density residential development (at a plot ratio not more than 1) in a tailor-made “R(C)4” zone that would respect the sub-urban setting of Kam Tin area.
- 6.7.2 In Site 2, all private lots involved are also owned by the Applicants without other private lots involved, which occupy about 67% of the total site area. There are also no existing permanent structures in Site 2⁶. This would allow the Government to

⁶ In Site 2, there are some existing street light poles along the Y-shaped local footpath and some

implement the public open space at the rezoned Site 2 together with the adjoining “O” zoned land when there is a program, or otherwise keeping the area as status quo with the local context being unaffected.

6.8 No Insurmountable Technical Impacts

Trees and Landscape

6.8.1 According to the Tree Preservation Proposal (**Appendix 3** refers), the majority of the existing trees within the Site are largely comprised of common native species. There are no rare or protected tree species, Champion Trees nor Old and Valuable Trees found within the Development Site.

6.8.2 The proposed architectural design has sought to minimise disturbance to the existing landscape and hence the future development context through the retention of as many of the existing trees in-situ as possible. Based on the tree survey, there are in total 100 nos. of existing trees within Site 1. Given the extent of the architectural scheme and the necessary infrastructure to be incorporated, it would be possible to retain some 9 nos. of trees and to fell 65 nos. of trees. For the remaining 26 nos. of trees, they are identified as *Leucaena leucocephala* which is invasive weed tree species and compensation for its removal is not required.

6.8.3 In order to compensate for the 65 nos. of existing trees recommended for felling and to enhance the future landscape character of the Proposed Development, about 65 nos. of new heavy standard trees will be planted to achieve a new tree planting ratio of about 1:1 in terms of tree numbers (total number of new trees to be planted : total number of trees proposed to be felled).

Visual

6.8.4 Based on the appraisal demonstrated in the Visual Impact Assessment (“VIA”) in **Appendix 4**, the visual impact associated with the Proposed Development in the Development Site is considered negligible (at VPs 1, 3 and 4) to slightly adverse (at VPs 2 and 5). With the provision of various sensible design measures including appropriate building height, suitably spaced building layout, building setback from site boundary and adoption of natural color tone in façade treatment, the Proposed Development with max. building height of 28.9mPD at the Development Site is considered acceptable in visual terms.

Air Ventilation

6.8.5 An Air Ventilation Assessment (Expert Evaluation) (“AVA-EE”) has been conducted for the Proposed Development (**Appendix 5** refers). According to the findings of this AVA-EE, the annual wind of the Site is mainly from NE, ENE and E, while the summer wind is mainly coming from the E, S and SSW directions. Comparing the potential air ventilation impacts of the Development Site to the existing site conditions with no structure, good design measures to enhance air ventilation

temporary structures.

performance are proposed, which include keeping not less than 5m building setback from site boundaries in all direction, as well as not less than 15m building separation between building clusters. These will facilitate wind penetration and maintain good air ventilation performance to the surrounding area. With the max. 6-storey BHR, wind flowing atop of the towers can still reach further downwind pedestrian area. Therefore, the Proposed Development with the design measures should not have significant adverse impact on the surrounding environment from air ventilation perspective.

Traffic

- 6.8.6 The Traffic Impact Assessment (“TIA”) (**Appendix 6** refers) has estimated that the Proposed Development would generate (attract) traffic flow of 20(11) pcu/hr in the AM peak and 7(10) pcu/hr in the PM peak. It is anticipated in the traffic forecasts that all seven identified junctions will be operated with within capacities in both reference and design scenarios in year 2034 taking into account the Highway Department’s upgrading works of sections of Kam Tin Road (under PWP item No. 6820TH). The traffic generated by the Proposed Development would induce insignificant impact on the surrounding road network. For public transport demand, it is assessed that the demand due to the new population in the Proposed Development could be solved by providing additional max. 1 GMB trip per hour. Therefore, the TIA has concluded that the Proposed Development is considered acceptable from traffic point of view.

Noise

Road Traffic Noise

- 6.8.7 A noise impact assessment (NIA) (**Appendix 7** refers) has been conducted based on the maximum traffic flow data in 15 years after occupation of the Proposed Development (i.e. 2031+15=2046). In order to achieve noise compliance of the stipulated 70dB(A) noise criterion, provision of acoustic window (baffle type) is proposed to mitigate the noise impact from Kam Tin Road.

Fixed Noise

- 6.8.8 In terms of fixed noise sources impact, a number of fixed noise sources have been identified within 300m of the Site, including a number of car repairing workshop and open storage sites. According to the NIA, the predicted noise levels from the identified fixed noise sources are anticipated to be within the stipulated noise limits (i.e. 60dB(A) Leq(30min) during 0700 to 2300 and 50dB(A) Leq(30min) during 2300 to 0700) in the Noise Control Ordinance.

Aircraft and Helicopter Noise

- 6.8.9 The runway of the Shek Kong Airfield is located at more than 300m south of the Proposed Development. The maximum measured helicopter noise level L_{max} 55dB(A) within the Development Site is within the criteria for helicopter noise stated in HKPSG (i.e. 85dB(A) L_{max}). Therefore, adverse impact from helicopter noise to the Proposed Development is not anticipated.

Air Quality

Industrial Emission

- 6.8.10 Air Quality Impact Assessment (AQIA) has been conducted (**Appendix 8** refers). In terms of industrial emission, no industrial chimney was identified within 500m of the Site. Therefore, no adverse air quality impacts due to industrial emission on the Proposed Development are anticipated.

Vehicular Emission

- 6.8.11 Kam Tin Road abutting the Development Site is classified as “Rural Road” according to the Annual Traffic Census 2023 by Transport Department, while the access road leading to Kam Tin Road from Seasons Villas to the east is considered “Rural Road” as advised by the traffic consultant. While there is currently no recommended buffer distance for “Rural Road” in the HKPSG, the required buffer distance of 5m for “Local Distributor” has been referenced. Under the current proposal, the Proposed Development has allowed for a buffer distance of 12m and 7m from Kam Tin Road (with road widening) and from the access road of Seasons Villas respectively. Therefore, adverse air quality impact due to vehicle emission is not anticipated for the Proposed Development.

Mitigation Measures for Construction Work

- 6.8.12 During the construction phase, dust and gaseous would be generated from construction activities such as vehicles movement on haul roads, excavation, loading or unloading stockpile material, stockpiling of material and wind erosion of exposed areas. Appropriate dust control measures stipulated in the Air Pollution Control (Construction Dust) Regulation would be implemented during construction stage to reduce the dust emission. Therefore, no adverse air quality impact associated with the Proposed Development during construction phase is anticipated (**Appendix 8** refers).

Water Quality

- 6.8.13 According to the Water Quality Impact Assessment (**Appendix 9** refers), water sensitive receivers (WSRs) within 500m from the Development Site boundary are identified. During construction stage, no direct discharge without treatment of construction site will be allowed. The discharge will be collected and treated through screening facilities before being discharged into the nearby storm drains.

Land Contamination

- 6.8.14 Based on the observation from the site inspection and the review of historical aerial photographs (Land Contamination Assessment in **Appendix 10** refers), the Development Site had been used for agricultural purpose without any potential land contamination activities. It was mainly vacant and vegetated with some shrubs and trees, without any underground facilities and transformers. There were no observed signs of chemical spills / oil stains. No off-site contamination from the surroundings is anticipated. Although there is a vehicle repair workshop to the immediate west, it is entirely on paved area located 2 to 3m away from the

Development Site and is mainly used as storage only, with no potential off-site land contamination affecting the Development Site. Information from Environmental Protection Department (EPD) and Fire Services Department (FSD) indicated that there were no chemical spillage or leakage records at the Site. Therefore, potential contamination and associated impact is not anticipated in the Site.

Waste Management

- 6.8.15 The construction works of the Proposed Development mainly include site excavation, site foundation works and superstructure construction. The estimated quantity of construction and demolition materials generated from the construction of the Proposed Development are assessed in the Waste Management Assessment (WMA) (**Appendix 11** refers). Proper implementation of good construction site practice and mitigation measures will be adopted. As regards the operation phase, the major type of wastes generated from the operation phase is general refuse. With the implementation of appropriate control measures as stated in the WMA, adverse waste management implication is not anticipated during construction and operation phases.

Sewage / Sewerage

- 6.8.16 As shown in the Sewerage Impact Assessment ("SIA") (**Appendix 12** refers), since the Development Site is far away from the existing public sewage network, an on-site sewage treatment plant (about 350m² in area with a daily capacity of 248m³/d) is proposed to provide treatment for sewage generated from the Proposed Development (about 247.5m³/day) and the treated effluent is proposed to be discharged to the stormwater drainage system. The proposed sewage treatment plant will adopt Membrane Bioreactor technology with ultra-filtration to meet EPD's effluent discharge standard.

Drainage

- 6.8.17 According to the Drainage Impact Assessment ("DIA") (**Appendix 13** refers), under the existing condition, the surface runoff running on the existing Development Site is currently discharged to an existing watercourse to the west of the Development Site. The watercourse is then discharged to an engineering channel (Kam Tin River) via a 2-cell box culvert. To avoid impact to the downstream of existing watercourse serving nearby villages, runoff from the Site will be collected and discharged via proposed 750 mm diameter pipes. A storage tank with a size of about 5,000m³ will be provided to temporarily store the additional runoff and the stored runoff will be discharged to a new 750mm outlet pipe connecting to the existing watercourse via a 450mm pipe after the peak of storm. There are no changes or slight improvement in the predicted peak water levels for the 10 years, 50 years and 200 years flood event for the existing watercourse and thus no significant adverse impact from the Proposed Development with the proposed drainage system and storage tank from drainage point of view.

Water Supply

- 6.8.18 As illustrated in the Water Supply Impact Assessment (“WSIA”) (**Appendix 14** refers), the total mean daily fresh water and total flushing water demand for the Proposed Development are estimated to be about 345m³ per day. For supplying water to the Proposed Development, it is proposed to branch off a DN100 fresh water main from the existing DN450 fresh water main at Kam Tin Road.

Geotechnical Aspect

- 6.8.19 Geotechnical Planning Review Report (“GPRR”) (**Appendix 15** refers) has been prepared, which reveals that there are three existing features (slope or retaining wall) within or in close vicinity to Development Site (Site 1), among which only part of slope feature No. 6NE-B/F 17 is encroached by the development site. Slope feature No. 6NE-B/F 17 is maintained by Lands Department and the part encroached by the development site will be excavated. The other two slope feature Nos. 6NE-B/FR 26 and 6NE-B/R 11 to the northeast and east respectively are not encroached by the development site. For details, please refer to the GPRR in **Appendix 15**.

7 SUMMARY AND CONCLUSION

7.1 In light of all the above, members of the TPB are respectfully requested to give favourable consideration to support the proposed amendments to the approved Kam Tin North OZP: (1) rezoning of an area from “R(C)2” and “O” to “R(C)4”, to enable the proposed residential development (“Proposed Development”) at Site 1; and (2) rezoning of an area from “R(C)2” to “O” at Site 2, due to the following reasons:

- The Proposed Rezoning is In-line with Government’s Policies on Increasing Housing Land Supply;
- The Sites are highly suitable for residential development and public open space respectively, in view of land use compatibility, accessibility, as well as coherence and tranquility of the open space to be maintained.
- The existing local access falling within an area currently zoned “R(C)2” zone, which is frequently used by the nearby villagers and residents will be retained in the proposed “O” zone in Site 2;
- The Proposed Development will Unleash the Development Potential of the “Open Space” Zone which has been long designated without any development program in the Application Site;
- The Development Proposal has Devised an Appropriate Development Intensity in the Proposed “R(C)4” Zone;
- The Proposed Scheme has Incorporated Various Urban Design Merits;
- The Proposed Development is Readily Implementable;
- Various technical assessments have been carried out and the findings concluded that the Proposal is technically feasible.