

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

**RNTPC Paper No. 1/17
For Consideration by the
Rural and New Town Planning Committee on 3.3.2017**

**PROPOSED AMENDMENTS TO
THE APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/14**

**PROPOSED AMENDMENTS TO
THE APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/14**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/14 (**Attachment I**) as shown on the draft Kwu Tung South OZP No. S/NE-KTS/14A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the Town Planning Board (the Board)'s planning intentions and objectives for various land use zones of the OZP, and is suitable for exhibition together with the OZP.

2. Status of the Current OZP

- 2.1 On 7.1.2014, the Chief Executive in Council (CE in C) approved the draft Kwu Tung South OZP No. S/NE-KTS/13 under section 9(1)(a) of the Ordinance which was subsequently renumbered as S/NE-KTS/14. On 17.1.2014, the approved Kwu Tung South OZP No. S/NE-KTS/14 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 16.8.2016, the CE in C referred the approved Kwu Tung South OZP No. S/NE-KTS/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 26.8.2016, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

Review of the "REC" Zone at Hang Tau Tai Po

- 3.1 About 8.47 ha land at Hang Tau Tai Po falls within an area zoned "Recreation"

(“REC”), which is intended primarily for recreational developments for the use of the general public, encouraging the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. On 7.12.2012, the Rural and New Town Planning Committee (the Committee) of the Board agreed a s.12A rezoning application (No. Y/NE-KTS/5) to rezone the north-eastern portion (about 1.77 ha) from “REC” to “Comprehensive Development Area” (“CDA”) subject to a maximum plot ratio (PR) of 0.4, site coverage (SC) of 20% and building height (BH) of 3 storeys including car park to facilitate a low-rise low-density residential development. Whilst the Committee approved the concerned planning application, the Committee also requested Planning Department (PlanD) to carry out a zoning review (the 2014 Review) for the whole “REC” zone to identify suitable land uses. On 23.5.2014, the Committee considered the recommendations of the 2014 Review and agreed to rezone the “REC” site to appropriate zonings with details set out in paragraphs 4.3 to 4.6 below. The concerned Rural and New Town Planning Committee Paper No. 9/14 and the meeting minutes are attached in **Attachments V** and **VI**.

Updated Zonings for Ascot Park and Fan Kam Road

- 3.2 Opportunities are also taken to update the zonings for an existing residential development, i.e. Ascot Park, and the alignment of Fan Kam Road to reflect the as-built developments.

4. The Proposed Amendments

Proposed Rezoning of the “REC” zone at Hang Tau Tai Po (Plans 1a and 2a, aerial photos on Plan 3a and Site Photos on Plans 4a to 4i)

- 4.1 An area of about 8.47 ha of land at Hang Tau Tai Po has been designated for “REC” zone since the first OZP gazetted in 1994. However, no recreational use is found within the “REC” zone nor any recreational proposal put forward by concerned government department. The concerned area is currently occupied by a mix of low-rise/low-density village houses, temporary residential dwellings, rural industrial uses (namely workshops and warehouses) and vacant/unused land. The area is adjacent to various low-rise/low density residential developments and residential neighbourhoods. To its immediate south is the Hang Tau “Village Type Development” (“V”) which is occupied by clusters of Small Houses. To its further north and north-east are the low-rise residential developments (e.g. Goodwood Park, Valais and Casas Domingo), which are 2 to 3 storeys under “Residential (Group C)” (“R(C)”). To the further east across Hang Tau Road are Beas River Country Club and Hong Kong Golf Club.
- 4.2 In December 2012, the Committee agreed a planning application (No. Y/NE-KTS/5) to rezone the north-eastern portion (about 1.77 ha) of the subject “REC” zone from “REC” to “CDA” with a max PR of 0.4 and BH of 3 storeys

including car park to facilitate a comprehensive residential development thereat. Upon the request of the Committee, a review of the remaining parts of the “REC” zone has been undertaken by PlanD taken into account the site conditions, planning considerations, land ownership pattern, development opportunities and constraints, potential developments in the surrounding area, infrastructural capacity and the need to optimize valuable land resources to meet housing demand. In May 2014, the Committee considered and agreed the recommendations to rezone the subject “REC” Site to various zonings, including “CDA”, “Residential (Group D)” (“R(D)”) and “Government, Institution or Community” (“G/IC”), etc.. The current proposed OZP amendments are to take forward the approved s.12A rezoning application (No. Y/NE-KTS/5) as mentioned in paragraph 3.1 and the recommendations of the 2014 Review. Details of the amendments are set out below :

Amendment Item A1 – A Site to the North of Hang Tau Village fronting Hang Tau Road (about 1.87 ha)

- 4.3 Site A1 is located at the north-eastern portion of the subject “REC” zone at Hang Tau Tai Po. To take forward the decision of the approved s.12A rezoning application (No. Y/NE-KTS/5), it is proposed to rezone the site from “REC” to “CDA” with a maximum PR of 0.4, SC of 20% and BH of 3 storeys including car park to reflect the approved rezoning proposal. The “CDA” zone, as proposed by the applicant, is to facilitate the implementation of a comprehensive private residential development with appropriate planning control over the development mix, scale, design and layout of the proposed development within the site. The majority of the site, which is the subject of the aforesaid s.12A rezoning application for a proposed residential development of 30 detached houses, is predominantly vacant, whereas the remaining portion of the site (i.e. the north-eastern tip) is currently occupied by some temporary domestic structures (**Plans 2a, 3a, 4a to 4b and 5**).

Amendment Item A2 – Eastern, Western and Northern Portions of the “REC” Zone at Hang Tau Tai Po (about 5.95 ha)

- 4.4 Site A2 is mostly under private ownership (88%) and is currently occupied by mixed land uses, including low-rise and low-density domestic uses and vacant dilapidated structures in the eastern and northern portions of the subject “REC” zone, unused and vacant land in the central portion, and open storage yards, workshops and warehouses in the western portion (**Plans 2a, 3a, 4c to 4g and 5**). Under the 2014 Review, Site A2 was proposed to be rezoned from “REC” to “R(D)” with a maximum PR of 0.4 and BH of 3 storeys, subject to planning permission from the Board. The proposed “R(D)” zoning would encourage phasing out/upgrading of existing temporary structures into permanent buildings through redevelopment and to reserve the area for low-rise and low-density residential development through the planning permission system (**Plans 1a and 2a**).

Amendment Item A3 – Serenity Garden to the North of Hang Tau Village (about 0.59 ha)

- 4.5 Site A3 is currently occupied by the Serenity Garden at the southern portion of the subject “REC” zone with PR of 0.4 (**Plans 2a, 3a and 4h**). The concerned development is the subject of an approved planning application (No. A/NE-KTS/80) for a development of 13 village houses (Small Houses). Together with the ancillary/supporting facilities, including landscape area, car park, an underground sewage treatment plant and two electricity package substations, the residential development known as Serenity Garden has been completed. Under the 2014 Review, it is proposed to rezone the Site A3 from “REC” to “V” (0.20 ha), “Open Space (1)” (“O(1)”) (0.35 ha) and “G/IC” (0.04 ha) to reflect the as-built development (Plan 9 of **Attachment V**). In view that the Serenity Garden together with the ancillary landscaped area and facilities are covered by one approved development scheme with a maximum PR of 0.4, it is considered more appropriate to rezone the whole Site A3 to “R(D)” zone, instead of three zonings as previously proposed. To reflect the approved scheme, the Site A3 is proposed to be rezoned to “Residential (Group D) 1” (“R(D)1”) in that the residential portion is restricted to area (a) which is currently occupied by the 13 village houses and area (b) for a landscaped area with ancillary car parking and utility installations only (**Plans 1a and 2a**).

Amendment Item A4 – Existing Hang Tau Sewage Pumping Station (about 0.06 ha)

- 4.6 Site A4 is currently occupied by an existing sewage pumping station which was the subject of a s.16 planning application (No. A/NE-KTS/110) for the development of Drainage Services Department (DSD)’s Hang Tau Sewage Pumping Station approved by the Committee on 17.3.2000 (**Plans 2a, 3a and 4i**). It is proposed to rezone Site A4 from “REC” to “G/IC” to reflect the as-built condition (**Plans 1a and 2a**).

Technical Assessments

- 4.7 Broad technical assessments have been conducted under the 2014 Review and the rezoning application No. Y/NE-KTS/5 to confirm the feasibility of the proposed amendments from visual consideration, air ventilation, traffic, environmental and infrastructure aspects. They have confirmed that the proposed amendments would not cause insurmountable problems on respective aspects.
- 4.8 Concerned Government departments including Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD, Commissioner for Transport (C for T), Director of Environmental Protection (DEP), Chief Engineer/Mainland North (CE/MN), DSD, Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) and Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) have been consulted and the concerned Government departments have no adverse comment on the proposed amendments. Notwithstanding, relevant technical assessments such as traffic impact assessment (TIA), environmental assessment, sewerage impact assessment and drainage

impact assessment would be required at the s.16 planning application stage to confirm the technical feasibility of each proposal and address the potential industrial/residential interface problems. The board technical assessments were summarised in **Attachment VII**.

Ascot Park (Plans 1a and 2b, aerial photos on Plan 3b and Site Photos on Plan 4j)

- 4.9 Ascot Park is located to the north of Kam Tsin Road and to the south of Kam Hang Road. It is situated in a predominantly rural environment dominated by low-rise and low-density residential developments, village dwellings or domestic structures, temporary structures for storage and vacant or unused land (Plans 2b, 3b, 4j and 5).
- 4.10 To its immediate north is an area covered by trees and vegetation. To its immediate east and south across Kam Tsin Road are low-rise and low-density village dwellings, i.e. The Royal Oaks; to the further east is the village proper of Kam Tsin Village. To the immediate west are open storage of construction materials and area covered by vegetation (Plan 3b).

Amendment Items B1 and B2 – Ascot Park (about 0.79 ha)

- 4.11 On 9.9.1994, the Board agreed with conditions to a review of a s.16 planning application (No. A/DPA/NE-KTS/137) for proposed residential development with ancillary recreation facilities, i.e. Ascot Park (Plans 2b, 3b and 4j). It is proposed to rezone the sites currently zoned “O” (Amendment Item B1) and “REC” (Amendment Item B2) respectively to “Residential (Group C)2” (“R(C)2”) subject to a maximum PR of 0.4, SC of 20% and BH of 3 storeys including car park to reflect the as-built condition and tally with the lot boundary (Plans 1a and 2b).

Fan Kam Road (Plans 1b and 2c, aerial photos on Plan 3c and Site Photos on Plans 4k and 4l)

- 4.12 Fan Kam Road, a sub-standard single carriageway with two lanes connecting Fanling Highway and Kam Tin Road was gazetted in 1979. In preparing the first OZP in 1994, as advised by HyD, the road alignment of Fan Kam Road shown on the OZP mainly adopted the existing northern section of Fan Kam Road and its re-alignment option at the southern section near Ying Pun, which is currently occupied by active and fallow agriculture lands and a village house along the Dongjiang watermain. The existing southern section of Fan Kam Road is, however, designated as “Agriculture” (“AGR”) for long-term planning purpose with a small portion of the road leading to WSD’s Tsiu Keng Shaft Raw Water Irrigation Pump House zoned “G/IC”. In 2016, CHE/NTE, HyD advised that the alignment of Fan Kam Road would remain the same as the existing. There would be improvement project/widening works along the existing Fan Kam Road instead of re-alignment (Plans 4k and 4l).

Amendment Items C1, C2 and C3 – Existing Fan Kam Road to the southwest of Ying Pun (about 1.43 ha)

- 4.13 Since there would be an improvement project along the existing alignment of Fan Kam Road, as mentioned in paragraph 4.12 above, it is proposed to rezone the concerned southern section of the existing Fan Kam Road near Ying Pun from “AGR” (Amendment Item C1) and “G/IC” (Amendment Item C2) respectively to an area shown as ‘Road’ and to rezone an area along the Dongjiang watermain shown as ‘Road’ to “AGR” (Amendment Item C3) to reflect the as-built alignment of existing Fan Kam Road and the existing situation (**Plans 1b, 2c, 3c, 4k and 4l**).

5. Provision of Open Space and G/IC Facilities

- 5.1 The provision of open space and G/IC facilities within the Planning Scheme Area of the OZP has been assessed. There is sufficient provision of the planned local open space and district open space in the Kwu Tung South area to meet the planned population of about 17,066 (**Attachment VIII**).
- 5.2 The provision of G/IC facilities in the Kwu Tung South area is generally sufficient to meet the requirements of the planned population according to Hong Kong Planning Standards and Guidelines. Although there are shortfall of educational facilities in the Kwu Tung South area in terms of classrooms of Primary School and Kindergarten/Nursery, the requirements could be fully met by the surplus provision in Fanling/Sheung Shui New Town. In Fanling/Sheung Shui New Town, there are surplus in Secondary School, Primary School, Kindergarten/Nursery Class classrooms, Integrated Children and Youth Services Centre, Integrated Family Services Centre, Library and Sports Centre. The shortfalls can be solved by sharing those facilities among the nearby areas. For Divisional Police Station and Hospital beds, these facilities would be provided in regional context. These facilities should be carefully planned/reviewed by relevant Government departments/bureaux and premises-based G/IC facilities could be incorporated in future development/redevelopment when opportunity arises.

6. Proposed Amendments to the OZP

The proposed amendments as shown on the draft Kwu Tung South OZP No. S/NE-KTS/14A (**Attachment II**) are as follows:

- (a) Amendment Item A1 (about 1.87 ha) (Plans 1a and 2a)
Rezoning of the site fronting Hang Tau Road from “REC” to “CDA” in accordance with paragraph 4.3 above.

- (b) Amendment Item A2 (about 5.95 ha) (Plans 1a and 2a)
Rezoning of the site at the eastern, western and northern portions of the “REC” zone at Hang Tau Tai Po from “REC” to “R(D)” in accordance with paragraph 4.4 above.
- (c) Amendment Item A3 (about 0.59 ha) (Plans 1a and 2a)
Rezoning of the as-built residential development of Serenity Garden to the immediate north of Hang Tau Village from “REC” to “R(D)1” in accordance with paragraph 4.5 above.
- (d) Amendment Item A4 (about 0.06 ha) (Plans 1a and 2a)
Rezoning of the site of the existing Hang Tau Sewage Pumping Station from “REC” to “G/IC” in accordance with paragraph 4.6 above.
- (e) Amendment Items B1 and B2 (about 0.79 ha) (Plans 1a and 2b)
Rezoning of the as-built residential development of Ascot Park from “O” and “REC” respectively to “R(C)2” in accordance with paragraph 4.11 above.
- (f) Amendment Items C1, C2 and C3 (about 1.43 ha) (Plans 1b and 2c)
Rezoning of the as-built Fan Kam Road to the southwest of Ying Pun from “AGR” and “G/IC” respectively to an area shown as ‘Road’ and an area along the Dongjiang watermain shown as ‘Road’ to “AGR” in accordance with paragraph 4.13 above respectively.

7. Proposed Amendments to the Notes of the OZP

- 7.1 Amendments to the Notes of the OZP are shown on the revised Notes of the OZP at **Attachment III** (with addition in **bold** and *italics* and deletions ~~cross-out~~). The major amendments include:

“CDA” Zone

- 7.2 Incorporation of PR, SC and BH restrictions for the new “CDA” site at the north of Hang Tau Village in the Remarks of the Notes for the “CDA” zone in accordance with paragraph 4.3 above.

“R(D)” Zone

- 7.3 Incorporation of a new set of Notes for the “R(D)” zone, including the sub-zone “R(D)1” zone, with stipulation of PR and BH restriction with exemption and minor relaxation clauses in accordance with paragraphs 4.4 and 4.5 above.

8. Revision to the Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as

mentioned in paragraphs 4 and 6 above and to reflect the latest status and planning circumstances of the OZP. A copy of the revised ES is at **Attachment IV** (with addition in **bold** and *italics* and deletions ~~cross-out~~).

9. Plan Number

Upon gazetting, the draft Kwu Tung South OZP will be renumbered as S/NE-KTS/15.

10. Consultation

Departmental Consultation

- 10.1 Relevant bureaux and departments have been consulted on the proposed amendments. Comments of the Secretary for Education, C for T, CHE/NTE, HyD, Commissioner of Police (MESUC SSDIV), District Lands Officer/North, Lands Department, CTP/UD&L, PlanD and District Officer (North), Home Affairs Department have been incorporated into the above paragraphs, where appropriate.
- 10.2 Apart from the above, the following departments have no objection to/no comment on the proposed amendments:
- (a) Chief Architect/Central Management Division 2, Architectural Services Department;
 - (b) Chief Building Surveyor/New Territories West, Buildings Department;
 - (c) CE/C, WSD;
 - (d) CE/MN, DSD;
 - (e) Chief Town Planner/Studies and Research, PlanD
 - (f) Chief Town Planner/Town Planning Board(2), PlanD
 - (g) Director of Agriculture, Fisheries and Conservation;
 - (h) Director of Electrical and Mechanical Services;
 - (i) DEP (Strategic Assessment Group) and (Sewerage Infrastructure Group)
 - (j) Director of Food and Environmental Hygiene;
 - (k) Director of Fire Services;
 - (l) Director of Health;
 - (m) Director of Housing;
 - (n) Director of Leisure and Cultural Services;
 - (o) Antiquities and Monuments Office, Leisure and Cultural Services Department;
 - (p) Director of Social Welfare;
 - (q) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
 - (r) Project Manager (New Territories East), Civil Engineering and Development Department; and
 - (s) Government Property Administrator;

Public Consultation

- 10.3 If the proposed amendments were agreed by the Committee, the draft Kwu Tung South OZP (to be re-numbered to S/NE-KTS/15 upon exhibition) and its Notes will be suitable for exhibition under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The North District Council and Sheung Shui District Rural Committee will be consulted during the concerned OZP exhibition period.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Kwu Tung South OZP No. S/NE-KTS/14 as mentioned in paragraphs 4 and 6 above;
- (b) agree that the draft Kwu Tung South OZP No. S/NE-KTS/14A at **Attachment II** (to be renumbered to S/NE-KTS/15 upon gazetting) and its Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the revised ES at **Attachment IV** as an expression of the planning intentions and objectives of the Board for various land use zones on the draft Kwu Tung South OZP; and
- (d) agree that the revised ES at **Attachment IV** is suitable for exhibition for public inspection together with the draft Kwu Tung South OZP No. S/NE-KTS/14A (to be renumbered to S/NE-KTS/15 upon gazetting).

12. Attachments

Attachment I	Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/14 (reduced scale)
Attachment II	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/14A
Attachment III	Revised Notes of the draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/14A
Attachment IV	Revised Explanatory Statement of the draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/14A
Attachment V	The Rural and New Town Planning Committee Paper No. 9/14 of the Land Use Review of the “Recreation” Zone at Hang Tau Tai Po on the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/14

Attachment VI	Extract of Minutes of the Rural and New Town Planning Committee Meeting held on 23.5.2014
Attachment VII	Summary of the Board Technical Assessments on the “Recreation” Zone at Hang Tau Tai Po
Attachment VIII	Provision of Open Space and Major G/IC Facilities in the Kwu Tung South Outline Zoning Plan
Plan 1a	Location Plan – Amendment Items A1 to A4, B1 and B2
Plan 1b	Location Plan – Amendment Items C1 to C3
Plan 2a	Site Plan – Amendment Items A1 to A4
Plan 2b	Site Plan – Amendment Items B1 and B2
Plan 2c	Site Plan – Amendment Items C1, C2 and C3
Plan 3a	Aerial Photo – Amendment Items A1 to A4
Plan 3b	Aerial Photo – Amendment Items B1 and B2
Plan 3c	Aerial Photo – Amendment Items C1 to C3
Plans 4a to 4b	Site Photos – Amendment Item A1
Plans 4c to 4g	Site Photos – Amendment Item A2
Plan 4h	Site Photos – Amendment Item A3
Plan 4i	Site Photos – Amendment Item A4
Plan 4j	Site Photos – Amendment Items B1 and B2
Plans 4k and 4l	Site Photos – Amendment Item C1 to C3
Plan 5	Existing Land Uses of the “Recreation” Zone at Hang Tau Tai Po

PLANNING DEPARTMENT
MARCH 2017

USES	大的面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	15.80	3.01	綜合發展區
RESIDENTIAL (GROUP C)	35.49	6.95	住宅 (西類)
VILLAGE TYPE DEVELOPMENT	43.90	8.37	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	8.58	1.64	政府、機構或社區
OPEN SPACE	3.19	0.61	休憩用地
RECREATION	45.65	8.74	康樂
AGRICULTURE	228.93	43.63	農業
GREEN BELT	134.26	25.59	綠化地帶
MAJOR ROAD ETC.	7.72	1.46	主要道路等
TOTAL PLANNING SCHEME AREA	524.72	100.00	規劃範圍總面積

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

行政長官會同行政會議於2014年1月7日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
7 JANUARY 2014

Ms Kinnie WONG  黃潔怡女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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

圖則編號
PLAN No. **S/NE-KTS/14**

發展局前基於由城規會審議通過1990年城市規劃(修訂)政策草案第26條(其內容已改為1991年城市規劃(修訂)條例的一部分)擬定訂於一九九一年五月五日公閱展示的八幅中附發圖表地段編號10/P/1/L 2地段範圍。

THIS AREA WAS PREVIOUSLY COVERED BY THE INTERIM DEVELOPMENT PERMISSION AREA PLAN FOR PAT HEUNG NE 10/PAT/1 PH1 PREPARED BY THE DIRECTOR OF PLANNING PURSUANT TO SECTION 26 OF THE TOWN PLANNING (AMENDMENT) BILL 1990 (SUBSEQUENTLY ENACTED AS PART OF THE TOWN PLANNING (AMENDMENT) ORDINANCE 1991) EXHIBITED ON 5.5.1991.

SCALE ~~1:7500~~ 比例尺

0 200 400 600 800 1000 METRES



圖例
NOTATION

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

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

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

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

核准圖編號 S/NE-KTS/14 的修訂
AMENDMENTS TO APPROVED PLAN No. S/NE-KTS/14

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按圖城市規劃條例第 5 條 展示的修訂
AMENDMENT ITEM A1	修訂項目 A 1 項
AMENDMENT ITEM A2	修訂項目 A 2 項
AMENDMENT ITEM A3	修訂項目 A 3 項
AMENDMENT ITEM A4	修訂項目 A 4 項
AMENDMENT ITEM B1	修訂項目 B 1 項
AMENDMENT ITEM B2	修訂項目 B 2 項
AMENDMENT ITEM C1	修訂項目 C 1 項
AMENDMENT ITEM C2	修訂項目 C 2 項
AMENDMENT ITEM C3	修訂項目 C 3 項

(參看附表)
(SEE ATTACHED SCHEDULE)

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

SCALE 1:7 500 比例尺
METRES 200 0 200 400 600 800 1 000 METRES

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

圖則編號
PLAN No. S/NE-KTS/14A

**APPROVED DRAFT KWU TUNG SOUTH
OUTLINE ZONING PLAN NO. S/NE-KTS/14A**

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

NOTES

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

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

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

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

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

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

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

~~Approved~~Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/144

Schedule of Uses

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COMPREHENSIVE DEVELOPMENT AREA

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

Planning Intention

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

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

RESIDENTIAL (GROUP C)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

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

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

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

RESIDENTIAL (GROUP D)

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

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

Eating Place
Library
School
Shop and Services

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

RESIDENTIAL (GROUP D) (Cont'd)

Remarks

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

VILLAGE TYPE DEVELOPMENT

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

Planning Intention

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

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

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

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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

OPEN SPACE

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

Planning Intention

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

Remarks

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

RECREATION

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

Planning Intention

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

(Please see next page)

RECREATION (Cont'd)

Remarks

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

AGRICULTURE

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

Planning Intention

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

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

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

GREEN BELT

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

Planning Intention

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

(Please see next page)

GREEN BELT (Cont'd)

Remarks

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

APPROVED DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/144

EXPLANATORY STATEMENT

Approved Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/144

Explanatory Statement

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APPROVED DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN NO.
S/NE-KTS/144

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

EXPLANATORY STATEMENT

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

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ *draft* Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/144. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

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

- 2.1 The Kwu Tung South OZP covered the land previously included in the Kwu Tung South Interim Development Permission Area (IDPA) Plan No. IDPA/NE-KTS/1 and a piece of land previously included in the Pat Heung IDPA Plan No. IDPA/YL-PH/1, both of which were prepared by the Director of Planning, and notified in the Gazette on 17 August 1990 and 5 October 1990 respectively. This land was subsequently included in the draft Kwu Tung South Development Permission Area (DPA) Plan No. DPA/NE-KTS/1 which was prepared by the Board and exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) on 12 July 1991.
- 2.2 On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the area of Kwu Tung South.
- 2.3 On 22 February 1994, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung South DPA Plan, which was subsequently renumbered as DPA/NE-KTS/2.
- 2.4 On 3 June 1994, the draft Kwu Tung South OZP No. S/NE-KTS/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 7 of the Ordinance.
- 2.5 On 9 February 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung South OZP, which was renumbered as S/NE-KTS/4. On 22 June 1999, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 12(3) of the Ordinance.
- 2.6 On 27 June 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung South OZP, which was subsequently renumbered as S/NE-KTS/6. On 28 May 2002, the CE in C referred the

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

- 2.7 On 29 April 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung South OZP, which was subsequently renumbered as S/NE-KTS/8. On 9 December 2003, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.8 On 11 June 2004, the draft Kwu Tung South OZP No. S/NE-KTS/9 incorporating mainly amendments to the Notes of the OZP to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, no objection was received.
- 2.9 On 1 April 2005, the draft Kwu Tung South OZP No. S/NE-KTS/10, incorporating mainly amendments to the Notes for the "Agriculture" zone to include control on filling of land, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, one objection was received. On 21 April 2006, the Board gave further consideration to the objection and decided to propose an amendment to partially meet the objection by amending the Remarks in the Notes for the "Agriculture" zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.
- 2.10 On 9 December 2005, the draft Kwu Tung South OZP No. S/NE-KTS/11, incorporating amendment to the definition of "existing building" in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.11 On 17 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung South OZP, which was subsequently renumbered as S/NE-KTS/12. On 27 October 2006, the approved Kwu Tung South OZP No. S/NE-KTS/12 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.12 On 17 April 2012, the CE in C referred the approved Kwu Tung South OZP No. S/NE-KTS/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back of the OZP was notified in the Gazette on 27 April 2012 under section 12(2) of the Ordinance. The OZP was subsequently amended once and exhibited under section 5 of the Ordinance.~~
- 2.13 ~~On 18 January 2013, the draft Kwu Tung South OZP No. S/NE-KTS/13, incorporating amendments mainly to rezone the Ex Kin Tak Public School site and the adjoining land to its south and west from "Government, Institution or Community" ("G/IC") and "Agriculture" ("AGR") to "Residential (Group C)2" ("R(C)2"); to rezone the land to the north of the school site from "G/IC" to "AGR"; to rezone a site to the south of Kwu Tung Road and to the west of Hang Tau Road from "AGR" to "Comprehensive Development Area" ("CDA"); and to rezone a site to the east of Hang Tau Road from "G/IC" to "R(C)2", was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of seven representations were~~

received. On 5 April 2013, the representations were published for public comments. During the first three weeks of the publication period, four comments were received. After giving consideration to the representations and comments on 9 August 2013, the Board decided to propose amendment to the OZP to meet one representation related to the "R(C)2" site to the east of Hang Tau Road by amending the eastern boundary of the "R(C)2" site. On 23 August 2013, the proposed amendment to the OZP to rezone an area to the east of Hang Tau Road from "Recreation" ("REC") to "R(C)2" for residential development was exhibited for public inspection under section 6C(2) of the Ordinance. During the 3-week exhibition period, no further representation was received. On 4 October 2013, the Board agreed that the draft OZP No. S/NE-KTS/13 should be amended by the proposed amendment under section 6G of the Ordinance.

2.143 On 7 January 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung South OZP, which was subsequently renumbered as S/NE-KTS/14. On 17 January 2014, the approved Kwu Tung South OZP No. S/NE-KTS/14 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

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

2.15 On xxxx 2017, the draft Kwu Tung South OZP No. S/NE-KTS/15 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The major amendments on the Plan include (i) the rezoning of four sites at Hang Tau Tai Po from "Recreation" ("REC") zone to "Comprehensive Development Area" ("CDA"), "Residential (Group D)" ("R(D)"), "Residential (Group D)1" ("R(D)1") and "Government, Institution or Community" ("G/IC") zones; (ii) the rezoning of Ascot Park from "Open Space" ("O") and "REC" zones to "Residential (Group C)2" ("R(C)2") zone; and (iii) the rezoning of the as-built Fan Kam Road to the southwest of Ying Pun from "Agriculture" ("AGR") and "G/IC" zones to an area shown as 'Road' and an area along the Dongjiang watermain shown as 'Road' to "AGR" zone.

3. OBJECT OF THE PLAN

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

3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor alternations as detailed planning proceeds.

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

right in order to maintain the character and amenity of the area and not to overload the road network in this area.

4. NOTES OF THE PLAN

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

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covered by the Plan has an area of about 525 ha. It is bounded by the Hong Kong Golf Club in the east, Fanling Highway in the north, Ki Lun Shan (Hadden Hill) in the west and the Lam Tsuen Country Park in the south. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area is traversed by the Tami Shui Hang, the watercourse which flows from the upland areas in the south and meanders through the Area, before it joins Sheung Yue Ho (River Beas) and then runs downstream to Kwu Tung in the north and further to Shenzhen River. On both sides of the rivers are a number of fish ponds and flat land for agricultural use. The Area is generally flat with a number of isolated knolls scattered inside the Area. The highest point is about 50m above Principal Datum located near Hang Tau.
- 5.3 The Area is mainly rural in character with flat agricultural land intermixed with a number of recognised villages. The main economic activities have undergone some changes in recent years, i.e. agricultural land has been converted to other land uses. At present, the Area consists of agricultural, informal industrial and open storage uses. Agricultural activities including poultry farming, livestock keeping, pond culture and cultivation are mainly found in the central and southern parts of the Area such as Tsiu Keng. Some rural workshops are found mainly in the northern part of the Area operating in temporary structures and intermixed with squatter huts. Open areas accessible by road are used for storage of construction materials and equipment, motor vehicles, containers, rattan, bamboo, timbers, scrap metals, cans and papers, etc.
- 5.4 The main access to the northern part of the Area is via the Castle Peak Road - Kwu Tung section with connections to a number of village access roads penetrating to the inner south of the Area such as Hang Tau Road and Kam Tsin Road. The southern and eastern parts of the Area are accessible by the Fan Kam Road. In general, the whole Area is served by existing van tracks with connections to the main roads.

6. POPULATION

~~According to the 2011 Census, the total population of the Area was about 10,704 persons.~~ *Based on the 2011 Population Census, the population of the Area was estimated by the Planning Department as about 10,704 persons.* It is estimated that the total planned population of the Area ~~will~~*would* be about 13,04517,066 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

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

7.1.2 Under the District Minor Works/Rural Public Works Programmes, improvement to van tracks/access roads at Hang Tau Tai Po, Tsiu Keng and Tong Kung Leng were completed in February 2010, March 2011 and August 2012 respectively. ~~The improvement to drainage channels at Hang Tau and Kei Lun Village at Kwu Tung was completed in 2013.~~

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

7.2 Constraints

7.2.1 The Area lies outside the Fanling/Sheung Shui New Town and those parts of the Area further away from main roads are not readily accessible by vehicles. New roads are required or the existing roads needed to be improved in order to accommodate more intensive developments.

7.2.2 Only limited places in the northern part of the Area are served by public sewers. The Area falls within the Deep Bay catchment area. Therefore, no additional pollution loading should be discharged into Deep Bay as a result of any new developments. Depending on the availability of public sewer in the future, the lack of sewerage infrastructure may form a constraint to new development in the area. Advice from the Environmental Protection Department should be sought in assessing the sewerage implications of the proposed development.

7.2.3 Fanling Highway is a busy trunk road which generates severe noise impact and potential vehicular emissions impact to the adjoining residential developments. All residential developments fronting Fanling Highway should have a set-back area to provide an

environmental buffer as recommended in the Hong Kong Planning Standards and Guidelines (*HKPSG*). The reduction in noise level can also be achieved by using noise tolerant or self-protective design buildings or screening structures.

- 7.2.4 Following the recommendations of Drainage Master Plan Study in Northern District completed in the end of 2002, the tributaries of Sheung Yue River and Tam Shui Hang at Hang Tau Tai Po, Lin Tong Mei, Tong Kung Leng, Ying Pun and Tsiu Keng have been trained and an underground pipe has been constructed across Kwu Tung Road draining areas north of Kam Hang Road into Sheung Yue River. Areas close to Sheung Yue River and Tam Shui Hang may still be flooded by a rainstorm of 5 year return period. Some villages in the Area such as Hang Tau are also flood prone. Drainage impact assessment (*DIA*) may be required for some proposed developments.
- 7.2.5 Existing built or natural constraints including permitted burial ground are found in the Area. It is important that the integrity of these areas be maintained where possible.
- 7.2.6 The southern part of the Area is oversailed by a section of the Shatin-Yuen Long 400kV overhead lines. Relevant guidelines in Chapter 7 of the ~~Hong Kong Planning Standards and Guidelines~~ *HKPSG* regarding building developments in the vicinity of the 400kV overhead lines and safety clearances from these lines should be observed.
- 7.2.7 There is a 10m waterworks reserve (WWR) for the Dongjiang watermain alongside Fan Kam Road. It is important that no development should be planned within the WWR to ensure proper protection to this Dongjiang watermain and approval from the Director of Water Supplies should be sought for any works, access or development encroaching onto the WWR.

8. GENERAL PLANNING INTENTION

- 8.1 The North East New Territories Development Strategy Review (NENTDSR) was commissioned by the Government to examine development opportunities and constraints in the North East New Territories (NENT). A wide range of land use and transport issues were studied and recommendations of the NENTDSR have been adopted to form the land use planning framework for the NENT.
- 8.2 The NENTDSR indicates that the NENT could accommodate a share of the population growth and contribute to the economic development of the territory. Apart from urbanisation, the NENTDSR also recognises the potential recreational opportunities of the NENT in view of the high-quality natural environment and landscape amenity. A balance should therefore be maintained to facilitate development on selected areas and promote conservation and landscape protection in the NENT.
- 8.3 ~~Subsequent to the NENTDSR, the Hong Kong 2030 Planning Vision and Strategy Study (HK2030) completed in 2007 has prioritised the development of the New Development Areas (NDAs) at Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling (Three in One Scheme) and Hung Shui Kiu having regard to the projected population growth and other planning and implementation requirements. The planning and engineering study to take~~

~~forward the Three in One Scheme is underway. The HK2030 Study, apart from prioritizing the Three in One NDA Scheme and Hung Shui Kiu NDA for development, recommends revitalising the rural areas. The Study proposes reviving degenerated rural townships and promoting beneficial use of the rural areas. Areas endowed with rich landscape, ecological resources and heritage spots may be explored and suitably enhanced to revitalize the rural townships and sustain the local economy.~~

- 8.43 High priority should be accorded to continue development and intensification of residential uses in the New Town areas. In rural areas, development should concentrate on identified residential nodes and village settlements. In considering infrastructure and capacity constraints in the Area, a limited growth on identified area to minimise potential adverse impact on existing settlements would be appropriate.
- 8.54 As reflected in the land use zonings, residential development would generally be contained in areas in close proximity to Fanling Highway. Existing recognised villages are designated for village type development so as to preserve the characters of these villages. Extensive areas in the central and southern parts of the Area are under active cultivation and these areas would be retained for agricultural purpose. Areas adjacent to Ki Lun Shan (Hadden Hill) and Hong Kong Golf Club are considered of high recreational and/or landscape values and therefore they will be protected and only limited development would be considered.

9. LAND USE ZONINGS

9.1 Comprehensive Development Area ("CDA") : Total Area 15.817.68 ha

- 9.1.1 This zone is intended for comprehensive development of the area for residential with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 9.1.2 *To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage and/or building height restriction(s) may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.*
- 9.1.3 *Pursuant to section 4A(1) of the Ordinance, any development within the "CDA" zone will require approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes of the Plan for the approval of the Board pursuant to section 4A(2) of the Ordinance. A copy of the approved MLP will be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.*

"CDA" to the South of Castle Peak Road – Kwu Tung Section near Kam Tsin

- 9.1.34 A site with an area of about 3.8 ha located to the south of Castle Peak Road - Kwu Tung section near Kam Tsin, Sheung Shui, is zoned

"CDA". The north-western and southern parts of the site are predominantly occupied by a number of vacant domestic structures and vacant livestock sheds. Located at the north-eastern part of the site is a large orchard of about 1.56 ha, the area is vegetated with mature fruit trees of high amenity and landscape value. It is considered that the orchard should be preserved and any development at the site should not adversely affect the amenity and landscape value of the orchard. The site is accessible via a local road leading from Kam Tsin Road in the south and a van track leading from Kwu Tung Road in the north.

- 9.1.45 It is the planning intention to encourage a comprehensive residential development at this site with the preservation of the existing orchard at the north-eastern part of the site. Development on the northern portion of the site may be affected by a proposed new road. In view of these and other general infrastructural constraints pertinent to the area, low-density residential development would be appropriate for the site. In order to ensure that the intensity and scale of the residential development are under statutory planning control, the Notes stipulate that residential development within this site is subject to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys including car park.

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

- 9.1.56 Another site with an area of about 10.06 ha located to the east of Fan Kam Road in Lin Tong Mei Tsoi Yuen, Sheung Shui is zoned "CDA". The western part of the site is predominantly occupied by open storage uses and workshops and the remaining areas are under construction. The site abuts Fan Kam Road and is subject to traffic noise impacts and potential vehicular emissions impact as well as other constraints such as inadequate drainage and sewerage facilities.

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

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

- 9.1.78 A site with an area of about 1.94 ha located to the south of Kwu Tung Road and to the west of Hang Tau Road in Hang Tau, Sheung Shui is zoned "CDA". The western boundary of the site encroaches upon a mitigation woodland and an abandoned meander currently maintained by the Agriculture, Fisheries and Conservation Department under the Rural Drainage Rehabilitation Scheme for River Beas. Any development at the site should not adversely affect the ecological, amenity and landscape value of the mitigation woodland and the meander. If the development on site would unavoidably affect the existing mitigation woodland and meander, the applicant should also submit a compensatory proposal with implementation arrangements to mitigate the potential impacts on the mitigation woodland and meander.

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.

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

"CDA" site Fronting Hang Tau Road

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

- 9.1.11 *In order to ensure that the intensity and scale of the residential development are under statutory planning control, the Notes stipulate that residential development within this site is subject to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys including car park.*

9.2 **Residential (Group C) ("R(C)") : Total Area 36.4937.29 ha**

- 9.2.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The areas zoned "R(C)" are mainly occupied by temporary industrial/open storage uses as well as temporary domestic structures. The "R(C)" zoning for the areas mainly reflect the permitted residential developments with their respective development intensities which have been approved by the Director of Planning or the Board since the gazettal of the Kwu Tung South Interim Development Permission Area Plan No. IDPA/NE-KTS/1 on 17 August 1990. This zoning is in line with NENTDSR in which Kwu Tung is identified as a potential area for low-density residential development with ancillary facilities.

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

- 9.2.3 Eight sites near Kwu Tung Road, Kam Tsin Road, Kam Chui Road and Hang Tau Road and two sites at Fan Kam Road near Lin Tong Mei Tsoi Yuen are under this zoning. The plot ratio and site coverage

permitted within this zone fall within a range of 0.2 to 0.43 and 10% to 20% respectively. The area zoned "R(C)" is divided into five sub-zones, namely "R(C)1" to "R(C)5". Developments under different sub-areas are subject to specific height control as well as site coverage and plot ratio restrictions as stipulated in the Notes of the Plan. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

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

- 9.3.1 *The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area through redevelopment of existing temporary structures into permanent buildings. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m).*
- 9.3.2 *Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application subject to the Board's approval. In keeping with the rural character and low-density developments including village houses in the locality, residential development other than New Territories Exempted House shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m). Generally, the applicant(s) has(have) to prove to the Board that the proposed development would be acceptable from traffic, drainage, sewerage and environmental perspectives and will need to submit relevant technical assessments such as Traffic Impact Assessment (TIA), DLA, Sewerage Impact Assessment (SLA) and Environmental Assessment (EA) for consideration by the Board.*
- 9.3.3 *An area to the east of Sheung Yue River and to the north of the village proper of Hang Tau Village in Hang Tau Tai Po is zoned "R(D)". The area is currently occupied by low-rise and low-density domestic uses and vacant dilapidated structures in the eastern and northern portions of the "REC" zone, unused and vacant land in the central portion, and open storage yards, workshops and warehouses in the western portion. Development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') within "R(D)" zone is subject to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).*
- 9.3.4 *An area to the north of the village proper of Hang Tau Village is zoned "R(D)1". Within "R(D)1", development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') is subject to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m). Any building development shall be located in Area (a) and no building development (except ancillary structures) is permitted in Area (b) which shall be designated as a landscaped area with ancillary car parking and utility installations.*

9.3.5 Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restriction(s) may be considered by the Board on application under section 16 of the Ordinance.

9.4 Village Type Development ("V") : Total Area 43.90 ha

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

9.4.2 The boundaries of the "V" zones are drawn up having regard to the existing village 'environs', outstanding Small House applications, Small House demand forecast, topography and site constraints. Areas of difficult terrain, dense vegetation and streamcourses had been avoided as far as possible. Village expansion areas and other infrastructure improvements will be guided by detailed layout plans whenever applicable.

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

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

9.5 Government, Institution or Community ("G/IC") : Total Area 8,588.56 ha

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

9.5.2 Most of the "G/IC" sites are intended to reflect the existing land uses, such as the Kwu Tung Market, De La Salle Secondary School, Ho Tung Dispensary and the aqueduct vent shaft for the water tunnel. The Grade 3 historic building 'Manor' House falls within this zone, the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be consulted on any development

proposal which would affect the building.

9.6 Open Space ("O") : Total Area 3.192.43 ha

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

9.6.2 Three open space sites are reserved on the OZP. The two reserved sites on the northern part of the planning area which were mainly covered with trees, were also zoned "O" on the Kwu Tung Residential Layout Plan No. L/KT/1. Another reserved site located to the immediate west of Kam Tsin Village is intended to provide recreational opportunities to the local population.

9.7 Recreation ("REC") : Total Area 45.8537.35 ha

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

9.7.2 The areas which lie in close proximity to the Hong Kong Golf Club have been reserved for such purpose. Recreational uses include active recreation playground and holiday camp with sporting facilities which are always permitted within this zone. Private club would also be considered upon application to the Board on the basis that the proposed development would not be incompatible with the rural character of the neighbourhood. Residential development which should be ancillary to recreational use may be permitted on application subject to the Board's approval. No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). Generally, the applicant has to demonstrate to the Board that the proposed development would have no or minimal adverse impacts on the environment and infrastructure of the area. However, as part of the "REC" site near *Hang-Tau Ying Pun* falls within the village 'environs', provision has been made in the Remarks of the Notes to allow for exemption for development of New Territories Exempted House from these restrictions.

9.7.3 At present, the "REC" site north of the stables of the Hong Kong Jockey Club is used as a car park for the Club. Another "REC" site near Ying Pun is dominated by vacant agricultural land and rural industrial workshops.

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

9.8 Agriculture ("AGR") : Total Area 228.93228.90 ha

9.8.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also

intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. According to the Director of Agriculture, Fisheries and Conservation (DAFC), all the actively cultivated agricultural land within Kwu Tung South is worthy of preservation. An area of about 24 ha at Cheung Lek to the east of Sheung Yue Ho (River Beas) has been included in the Agricultural Land Rehabilitation Scheme. DAFC has also planned to improve the infrastructures such as irrigation and drainage facilities and farm access to promote agricultural activities. The southern half of the Area around Cheung Lek and Tsiu Keng is classified as good agricultural land. The field condition and farm access are considered good.

- 9.8.2 The northern half of the Area around Kam Tsin and Hang Tau is classified as fair agricultural land. The land is largely covered with livestock sheds, squatters and temporary workshops/storage use.
- 9.8.3 As filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s) or for the purposes of genuine agriculture practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

9.9 Green Belt ("GB") : Total Area 134.26 ha

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

10. CULTURAL HERITAGE

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

11. COMMUNICATIONS

11.1 Road Network

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

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

11.2 Transport Provision

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

12. UTILITY SERVICES

12.1 Water Supply

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

12.2 Sewerage and Drainage Systems

Only limited places in the northern part of the Area are served by public sewers. The Area falls within the Deep Bay catchment area. Therefore, no additional pollution loading should be discharged into Deep Bay as a result of any new developments. Depending on the availability of public sewer in the future, the lack of sewerage infrastructure may form a constraint to new development in the area. Advice from the Environmental Protection Department should be sought in assessing the sewerage implications of the proposed development. However, there is a plan to provide public sewerage system for Kam Tsin, Tsiu Keng Lo Wai, Tsiu Keng Pang Uk, Tsiu Keng San Wai, Tsiu Keng Chan Uk Po and Ying Pun. The proposed work is tentatively scheduled for completion in 2020, subject to the availability of funding. In the meantime, individual developments will be required to provide on-site sewage treatment facilities and connections to the future sewer to the satisfaction of concerned Government departments such as the Environmental Protection Department. As for drainage, areas close to Sheung Yue River and Tam Shui Hang as well as some village areas are flood prone. ~~Drainage impact assessments~~ **DIAs** may be required for some developments.

12.3 Other Public Utility Services

12.3.1 Electricity

The Area is supplied with electricity.

12.3.2 Gas

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

12.3.3 Telephone

Both existing and proposed telephone lines are provided/planned in the Area.

12.4 River Training Works

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

13. IMPLEMENTATION

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

13.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may

stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.

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

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the IDPA plans and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and relevant District Planning Offices of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 17 August 1990 on land included in the plan of the Kwu Tung South IDPA and on 5 October 1990 on land included in the plan of the Pat Heung IDPA, may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of

the relevant zones without the permission from the Broad may also be subject to enforcement proceedings.

TOWN PLANNING BOARD
~~JANUARY 2014~~ MARCH 2017

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

**RNTPC Paper No. 9/14
for Consideration by
the Rural and New Town Planning Committee
on 23.5.2014**

**LAND USE REVIEW OF THE “RECREATION” ZONE
IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN NO. S/NE-KTS/14**

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IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN NO. S/NE-KTS/14**

1. Purpose

This paper is to provide Members with the findings and recommendations of a land use review of the “Recreation” (“REC”) zone in Hang Tau Tai Po on the approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/14.

2. Background

- 2.1 The “REC” zone, with a total area of about 8.47 ha, is located at the northern part of the Kwu Tung South area and is fronting Hang Tau Road at its eastern side (**Plans 1, 2 and 6**). With its proximity to Hong Kong Golf Club, the concerned area has been designated as “REC” since the first gazettal of the first OZP for Kwu Tung South, i.e. S/NE-KTS/1 exhibited on 3.6.1994 in order to reserve land for provision of recreational uses. The zoning and boundary of the subject “REC” zone have remained unchanged since then.
- 2.2 On 7.12.2012, the Rural and New Town Planning Committee (the Committee) considered a planning application (No. Y/NE-KTS/5) for rezoning the north-eastern portion of the “REC” zone (about 1.77 ha) from “REC” to “Comprehensive Development Area” (“CDA”) to facilitate a low-rise and low-density residential development (**Plans 7 and 8**). As the concerned application site formed part of the larger “REC” zone, the Committee agreed in-principle the rezoning application and requested Planning Department (PlanD) to carry out a land use review of the whole “REC” zone.

3. Strategic Context of the Kwu Tung South Area

- 3.1 The Kwu Tung South area, located to the south of Fanling Highway (**Plan 1**), is generally characterized by low-rise and low-density residential developments, village settlements and recreational developments (**Plan 2**).

Kwu Tung North New Development Area

- 3.2 Further north across Fanling Highway some 850m away is the Kwu Tung North New Development Area (NDA) identified under the North East New Territories New Development Areas Planning and Engineering Study (NENT NDA Study)

(Plan 7). Kwu Tung North NDA would be developed as a mixed development node providing medium to high density public and private housing, commercial and research & development uses, as well as land for ecological conservation. To implement the various uses under the Kwu Tung North NDA with plot ratios (PRs) ranging from 3.5 to 6 for residential sites, the draft Kwu Tung North OZP No. S/KTN/1 was gazetted for public inspection on 20.12.2013. Upon full development, the Kwu Tung North NDA will have a total population of about 105,500.

Kwu Tung South Potential Development Area

- 3.3 An area (about 19 ha) located to the immediate south of the proposed Kwu Tung North NDA across Fanling Highway and to the east of Hang Tau Road, which falls within an area largely zoned “REC”, has been identified as a potential development area (PDA) (**Plan 7**) for residential development with related Government, Institutional or Community (G/IC) and supporting facilities. A planning and engineering study is being conducted by PlanD and the Civil Engineering and Development Department (CEDD) on the subject. In terms of overall development intensity, the future development at the PDA would make use of its strategic location, one of the key elements of which is its close proximity to the Kwu Tung North NDA with a planned future rail link.

Approved Residential Developments

- 3.4 Apart from the Kwu Tung North NDA and the Kwu Tung South PDA as mentioned above, a total of two s. 12A applications for residential developments in the vicinity of the subject “REC” zone have been approved by the Committee in the recent years (**Plan 7**). Both located along Hang Tau Road to the further north of the “REC” zone, occupying a total area of about 2 ha of land, these two rezoning applications for low-rise and low-density residential developments (Nos. Y/NE-KTS/3 and Y/NE-KTS/4) were approved by the Committee on 23.9.2011 and 19.10.2012 respectively. Application No. Y/NE-KTS/3 entailed rezoning from “Agriculture” (“AGR”) to “CDA”, while Application No. Y/NE-KTS/4 involved rezoning from “Government, Institution or Community” (“G/IC”) to “Residential (Group C)2” (“R(C)2”), both with a maximum PR of 0.4 and building height (BH) of 3 storeys including car park. Details of these two approved 12A applications are at **Appendix III**. For Application No. Y/NE-KTS/3, a s.16 application (No. A/NE-KTS/364) for 33 proposed houses with a plot ratio (PR) of 0.4, site coverage (SC) of 25% and building height (BH) of 3 storeys including carpark at the same application site is currently being processed.

4. Planning Intention of “REC” Zone

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

- 4.2 According to the Explanatory Statement of the Kwu Tung South OZP, areas which lie in close proximity to the Hong Kong Golf Club (**Plan 1**) have been reserved for such purpose. Recreational uses include active recreation playground and holiday camp with sporting facilities which are always permitted within this zone. Private club would also be considered upon application to the Town Planning Board (the Board) on the basis that the proposed development would not be incompatible with the rural character of the neighbourhood. Residential development (not exceeding PR 0.2) which should be ancillary to recreational use may be permitted on application subject to the Town Planning Board's approval.

5. The Subject "REC" Zone

- 5.1 In general, the subject "REC" zone is located in a predominantly rural environment dominated by low-rise and low-density residential developments, village dwellings or domestic structures, temporary structures for storage and warehouse purposes and vacant or unused land (**Plan 2**). Bounded by a village road along its northern and western boundaries and Hang Tau Road to the east, the subject zone comprises mainly private land (about 90%) (**Plan 5**) and currently comprised of a mix of land uses (**Plans 4 and 6**). About 1.77 ha of land at the north-eastern portion (which is the subject site of the agreed s.12A rezoning application No. Y/NE-KTS/5, as mentioned in paragraph 2.2 above) has been fenced off and left vacant. For the remaining land, low-rise and low-density domestic structures and village houses are found at eastern, southern and northern portions with a mix of open storage yards, workshops and warehouses at the western portion (**Plans 4 and 6**). No recreational use is currently found within the subject "REC" zone and no recreational use has been proposed by any concerned government department for the subject "REC" zone since its designation as "REC" zone in 1994.
- 5.2 To its immediate north and north-west across the village road are low-rise and low-density village dwellings whereas to the immediate south is the village proper of Hang Tau Village (**Plan 4**). To the further east across Hang Tau Road are Beas River Country Club and Hong Kong Golf Club (**Plan 2**). To the west across the village road are some open storage yards and workshop uses (**Plan 4**).

6. Previous Planning Applications within "REC" Zone

- 6.1 There are 21 planning applications within the "REC" zone (**Plan 8**) that had been considered by the Committee or the Board, including two rezoning request/applications, 12 residential/Small House developments, one application for recreational use, one application for temporary use and five applications for other uses/developments. Out of these applications, there were 6 approved applications for residential development involving either PR of 0.4 (s.12A rezoning application No. Y/NE-KTS/5) and Small Houses. The details of the planning applications are at **Appendix I**.
- 6.2 Amongst the 21 applications, two applications involved recreational proposals. Application No. A/NE-KTS/81 for proposed holiday camp with sports training facilities in the western portion of the "REC" zone was approved with conditions by

the Board on review on 19.3.1999. However, the planning permission lapsed on 19.3.2008. Another application (No. A/NE-KTS/221) for proposed recreational and leisure facilities for public use with a low-rise residential development¹ in the eastern portion of the “REC” zone was rejected by the Committee on 15.12.2006 on the grounds that the proposed development with residential use was not in line with the planning intention of the “REC” zone and the setting of an undesirable precedent. Since then, no other application has been received for recreational uses.

7. Review of the “REC” Zone

7.1 The subject “REC” zone has been designated on the Kwu Tung South OZP since 1994 with the planning intention to provide for recreational uses. Given the large portion of land under private ownership (**Plan 5**), the planning intention for the “REC” zone could only be realized through private initiatives. In view of the changing site context and circumstances, it is considered opportune to review the long-term planning intention for the area.

7.2 Development Opportunities and Constraints

Development Opportunities

- (a) Existing and approved residential developments - The subject “REC” zone is adjacent to a number of private residential developments including Goodwood Park, Valais and Casas Domingo (**Plan 7**) and village houses. Apart from those existing residential developments, further residential developments will emerge in the area in light of the approved applications, as stated in paragraphs 3.4 and 6.1 above. Rezoning such zone for residential uses is generally compatible with the adjoining uses.
- (b) Environmental improvement – Vacant temporary structures and domestic structures in dilapidated condition have been found scattered across the “REC” zone, alongside open storage yards, workshops and warehouses at the western portion (**Plans 4 and 6**). With proper incentives, private initiatives can be driven for possible upgrading of the area and phasing out such non-conforming uses.

Development Constraints

- (a) Traffic - The subject “REC” zone is accessible via Hang Tau Road, which is a gazetted public single two-lane carriageway with a footpath on the eastern side. There are several local tracks within the area aligned along the southern and northern boundaries providing access to the existing residential uses and open storage sites (**Plan 3**). The capacity of the existing local road network is limited, in particular Hang Tau Road, and would need to be improved or upgraded if further intensified development is to be catered for at the “REC” zone. Regarding the capacity of Hang Tau Road, villagers of

¹ 60% of the application site was proposed for recreational use of golf training facility and club house while 12% of the application site was proposed for residential use with 14 two-storey houses and the remaining portion as street area

Hang Tau (**Plans 2 and 3**) have expressed strong request for upgrading Hang Tau Road and the village roads in the area.

- (b) Sewerage – The subject “REC” zone falls within the Deep Bay Catchment. In accordance with the “zero discharge policy” for Deep Bay, the generated sewage should be properly treated and disposed of to achieve the requirements of not net increase in pollution load to Deep Bay. It is necessary to provide temporary storage facilities or in-situ sewage treatment systems in order to comply with the policy. The subject “REC” zone falls within the sewage catchment boundary of the Shek Wu Hui Sewage Treatment Works (SWHSTW) which will reach its maximum treatment capacity soon. Most of the area within the zone is currently unsewered and an existing public sewer is provided along Hang Tau Road, which connects to the SWHSTW. In view of the limited capacity of the SWHSTW, any future development in the “REC” zone would need to carry out a sewerage impact assessment (SIA) to assess the possible impact and identify appropriate mitigation measures.
- (c) Noise impact - Areas within the “REC” zone fronting Hang Tau Road, Hang Tau Village Sewage Pumping Station and the Beas River Country Club Sewage Treatment Plants (**Plan 3**) would be subject to noise impact, which would likely cause environmental impacts on future developments. Mitigation measures such as building setback and self-protecting building design might need to be adopted.

8. Rezoning Proposals

- 8.1 Taking into account the site conditions, planning considerations, land ownership pattern, development opportunities and constraints, potential developments in the surrounding area, infrastructural capacity and the need to optimize valuable land resources to meet housing demand, there is potential to rezone part of the sites for residential developments.
- 8.2 The existing and approved residential developments in the Kwu Tung South area are generally subject to a maximum plot ratio of 0.4 to 0.43 in view of the rural character of the area. Topographically speaking, the Kwu Tung South area lies on flat land with a number of isolated knolls scattered in the area (**Plan 2**). For a better integration with the existing and future low-rise developments and village houses of 3 storeys in the adjacent areas, e.g. the village proper of Hang Tau Village located to the immediate south of the “REC” zone, it is considered appropriate that the subject “REC” zone be used for low-density developments with a maximum PR of 0.4 and BH of 3 storeys as a guiding principle. Details of the rezoning proposals (**Plan 9**) are illustrated in the following paragraphs:

Site A: *A site fronting Hang Tau Road (about 1.87 ha) (“CDA”)*
(Plans 1 to 6 and 9, and Photo 1 on Plan 6)

- 8.3 Site A (about 1.87 ha), which is at the north-eastern portion of the “REC” zone, is fronting Hang Tau Road to its east and local village roads to its north and south (**Plans 1 to 3**). It is mostly under single private ownership (about 1.77 ha or

94.5%), with about 0.05 ha (about 2.9%) of land in the north-eastern tip under other private owners and the remaining 0.05 ha of land (about 2.6%) is Government land (**Plan 5**). The site is predominantly vacant whereas the north-eastern portion is currently occupied by some temporary domestic structures (**Plan 4**).

- 8.4 The majority of the site is the subject of a planning application (No. Y/NE-KTS/5) for rezoning to “CDA” for a proposed residential development of 30 detached houses (with a proposed PR of 0.4, SC of 20% and BH of 3 storeys including carport) approved by the Committee on 7.12.2012 (**Drawing 1, Plans 3, 7 and 8**). There are a number of existing and planned residential developments to the north of Site A, including Goodwood Park and Valais under “R(C)2” zone (with a maximum PR of 0.4, SC of 20% and BH of 3 storeys including car park) and Casas Domingo within “R(C)1” zone (with a maximum PR of 0.43, SC of 20% and BH of 3 storeys (12.05m)), as well as the proposed residential developments at the application sites of approved s.12A rezoning applications Nos. Y/NE-KTS/3 and Y/NE-KTS/4 (**Plan 7**), as mentioned in paragraph 3.4 above.
- 8.5 Site A is proposed to be rezoned to “CDA” to facilitate a comprehensive private residential development with appropriate planning control over the development mix, scale, design and layout of the proposed development within the site. Site A also covers the residual land to its north-east. As advised by Transport Department (TD), future developments in Site A should be set back to make allowance for future widening of Hang Tau Road, such as provision of standard footpaths and 7.3m wide single two-way carriageway in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG). Technical assessments such as traffic impact assessment (TIA), drainage impact assessment (DIA), sewerage impact assessment (SIA) and environmental assessment (EA) are required to be undertaken by the future developer(s) at the s.16 planning application stage. Appropriate G/IC uses including social welfare facilities may also be considered at the planning application stage. The proposed development parameters are as follows:

Area: 1.87 ha

Proposed Zoning: CDA

Max. Plot Ratio: 0.4, a maximum site coverage of 20%

Max. Building Height: 3 storeys including carport

Site B: *A site to the immediate north of Hang Tau Village (about 0.21 ha) (“V”)*
(**Plans 1 to 6 and 9, and Photo 2 on Plan 6**)

- 8.6 Site B (about 0.21 ha of private land) is located to the immediate north of the village proper of Hang Tau Village and falls mostly within the village ‘environs’ (‘VE’) of Hang Tau Village (**Plans 3 and 9**). It is the subject of three planning applications (Nos. A/NE-KTS/80, 134 and 187) for Small House development with a total of 17 Small Houses (**Plans 3 and 8, Drawing 1 and Appendix I**). All three Small House applications were approved with conditions by the Committee in 1999, 2001 and 2004 respectively and the concerned Small House developments have been completed including the residential development of 13 Small Houses known as Serenity Gardens (**Drawing 1**). Site B is proposed to be rezoned from “REC” to “V” to reflect the as-built condition under the approved planning applications. The

proposed development parameters are as follows:

Area: 0.21 ha
Proposed Zoning: “V”
Max. BH: 3 storeys (8.23m)

Site C: *A site to the further north of Hang Tau Village (about 0.37 ha) (“O(1)”)*
(Plans 1 to 6 and 9)

8.7 Site C (about 0.37 ha of private land) is the landscape area (**Drawing 1**) for the approved Small House development under Application No. A/NE-KTS/80 detailed in paragraph 8.6 above i.e. Serenity Gardens. The site, currently fenced off together with its adjoining area, forms part of the landscape area for the enjoyment of the residents of the concerned Small Houses at Serenity Gardens. To reflect the proposed use under the planning application and the as-built condition of the landscape area, the subject site is proposed to be rezoned to “Open Space (1)” (“O(1)”), the planning intention of which is for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents. The proposed development parameters are as follows:

Area: 0.37 ha
Proposed Zoning: “O(1)”

Site D1: *A site to the west of Hang Tau Road (about 0.06 ha) (“G/IC”)*
(Plans 1 to 6 and 9, and Photo 3 on Plan 6)

8.8 Site D1 (about 0.06 ha of government land) is located at the north-eastern portion of the subject “REC” zone. It is currently occupied by Hang Tau Sewage Pumping Station which was approved by the Committee on 17.3.2000 under Application No. A/NE-KTS/110 (**Plan 8** and **Appendix I**). The site is proposed to be rezoned to “G/IC” to reflect the as-built condition.

Area: 0.06 ha
Proposed Zoning: “G/IC”

Site D2: *A site to the further north-east of Serenity Gardens (about 0.04 ha) (“G/IC”)*
(Plans 1 to 6 and 9)

8.9 Site D2 (about 0.04 ha private land) is currently occupied by the existing underground sewage treatment plant and two electricity package substations which serve the adjacent residential development, i.e. Serenity Gardens. The two electricity package substations were the subject of a s.16 application No. A/NE-KTS/222. The underground sewage treatment plant was built in compliance with approval condition on the provision of sewage treatment and disposal facilities for the same approved scheme of application No. A/NE-KTS/80. The G/IC facilities have been completed on site. The site is proposed to be rezoned to “G/IC” to reflect the existing uses.

Area: 0.04 ha
Proposed Zoning: “G/IC”

Site E: *The remaining area of the “REC” zone (about 5.92 ha) (“R(D)”)*
(Plans 1 to 6 and 9, and Photos 4 to 8 on Plan 6)

- 8.10 The remaining area of the “REC” zone covers an area of about 5.92 ha. About 88% of the land is privately owned and 12% is Government land mostly at the north-western portion (**Plan 5**). The site is currently occupied by a mix of land uses (**Plan 4**) with low-rise and low-density domestic uses and vacant dilapidated structures in the eastern and northern portions (**Photos 4 to 7 on Plan 6**). The central portion of this site is occupied by unused and vacant land (**Plans 2 and 4**) whereas open storage yards, workshops, warehouses and a vehicle park are found in the western portion (**Plans 2, 4 and Photo 8 on Plan 6**).
- 8.11 There are a number of completed low-rise and low-density residential developments to the north, as well as approved planning applications for residential developments in the vicinity (**Plan 7**). It is considered that residential developments within this site would not be incompatible with the surrounding land uses. “Residential (Group D)” (“R(D)”) zone is recommended to encourage phasing out/upgrading of existing temporary structures into permanent buildings through redevelopment and to reserve the area for low-rise and low-density residential developments through the planning permission system.
- 8.12 In keeping with the rural character and low-density developments including village houses in the locality, a maximum PR of 0.4 and a maximum BH of 3 storeys (9m) are recommended for the “R(D)” zone. The project proponent(s) of any future residential development will need to submit planning application together with relevant technical assessments such as TIA, DIA, SIA and EA for consideration of the Board. The proposed development parameters are as follows:
- Area: 5.92 ha
Proposed Zoning: “R(D)”
Max. Plot Ratio: 0.4
Max. Building Height: 3 storeys (9m)

9. Technical Consideration

- 9.1 The recommendations of the review of the “REC” zone are summarized in the following table. A total of 2 sites have been identified for residential developments which are estimated to provide about 144 units accommodating about 485 population (see Table below). Broad technical assessments have been conducted to confirm the feasibility of the proposed developments from visual consideration, air ventilation, traffic, environmental and infrastructure aspects with due considerations on the provision of open space and G/IC facilities in the area.

Site	Area (ha)	Proposed Zoning	Maximum PR	Maximum BH	Estimated No. of Units / Population*	Remarks
A	1.87	“CDA”	0.4	3 storeys (including carport)	30 units / 150	Subject of an approved rezoning application No. Y/NE-KTS/5
B	0.21	“V”	-	3 storeys (8.23m)	54 units / 150	Completed Small House developments under approved planning applications
C	0.37	“O(1)”	-	-	-	Completed landscaped area under approved application No. A/NE-KTS/80
D1 & D2	0.1	“G/IC”	-	-	-	Completed G/IC facilities
E	5.92	“R(D)”	0.4	3 storeys (9m)	114 units / 335	-
Total	8.47	N.A.	N.A.	N.A.	144 units / 485	Excluding the existing 17 Small Houses at Site B

* The population is calculated taking into account the figure of person per occupied flat (PPOF) of 2.94 for private permanent housing for PDZ Zone 319 (where the subject site is located) under 2011-based TPEDM

Visual Consideration

- 9.2 The maximum building height of 3 storeys for the proposed “CDA” and “R(D)” zones is generally in line with the rural character of the area and the approved schemes in the area. In general, the proposed residential developments (subject to a maximum building height of 3 storeys including carport for “CDA” zone and 3 storeys (9m) for “R(D)” zone) would not be incompatible with the surrounding low-rise residential developments. The proposed residential developments would not cause adverse visual impacts and the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on this aspect.

Air Ventilation Consideration

- 9.3 These sites are on low-lying terrain encircled by Hang Tau Road and village roads. These infrastructural corridors could serve as breezeway and air paths for air ventilation purpose. Given there is ample air space for ventilation purpose and only

low-density and low-rise residential developments with a PR of 0.4 and building height of 3 storeys are proposed, it is not envisaged that the proposed amendments would result in major adverse impact on air ventilation in the area. The project proponent of proposed residential development in the proposed “CDA” zone would be required to demonstrate that the proposed residential development would not cause adverse impact on air ventilation of the area at the planning application stage such as sufficient building gaps between 3-storeys blocks to facilitate air ventilation.

Traffic, Environmental and Infrastructure Aspects

- 9.4 Concerned government departments including Environmental Protection Department (EPD), Transport Department (TD), Highways Department, Drainage Services Department (DSD) and Water Supplies Department have been consulted on the land use proposals and the concerned Government departments have no adverse comment on the proposed zonings.

Traffic

- 9.5 The subject “REC” zone is accessible via Hang Tau Road, which is a gazetted public single two-lane carriageway with footpath on one side and various local village roads. The capacity of the existing local road network is limited, in particular Hang Tau Road, and would need to be improved or upgraded to support future developments. A supplementary traffic impact assessment (TIA) review including a sensitivity test was conducted to assess the traffic impact arising from the land use review of the subject “REC” zone under the rezoning application No. Y/NE-KTS/5. The sensitivity TIA test demonstrated that low-density residential use with PR of 0.4 at the “REC” zone would be technically feasible and would not have adverse traffic impact on the local road network. Also, all identified road junctions would be able to accommodate the additional traffic induced by the residential developments (i.e. junctions operating within capacities during AM and PM peaks in the design year of 2019) with the possible junction improvement measures at the junction of Kwu Tung Road/Kam Hang Road (to the north of Hang Tau Road and south of Castle Peak Road – Kwu Tung) through conversion of the junction from priority to signalised control. The signalised junction layout could be made feasible by widening a section each of Kam Hang Road and Kwu Tung Road near the junction to facilitate a refuge island for pedestrian crossing and additional right turn lane for eastbound traffic on Kwu Tung Road. It was preliminarily assessed by the sensitivity test that above 20% reserve capacity would be provided with the signalised control and local widening at the junction.
- 9.6 In accordance with TD’s advice, notwithstanding the above, in respect of the proposed “CDA” and “R(D)” zones, an up-to-date TIA would be required to be prepared and submitted at the s.16 planning application stage to confirm the technical feasibility of each proposal, cumulative traffic impacts and detailed traffic or road improvement measures, if any, e.g. setting back of the development to make allowance for future widening/extension of Hang Tau Road/other village roads and junctions and provision of internal loading/unloading space within the residential development. Each updated TIA should review any associated junction improvement schemes and the anticipated junction performance after improvement such as the proposed junction traffic improvement at the junction of Kwu Tung

Road/Kam Hang Road as previously identified taking into account cumulative impacts. In general, regarding improvement measures required for alleviating the identified adverse traffic impacts arising from a proposed development, the applicant should be responsible for the design, implementation and associated costs of the improvement measures. In case the applicant is unable to implement the identified traffic improvement measures, the applicant should sort out the implementation arrangements agreeable to all parties concerned before the proposed development could be accepted. The applicant should be reminded that the scheduled completion date of the proposed development for operation/occupation will be subject to the completion of the identified traffic improvement measures to ensure no adverse traffic impact on the surrounding area.

Sewerage

- 9.7 According to EPD, the subject “REC” zone falls within the sewage catchment boundary of the Shek Wu Hui Sewage Treatment Works (SWHSTW) which will reach its maximum treatment capacity soon. There is an existing public sewer along Hang Tau Road, which connects to the SWHSTW via the Hang Tau Village Sewage Pumping Station serving the area at the eastern side of Hang Tau Road, while the remaining area is mostly unsewered. The development or redevelopment proposals within the zone are also subject to the “no net increase in pollution load in Deep Bay” requirement as the subject “REC” zone falls within the Deep Bay Catchment. With provision of temporary storage facilities or in-situ sewage treatment systems, the proposed developments at the “REC” zone would not add to the pollution load in Deep Bay.
- 9.8 Since the SWHSTW has no spare capacity for the proposed development at this stage, EPD has further advised that any applicants for future developments at the proposed “CDA” and “R(D)” sites would need to carry out SIA at the planning application stage to assess the possible impact and identify appropriate mitigation measures and/or sewerage improvement measures, such as interim on-site sewage treatment plant for the area and to demonstrate no net increase in pollution loads requirement for the Deep Bay Catchment. EPD would provide comments on each planning application on this aspect upon submission.

Drainage

- 9.9 The subject “REC” zone does not fall within flood plain and public drainage facilities are currently available along Hang Tau Road which could provide connections between the subject zone and the existing drainage channel, and are considered adequate to support the proposed residential developments. No insurmountable drainage problems are anticipated for the proposed residential developments, as advised by DSD.
- 9.10 According to a preliminary DIA conducted to assess the drainage impact arising from the land use review of the subject “REC” zone under the rezoning application No. Y/NE-KTS/5, the proposed residential use with a PR of 0.4 at the “REC” zone could be supported by the existing/enhanced drainage facilities and is technically feasible from the drainage perspective. DIA would need to be submitted at the detailed planning stage for consideration under s. 16.

Environment

- 9.11 Low-rise and low-density domestic structures and village houses are found at the eastern, southern and northern portions with a mix of open storage yards, workshops and warehouses mainly at the western portion (**Plans 4 and 6**) presenting some industrial/residential (I/R) interface problems with the adjoining domestic uses. No chimney is found within the subject site as well as within 200m from the site.
- 9.12 A preliminary environmental review (PER) to assess the environmental impact arising from the land use review of the subject “REC” zone under the rezoning application No. Y/NE-KTS/5 was undertaken. The PER concluded that with the separation of the future developments within the subject “REC” zone from surrounding roads (i.e. Hang Tau Road and village roads) by setting back and appropriate positioning of air sensitive uses (such as air sensitive rooms in the residential houses and recreational areas), there would be no adverse air quality impact from vehicular emission at Hang Tau Road and village roads affecting the future housing/residential developments. Also, no adverse air quality impact would be anticipated due to the lack of chimney within the subject site. On the other hand, no odour nuisance was identified from the Hang Tau Sewage Pumping Station at Hang Tau Road (**Plan 3**) which was fully enclosed and equipped with odour control facilities, generating no adverse odour impact on the proposed residential developments. In addition, there would be no adverse odour impact arising from the Sewage Treatment Plant Room for Beas River Country Club, located about 15m away from the subject site. On the other hand, the PER also indicated that with the proposed rezoning of the whole “REC” zone for residential developments, the predicted traffic flow along Hang Tau Road would increase for more than 60%. The predicted traffic noise levels at the houses adjacent to Hang Tau Road would raise to above the planning criteria of 70dB(A).
- 9.13 In accordance with EPD’s advice, further detailed noise impact assessment and appropriate mitigation measures should be worked out for respective development sites. According to the noise measurement data, the sites near Hang Tau Village Sewage Pumping Station and the Beas River Country Club Sewage Treatment Plant Room may be subject to fixed noise impact from these facilities. Detailed noise assessment works should be conducted to properly address the potential fixed noise impact, e.g. building setback and self-protecting building design.
- 9.14 With the implementation of measures to alleviate vehicular emission impact such as setting back and appropriate positioning of air sensitive uses, as well as noise mitigation measures, it is anticipated that there would be no insurmountable environmental impact associated with the land use proposals. The proposed zonings of “CDA” and “R(D)” with the submission of environmental assessments and design layouts would help address the potential environmental impacts such as noise impact and industrial/residential interface problems (namely at the western portion of the “REC” zone).

Provision of Open Space and G/IC Facilities (Appendix II)

- 9.15 The existing and planned population in the Kwu Tung South area is about 10,704 and 16,581 respectively. While the land use proposals would generate additional population, there would maintain a surplus in both planned district open space and local open space on the Kwu Tung South OZP, both standing at 2.43 ha and 10.57 ha respectively. It is anticipated that both the district and local open space provisions to meet the planned population in the Kwu Tung South area would be sufficient.
- 9.16 As for the provision of G/IC facilities, some G/IC facilities such as secondary school, primary school, kindergarten and market have been provided in the area to meet the essential needs of the local community. There would be a deficit of 24 classrooms and 5 classrooms for primary school and kindergarten respectively. However, the shortfall could be addressed/partly addressed by schools available in the Fanling/Sheung Shui New Town. Although there is no other G/C facility such as hospital beds, social welfare facilities including children and youth centre and elderly services, post office, etc. in the Kwu Tung South area to serve the population, the demand generated by the local population is rather low in view of the small population of the area and such requirement could be provided by facilities in the neighbouring area, in particular, Fanling/Sheung Shui New Town, the proposed KTS PDA and those planned under the Kwu Tung North NDA. On the other hand, other G/IC facilities to meet the requirements of HKPSG and the provision of such G/IC facilities would need to be carefully planned by the concerned bureaux/departments taking into account the development programme of the proposed developments and the relevant authorities/bureaux should review the provision of these facilities to meet the deficit at regional level. Concerned departments are required to monitor the demand and provision of the G/IC facilities.

10. Advice Sought

Members are invited to:

- (a) note the findings of the land use review; and
- (b) agree to the zoning proposals as detailed in paragraph 8 above for consultation with the relevant Rural Committee and District Council.

11. Attachments

- | | |
|---------------------|--|
| Appendix I | Previous Applications within the “Recreation” zone on the Kwu Tung South Outline Zoning Plan |
| Appendix II | Provision of Open Space and G/IC Facilities in the Kwu Tung South Area |
| Appendix III | Approved S.12A Rezoning Applications in the Vicinity of the Subject “REC” Zone |

Drawing 1	Approved Schemes under Applications Nos. A/NE-KTS/80 and Y/NE-KTS/5
Plan 1	Location Plan
Plan 2	Aerial Photos
Plan 3	Site Plan
Plan 4	Current Land Uses
Plan 5	Land Status
Plan 6	Site Photos
Plan 7	Strategic Context of Kwu Tung South Area
Plan 8	Previous Applications
Plan 9	Proposed Zonings

PLANNING DEPARTMENT
MAY 2014

Appendix I**Previous Applications within the “Recreation” Zone
on the Kwu Tung South Outline Zoning Plan****Rezoning request / application**

Application No.	Y/NE-KTS/5	Z/NE-KTS/P5
Location	Lots 1124RP, 1125RP and 1126 in D.D. 92 and Lots 343RP, 344A S.1 RP (Part), 402 S.A RP, 404 RP, 407 S.A RP, 407 S.A ss.1RP, 408 S.A RP, 408 S.C ss.2 RP, 408 S.D ss.1, 408 RP and 408 S.D RP in D.D.94, Hang Tau Tai Po, Sheung Shui, N.T.	Various Lots and Adjoining Government Land in D. D. 94, Hang Tau Tai Po, Kwu Tung South, Sheung Shui, N.T.
Proposed Use	Residential Development	Residential Development (Request for Amendment to the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/2 from “REC” to “CDA”)
Site Area (m²)	17,685.4	19,504.77
Plot Ratio	0.4	0.41
Site Coverage	20%	21%
GFA (m²)	7,074.2	8,002
No. of Storeys / Building Height	3 (including car port); 11.5m	3
Number of Flats / Houses	30 Houses	40 Houses
Date of Decision	7.12.2012	3.4.1998
Decision of the RNTPC/TPB	Approved	Rejected

S.16 applications for residential developments

Application No.	A/DPA/NE-KTS/61	A/DPA/NE-KTS/82	A/DPA/NE-KTS/83
Location	Hang Tau, Sheung Shui, N.T.	Hang Tau, Sheung Shui, N.T.	Hang Tau, Sheung Shui, N.T.
Proposed Use	Low Density Residential Development with Ancillary Recreational Facilities	Small House	Small House
Site Area (m²)	9,874	167.7	115.1
Plot Ratio	-	-	-
Site Coverage	-	65.03m ²	65.03m ²
GFA (m²)	-	195.09	195.09
No. of Storeys / Building Height	2 residential floors over a landscaped podium of 3m in height (total height is about 10m as stated by the applicant)	3 storeys more than 7.62m but less than 8.23m	3 storeys more than 7.62m but less than 8.23m
Number of Flats / Houses	21 Houses (excluding the single detached house)	1 House	1 House
Date of Decision	20.11.1992	21.5.1993	21.5.1993
Decision of the RNTPC/TPB	Rejected	Rejected	Rejected

Application No.	A/DPA/NE-KTS/117	A/DPA/NE-KTS/118	A/NE-KTS/73
Location	Hang Tau, Sheung Shui	Hang Tau, Sheung Shui	Hang Tau Tai Po, Kwu Tung South, Sheung Shui
Proposed Use	Small House	Small House	House
Site Area (m²)	167.7	115.1	2,316
Plot Ratio	-	-	0.2
Site Coverage	18.77%	56.5%	10%
GFA (m²)	195.09	195.09	463.2
No. of Storeys / Building Height	3 storeys more than 7.62m but less than 8.23m	3 storeys more than 7.62m but less than 8.23m	2
Number of Flats / Houses	1 House	1 House	1 House
Date of Decision	19.11.1993	19.11.1993	6.3.1998
Decision of the RNTPC/TPB	Approved	Approved	Rejected

Application No.	A/NE-KTS/80	A/NE-KTS/134	A/NE-KTS/178
Location	Hang Tau Tai Po, Kwu Tung South, Sheung Shui	Hang Tau Village, Sheung Shui, N.T.	Hang Tau Tai Po, Sheung Shui, N.T.
Proposed Use	Thirteen Houses (Small Houses)	Three New Territories Exempted Houses (NTEHs)(Small Houses)	Residential Development with Ancillary Recreational and Leisure Facilities
Site Area (m²)	6,588	338	17,573
Plot Ratio	-	-	0.2
Site Coverage	12.8%	54.7%	12.94%
GFA (m²)	2,535	585	3,510 (excluding 11,813m ² of Landscape Gardens/Open Spaces)
No. of Storeys / Building Height	3 8.23m	3 8.23m	2 6m
Number of Flats / Houses	13 Houses	3 Houses	18 Houses
Date of Decision	8.10.1999	16.11.2001	26.11.2004
Decision of the RNTPC/TPB	Approved	Approved	Rejected upon review

Application No.	A/NE-KTS/187	A/NE-KTS/221	A/NE-KTS/250
Location	Hang Tau Village, Sheung Shui, N.T.	Hang Tau Tai Po, Sheung Shui	Kwu Tung South, Sheung Shui
Proposed Use	New Territories Exempted House (NTEH)(Small House)	Recreational & Leisure Facilities with Low-Rise Residential Development	House
Site Area (m²)	133.5	17,573	664.3
Plot Ratio	-	0.2	0.2
Site Coverage	65.03m ²	10.49%	20%
GFA (m²)	195.09	3,510	132.7
No. of Storeys / Building Height	3 8.23m	2 6m	1 5.3m
Number of Flats / Houses	1 House	14 Houses	1 House
Date of Decision	27.8.2004	15.12.2006	7.6.2007
Decision of the RNTPC/TPB	Approved	Rejected	Rejected

S.16 application for temporary use

Application No.	A/NE-KTS/164
Location	Hang Tau Tai Po, Sheung Shui, N.T.
Proposed Use	Temporary Open Storage of Construction Materials and Containers for a Period of 3 Years
Date of Decision	11.10.2002
Decision of the RNTPC/TPB	Rejected

S.16 application for recreational use

Application No.	A/NE-KTS/81
Location	Hang Tau Tai Po, Kwu Tung South, Sheung Shui
Proposed Use	Holiday Camp with Sports Training Facilities
Site Area (m²)	14,330
Plot Ratio	0.35
Site Coverage	16%
GFA (m²)	5,015
No. of Storeys / Building Height	2 storeys 6m and 7.5m
Number of Rooms / Beds	28 Holiday Houses 24 Holiday Hostels
Date of Decision	19.3.1999
Decision of the RNTPC/TPB	Approved upon review

S.16 applications for other uses

Application No.	A/NE-KTS/31	A/NE-KTS/62
Location	Hang Tau Tai Po, Sheung Shui	Hang Tau Tai Po, Kwu Tung South
Proposed Use	Hotel with Recreation Facilities	Public Car Park
Site Area (m²)	12,545	3,400
Plot Ratio	0.99	N.A.
Site Coverage	20%	N.A.
GFA (m²)	12,532	N.A.
No. of Storeys / Building Height	7 storeys	N.A.
Number of Rooms / Beds	231 Rooms	N.A.
Date of Decision	15.12.1995	16.5.1997
Decision of the RNTPC/TPB	Rejected	Rejected

Application No.	A/NE-KTS/110	A/NE-KTS/208	A/NE-KTS/222
Location	Hang Hau Tai Po, Kwu Tung South, Sheung Shui, NT	Kwu Tung South, Sheung Shui	Hang Tau Tai Po, Kwu Tung South, N.T.
Proposed Use	Sewage Pumping Station	Proposed Elderly Home (1 Admin. Block & 1 Residential Block)	Two Electricity Power Package Substations
Site Area (m²)	450	1.43 ha	179
Plot Ratio	-	0.289	-
Site Coverage	-	17.7%	-
GFA (m²)	80m ²	4,142m ²	25m ²
No. of Storeys / Building Height	1 6.1m	2 8m	1
Number of Rooms / Beds	N.A.	240 Beds	N.A.
Date of Decision	17.3.2000	27.5.2005	9.9.2005
Decision of the RNTPC/TPB	Approved	Rejected	Approved

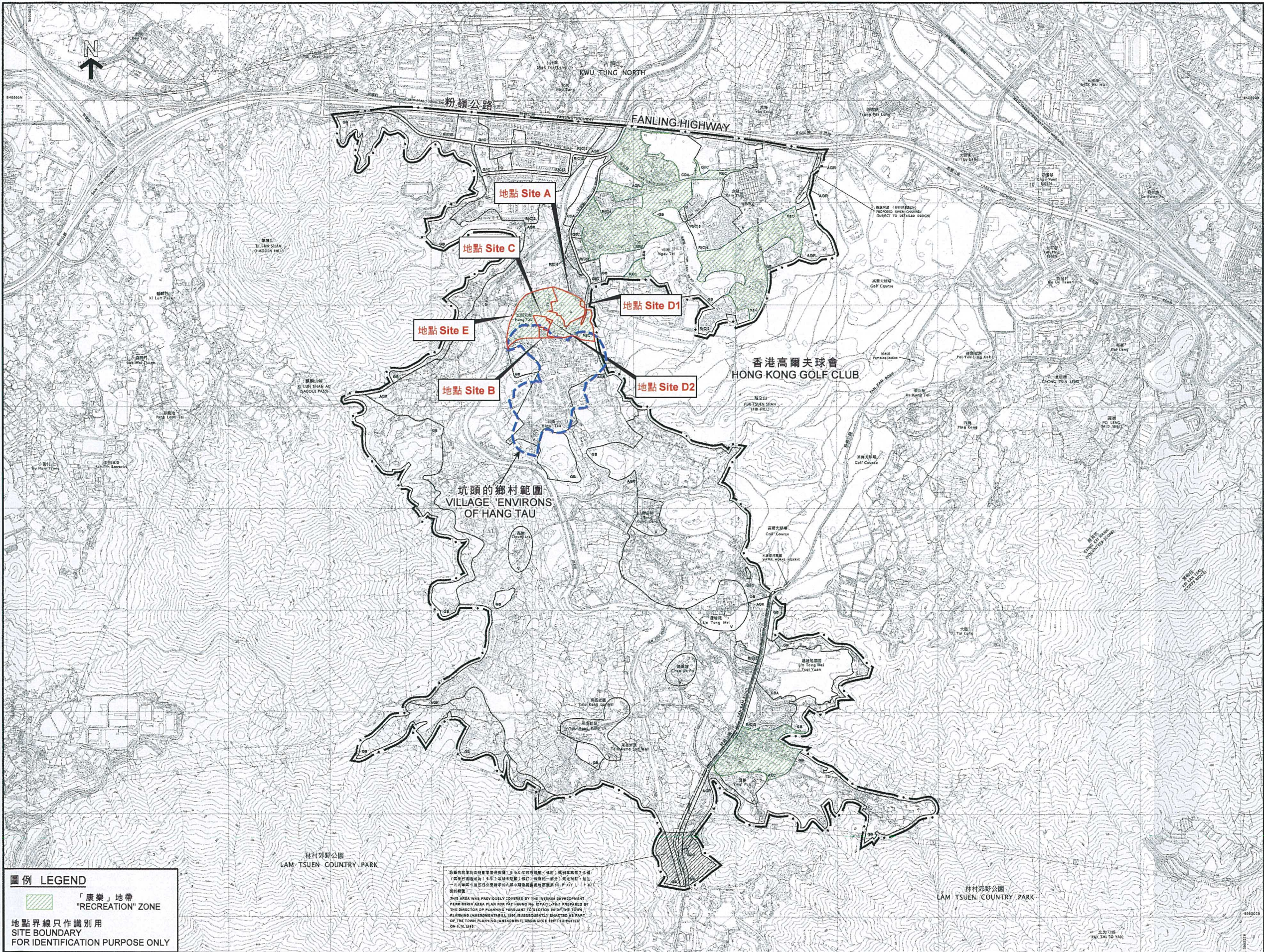
Provision of Open Space and G/IC Facilities in the Kwu Tung South Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha. per 100,000 persons	1.75 ha.	0 ha.	2.43 ha.	+ 0.68 ha.
Local Open Space	10 ha. per 100,000 persons	1.75 ha.	7.85 ha.	10.57 ha.	+ 8.82 ha.
Secondary School	1 whole-day classroom for 40 persons aged 12-17	22 classrooms	26 classrooms	26 classrooms	+ 4 classrooms
Primary School	1 whole-day classroom per 25.5 persons aged 6-11	33 classrooms	9 classrooms	9 classrooms	- 24 classrooms
Kindergarten/ Nursery	730 half-day and 250 full-day places for every 1,000 children aged of 3 to under 6	9 classrooms	4 classrooms	4 classrooms	- 5 classrooms
District Police Station	One for 200,000-500,000 persons	0	0	0	0
Divisional Police Station	One for 100,000-200,000 persons	0	0	0	0
Clinic/Health Centre	1 per 100,000 persons	0	0	0	0
Post Office	1 per 30,000 persons	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 666,000 persons	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Market	Not set standard	--	1	1	1
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	0	0	0	0
Integrated Family Services Centre	1 per 100,000 to 150,000 persons	0	0	0	0
Library	1 district library for every 200,000 persons	0	0	0	0
Sports Centre	1 per 50,000 to 65,000 persons	0	0	0	0
Leisure Centre (Urban and New Town Area, alternative to Sports Centre)	1 per 50,000 persons	0	0	0	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	0	0	0	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	0	0	0	0

Approved S.12A Rezoning Applications in the Vicinity of the Subject “REC” Zone

Application No.	Y/NE-KTS/3	Y/NE-KTS/4
Location	Lots 1027, 1029, 1030, 1034 S.A, 1034 S.B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and Adjoining Government Land, Kwu Tung South, Sheung Shui, New Territories	Lot 1145 RP in D.D. 92, Hang Tau Road, Kwu Tung South, Sheung Shui, New Territories
Proposed Use	Residential Development (Rezoning from “Agriculture” (“AGR”) to “Comprehensive Development Area” (“CDA”) or “Other Specified Uses” annotated “Rural Use”)	Residential Development (Rezoning from “Government, Institution or Community” (“G/IC”) to “Residential (Group C)2” (“R(C)2”))
Site Area (m²)	19,400	1,340
Plot Ratio (PR)	0.4	not more than 0.4
Site Coverage (SC)	not more than 25%	not more than 20%
GFA (m²)	7,760	536
No. of Storeys / Building Height (BH)	3 storeys including car park; 12m	2; 7.8m
Number of Flats / Houses	34 Houses	3 Houses
Date of Decision	23.9.2011	19.10.2012
Decision of the RNTPC/TPB	Agreed (for rezoning from “AGR” to “CDA”, with a maximum PR of 0.4, SC of 25% and BH of 3 storeys including car park))	Agreed (for rezoning from “G/IC” to “R(C)2”, with a maximum PR of 0.4, SC of 20% and BH of 3 storeys including car park)



圖例 NOTATION	
ZONES	地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP C)	R(C)
VILLAGE TYPE DEVELOPMENT	V
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
RECREATION	REC
AGRICULTURE	AGR
GREEN BELT	GB
COMMUNICATIONS	交通
MAJOR ROAD AND JUNCTION	主要道路及路口
MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線
WATER WORKS RESERVE	水務專用範圍

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
USES	大約面積及百分比 公頃 HECTARES	%	用途
COMPREHENSIVE DEVELOPMENT AREA	15.80	3.01	綜合發展區
RESIDENTIAL (GROUP C)	36.49	6.95	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	43.80	8.37	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	6.58	1.24	政府、機構或社區
OPEN SPACE	3.19	0.61	休憩用地
RECREATION	45.85	8.74	康樂
AGRICULTURE	226.93	43.63	農業
GREEN BELT	134.25	25.59	綠化地帶
MAJOR ROAD ETC.	7.72	1.48	主要道路等
TOTAL PLANNING SCHEME AREA	524.72	100.00	規劃範圍總面積

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

圖例 LEGEND

「康樂」地帶
"RECREATION" ZONE

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

行政長官會同行政會議於2014年1月7日 根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 7 JANUARY 2014

Ms Kinlee WONG 黃潔怡女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

本圖則所界定的地區曾受前「古洞南分區計劃」所涵蓋，但該計劃已於2014年1月7日失效。本圖則所界定的地區，其範圍與前「古洞南分區計劃」所界定的地區大致相同，但範圍有所調整。此項調整是根據《城市規劃條例》第9(1)(a)條的規定，由行政長官會同行政會議核准的。

THIS AREA WAS PREVIOUSLY COVERED BY THE OUTLINE ZONING PLAN FOR THE KUO TUNG SOUTH DISTRICT, WHICH HAS Lapsed ON 7 JAN 2014. THE AREA COVERED BY THIS OUTLINE ZONING PLAN IS SIMILAR TO THAT COVERED BY THE OUTLINE ZONING PLAN FOR THE KUO TUNG SOUTH DISTRICT, BUT WITH ADJUSTMENTS. THESE ADJUSTMENTS WERE MADE IN ACCORDANCE WITH SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE, AS APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL ON 7 JAN 2014.

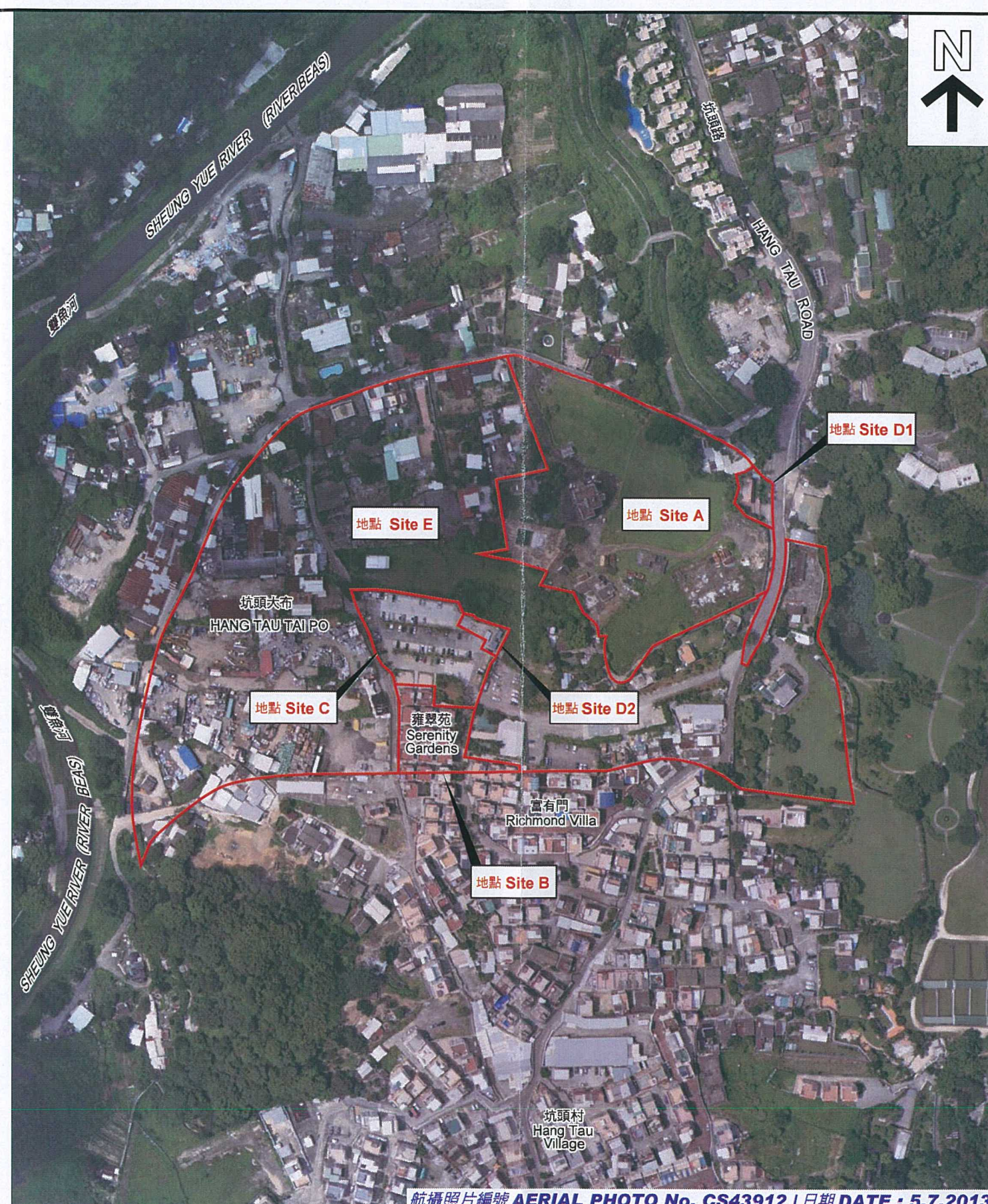
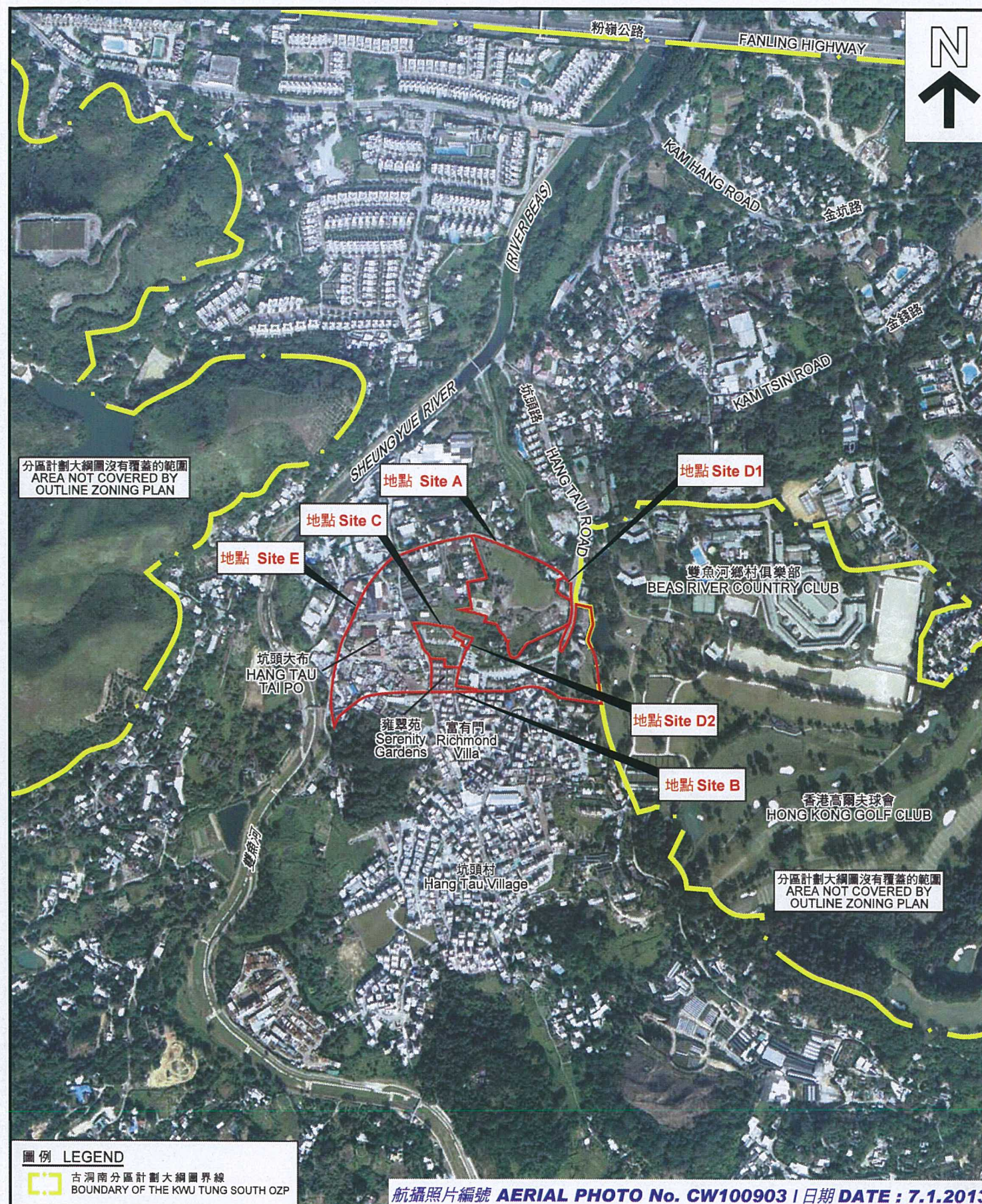
香港城市規劃委員會依據城市規劃條例擬備的古洞南分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KWU TUNG SOUTH - OUTLINE ZONING PLAN

圖則編號
PLAN No. S/NE-KTS/14

參考編號
REFERENCE No. M/FS/14/45

圖 PLAN 1

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



航攝照片 AERIAL PHOTOS

本摘要圖於2014年5月22日擬備
EXTRACT PLAN PREPARED ON 22.5.2014

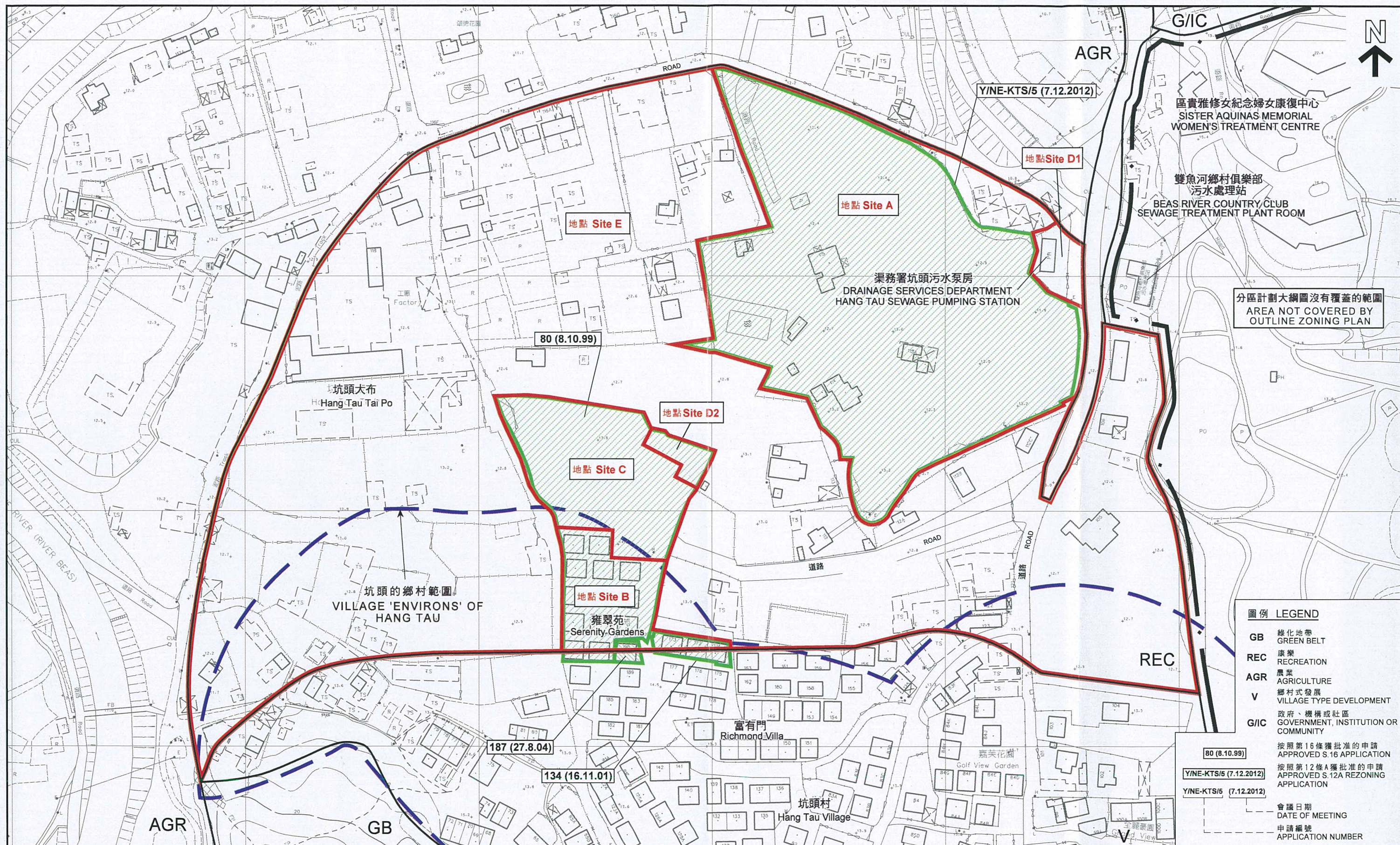
古洞南分區計劃大綱核准圖編號S/NE-KTS/14上
坑頭大布「康樂」地帶的土地用途檢討
LAND USE REVIEW OF "RECREATION" ZONE
IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/14/45

圖 PLAN
2



本摘要圖於2014年5月22日擬備，
所根據的資料為測量圖編號
2-SE-9D、10C、14B和15A
EXTRACT PLAN PREPARED ON 22.5.2014
BASED ON SURVEY SHEETS No.
2-SE-9D, 10C, 14B AND 15A

平面圖 SITE PLAN
古洞南分區計劃大綱核准圖編號S/NE-KTS/14上
坑頭大布「康樂」地帶的土地用途檢討
LAND USE REVIEW OF "RECREATION" ZONE
IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

SCALE 1:1 500 比例尺
METRES 20 0 20 40 60 80 100 120 METRES

規劃署
PLANNING DEPARTMENT

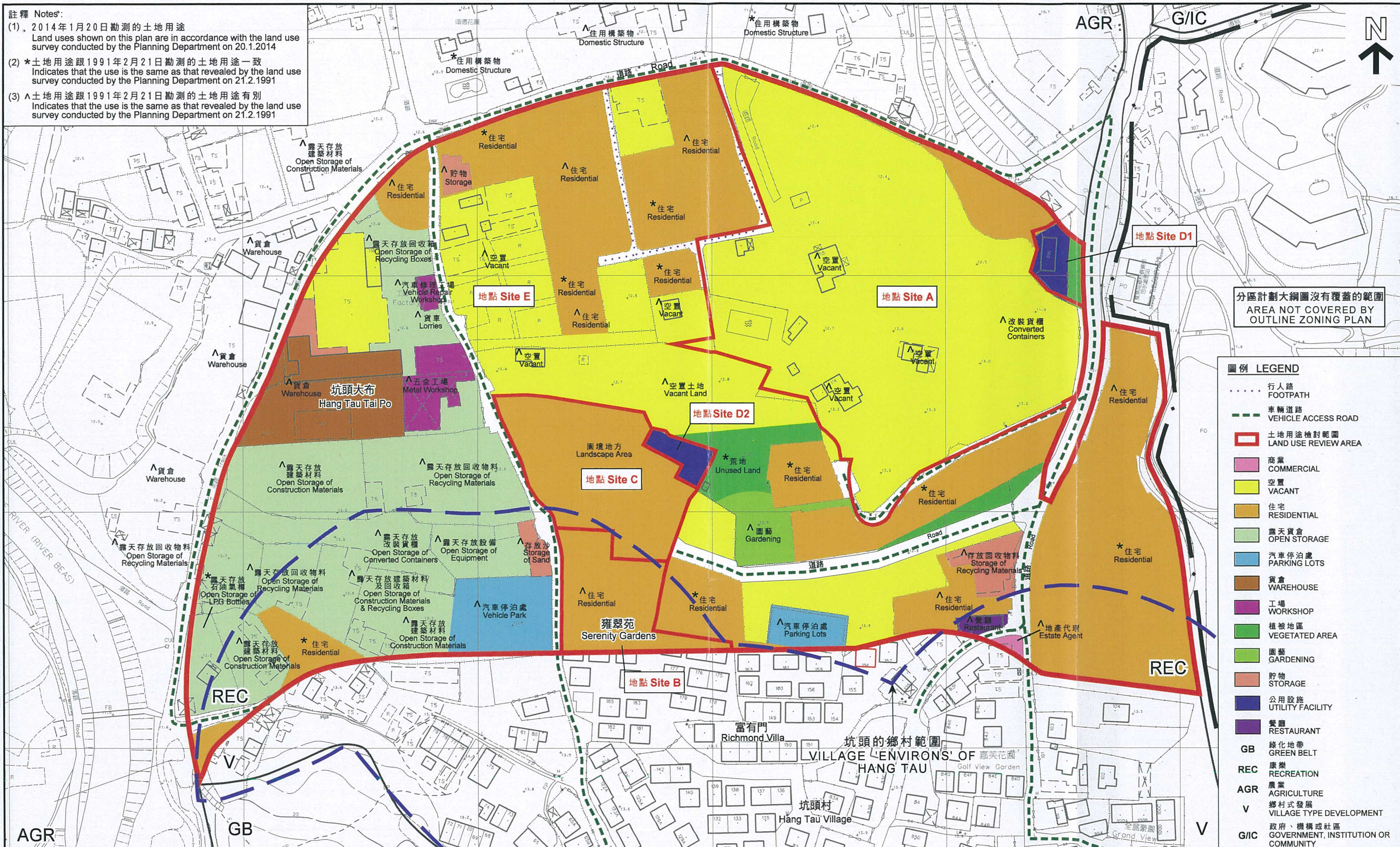


參考編號
REFERENCE No.
M/FS/14/45

圖 PLAN
3

註釋 Notes:

- (1) 2014年1月20日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 20.1.2014
- (2) *土地用途跟1991年2月21日勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 21.2.1991
- (3) ^土地用途跟1991年2月21日勘測的土地用途有別
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 21.2.1991



現時土地用途 CURRENT LAND USES

古洞南分區計劃大綱核准圖編號S/NE-KTS/14上
坑頭大布「康樂」地帶的土地用途檢討
LAND USE REVIEW OF "RECREATION" ZONE
IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

SCALE 1:1 500 比例尺
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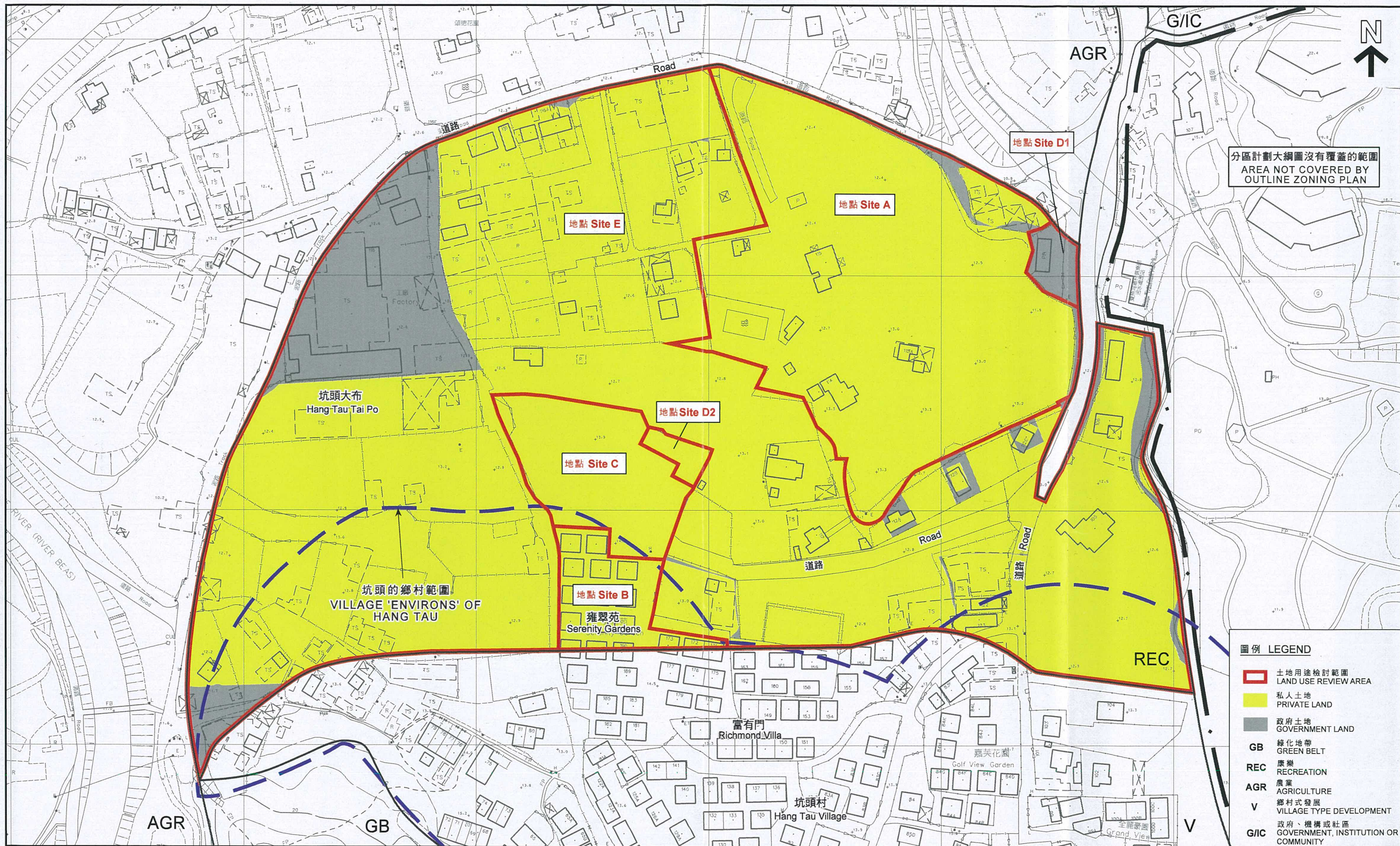
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所根據的資料為測量圖編號
2-SE-9D、10C、14B和15A
EXTRACT PLAN PREPARED ON 22.5.2014
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2-SE-9D, 10C, 14B & 15A

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/14/45

圖 PLAN
4



本摘要圖於2014年5月22日擬備，
所根據的資料為測量圖編號
2-SE-9D、10C、14B和15A
EXTRACT PLAN PREPARED ON 22.5.2014
BASED ON SURVEY SHEETS No.
2-SE-9D, 10C, 14B AND 15A

土地類別 LAND STATUS
古洞南分區計劃大綱核准圖編號S/NE-KTS/14上
坑頭大布「康樂」地帶的土地用途檢討
LAND USE REVIEW OF "RECREATION" ZONE
IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

SCALE 1 : 1 500 比例尺
米 20 0 20 40 60 80 100 120 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/14/45

圖 PLAN
5



空置土地
Vacant Land



雍翠苑
Serenity Gardens



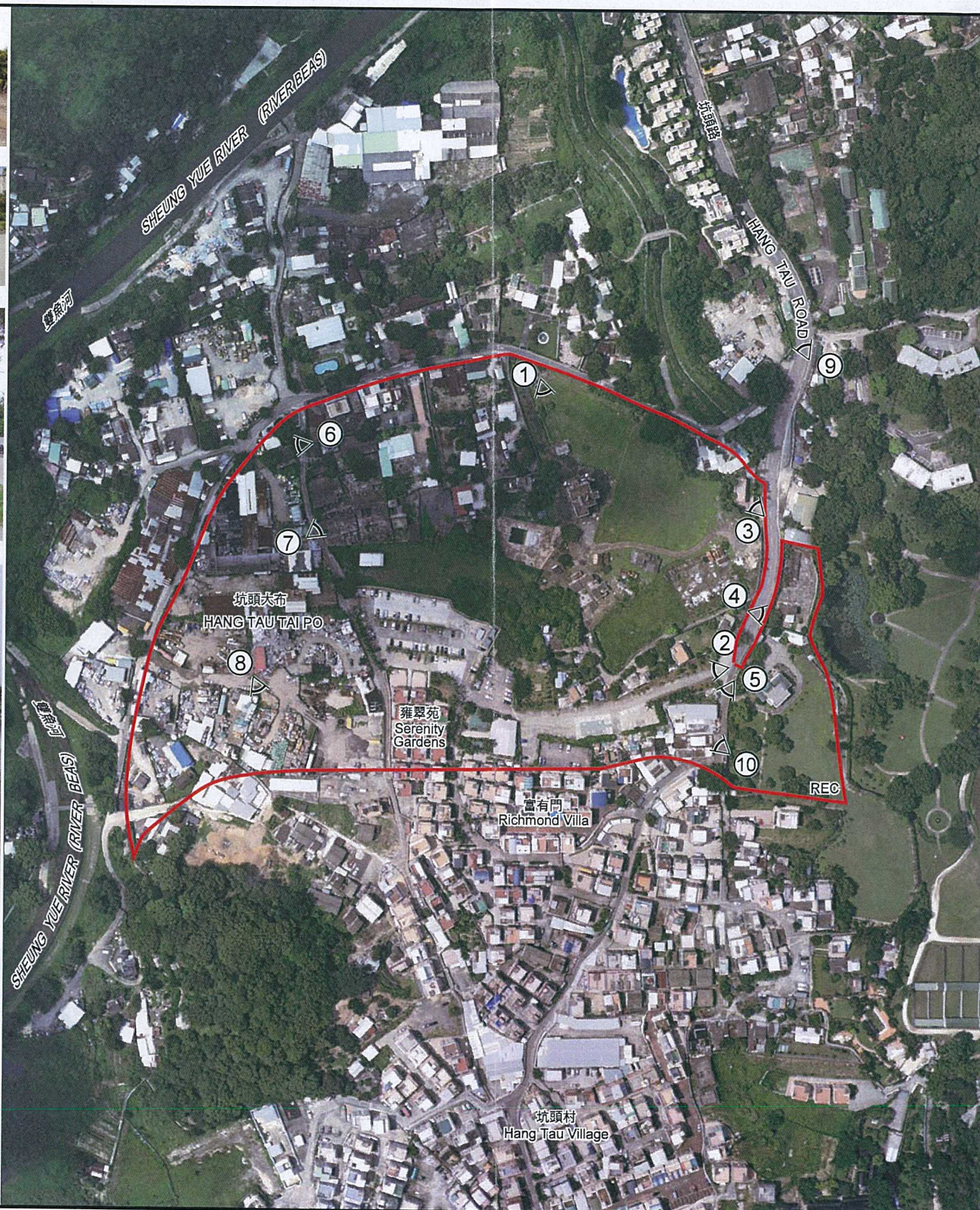
渠務署坑頭污水泵房
Drainage Services Department
Hang Tau Sewage Pumping Station



空置構築物
Vacant Structure



臨時構築物
Temporary Structure



住用構築物
Domestic Structure



空置臨時構築物
Vacant Temporary Structure



露天貯物
Open Storage



坑頭路
Hang Tau Road



臨時構築物
Temporary Structure

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

實地照片 SITE PHOTOS

古洞南分區計劃大綱核准圖編號S/NE-KTS/14上
坑頭大布「康樂」地帶的土地用途檢討
LAND USE REVIEW OF "RECREATION" ZONE
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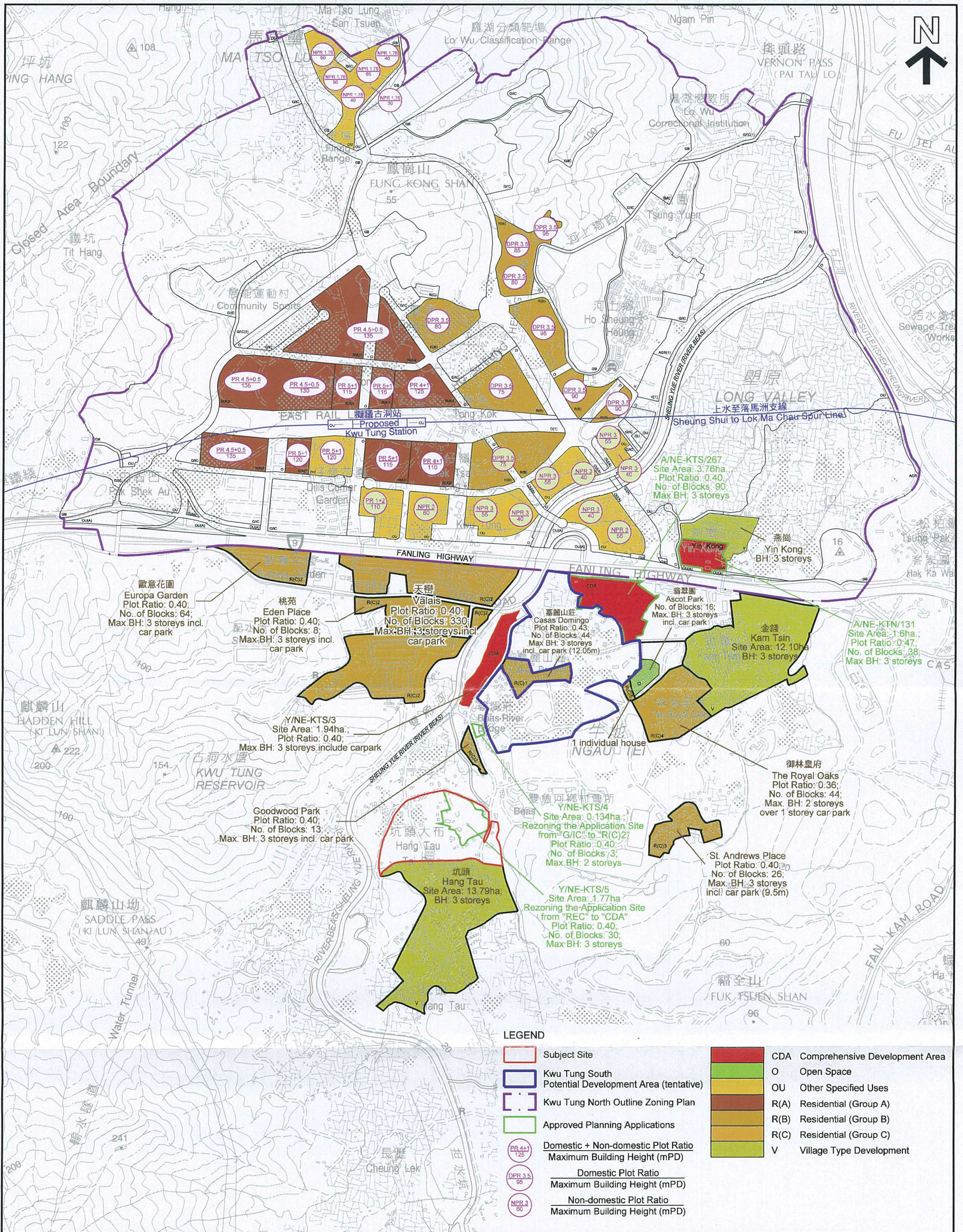
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於2013年7月5日拍得的航攝照片
編號CS43912
EXTRACT PLAN PREPARED ON 22.5.2014
BASED ON AERIAL PHOTO No. CS43912
TAKEN ON 5.7.2013 BY
LANDS DEPARTMENT

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/14/45

圖 PLAN
6



本摘要圖於2014年5月22日擬備，
所根據的資料為地圖組別
HM20C編號2及3

EXTRACT PLAN PREPARED ON 22.5.2014
BASED ON MAP SERIES HM20C
SHEETS 2 AND 3

古洞南地區的策略性布局
STRATEGIC CONTEXT OF KWU TUNG SOUTH AREA
古洞南分區計劃大綱核准圖編號S/NE-KTS/14上
坑頭大布「康樂」地帶的土地用途檢討
LAND USE REVIEW OF "RECREATION" ZONE
IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

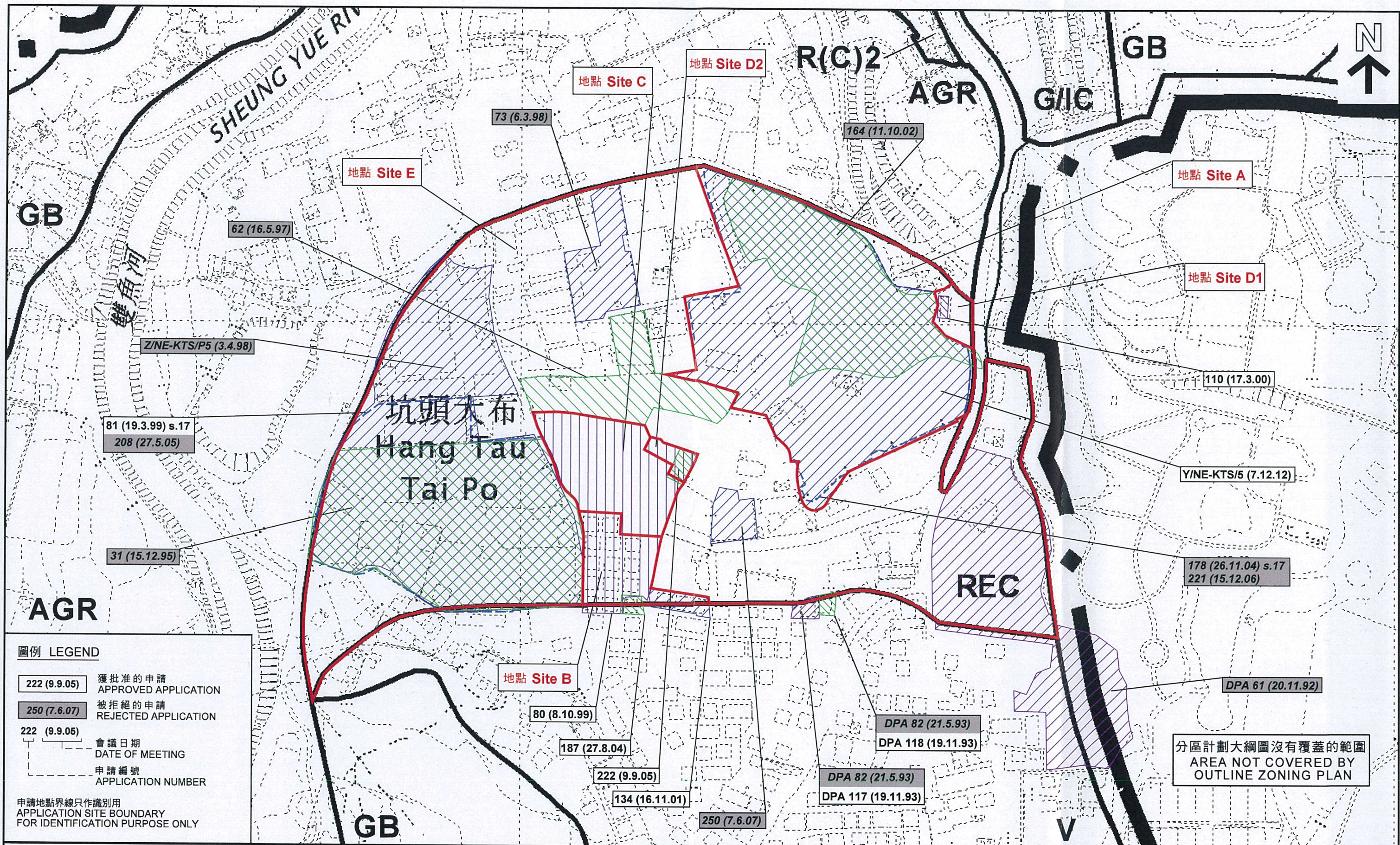
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/14/45

圖 PLAN
7



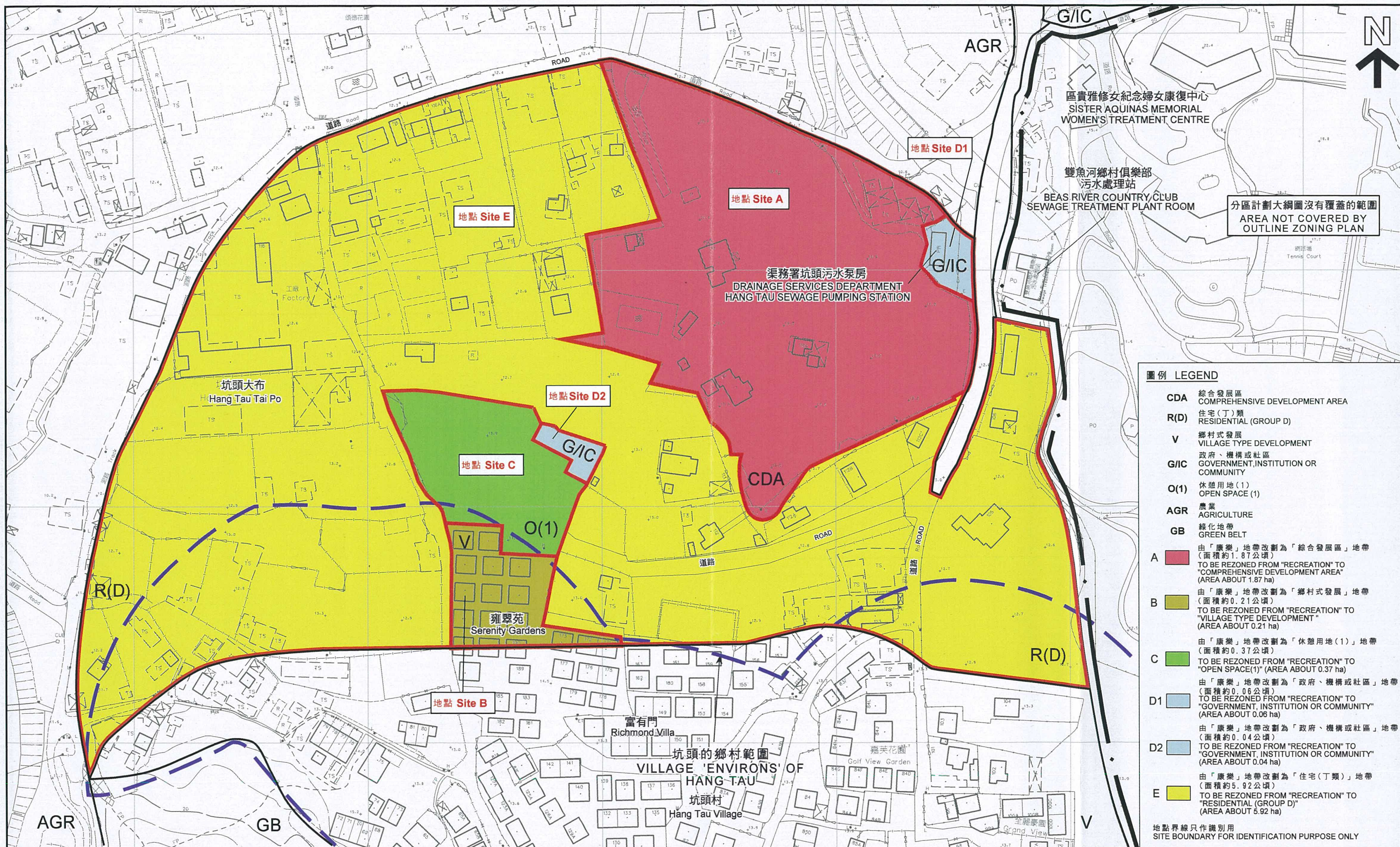
本摘要圖於2014年5月22日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/NE-KTS/14
EXTRACT PLAN PREPARED ON 22.5.2014
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/14 APPROVED ON 7.1.2014

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/14/45

圖 PLAN
8



擬議的用途地帶 PROPOSED ZONINGS

古洞南分區計劃大綱核准圖編號S/NE-KTS/14上

坑頭大布「康樂」地帶的土地用途檢討

LAND USE REVIEW OF "RECREATION" ZONE
IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

SCALE 1:1 500 比例尺
METRES 20 0 20 40 60 80 100 120 METRES

本摘要圖於2014年5月22日擬備，
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2-SE-9D、10C、14B和15A

EXTRACT PLAN PREPARED ON 22.5.2014
BASED ON SURVEY SHEETS No.
2-SE-9D, 10C, 14B AND 15A

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/14/45

圖 PLAN
9

Extract of Minutes of the Rural and New Town Planning Committee Meeting held on 23.5.2014

Agenda Item 23

[Open Meeting]

Land Use Review on the "Recreation" Zone in Hang Tau Tai Po on the approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/14

(RNTPC Paper No. 9/14)

76. With the aid of a PowerPoint presentation, Ms Maggie M.Y. Chin, DPO/FSYLE, presented the land use review and covered the following aspects as detailed in the Paper:

Background

- (a) on 7.12.2012, the RNTPC considered a s.12A planning application (No. Y/NE-KTS/5) for rezoning the north-eastern portion of the "REC" zone (about 1.77ha) to "Comprehensive Development Area" ("CDA") to facilitate a low-rise and low-density residential development. The Committee agreed in principle the application and requested the Planning Department to carry out a land use review of the whole "Recreation" ("REC") zone as the concerned application site formed part of the larger

“REC” zone;

[Mr Ivan C.S. Fu arrived to join the meeting at this point.]

The Subject “REC” Zone

- (b) the subject “REC” zone (8.47ha) was located in a predominantly rural environment dominated by low-rise residential developments, village dwellings or domestic structures, temporary structures for storage and warehouse purposes and vacant or unused land;
- (c) the subject zone comprised mainly private land (about 90%) with mixed land uses. The agreed s.12A application was located at the north-eastern portion, and had been fenced off and left vacant;
- (d) no recreational use was currently found within the subject “REC” zone and no recreational use had been proposed by any concerned Government department for the subject “REC” zone since its designation in 1994;

Rezoning Proposals

- (e) taking into account the site conditions, planning considerations, land ownership pattern, development opportunities (such as environmental improvement) and constraints (such as traffic, sewerage and noise impact), potential developments in the surrounding area, infrastructural capacity and the need to optimize valuable land resources to meet housing demand, the following sites were proposed to be rezoned as follow:
 - (i) a site fronting Hang Tau Road (Site A) (about 1.87ha) – the majority of the site was the subject of a planning application (No. Y/NE-KTS/5) for rezoning to “CDA” for a proposed residential development of 30 detached houses approved by the Committee on 7.12.2012. Site A was proposed to be rezoned to “CDA” with maximum plot ratio (PR) of 0.4, maximum site coverage of 20% and

maximum building height of 3 storeys (including carport) to facilitate a comprehensive private residential development with appropriate planning control over the development mix, scale, design and layout of the proposed development within the site;

- (ii) a site to the immediate north of Hang Tau Village (Site B) (about 0.21ha) – it was the subject of three approved planning applications for Small House development with a total of 17 Small Houses and the said development had been completed. Site B was proposed to be rezoned from “REC” to “Village Type Development” (“V”) with maximum building height of 3 storeys (8.23m) to reflect the as-built condition under the approved planning applications;
- (iii) a site to the further north of Hang Tau Village (Site C) (about 0.37 ha) – it was the landscape area for an approved Small House development. To reflect the proposed use under the planning application and the as-built condition of the landscape area, the subject site was proposed to be rezoned to “Open Space (1)” (“O(1)”), the planning intention of which was for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents;

[Ms Christina M. Lee arrived to join the meeting at this point.]

- (iv) a site to the west of Hang Tau Road (Site D1) (about 0.06 ha) – it was currently occupied by Hang Tau Sewage Pumping Station which was approved by the Committee on 17.3.2000. The site was proposed to be rezoned to “Government, Institution or Community” (“G/IC”) to reflect the as-built condition;
- (v) a site to the further north-east of Serenity Gardens (Site D2) (about 0.04 ha) – it was currently occupied by the existing underground sewage treatment plant and two electricity package substations which serve the adjacent residential development, i.e. Serenity Gardens.

The site was proposed to be rezoned to "G/IC" to reflect the existing uses; and

- (vi) the remaining area of the "REC" zone (Site E) (about 5.92ha) – the site was currently occupied by a mix of land uses with low-rise and low-density domestic uses and vacant dilapidated structures in the eastern and northern portions. The central portion of this site was occupied by unused and vacant land whereas open storage yards, workshops, warehouses and a vehicle park were found in the western portion. "Residential (Group D)" ("R(D)") zone with maximum PR of 0.4 and maximum building height of 3 storeys (9m) was recommended to encourage phasing out/upgrading of existing temporary structures into permanent buildings through redevelopment and to reserve the area for low-rise and low-density residential developments through the planning permission system;

Technical Considerations

Visual and Air Ventilation Considerations

- (f) the maximum building height of 3 storeys for the proposed "CDA" and "R(D)" zones was generally in line with the rural character of the area and the approved schemes in the area. The proposed residential developments would not cause adverse visual impacts;

Traffic, Environmental and Infrastructure Considerations

- (g) the capacity of the existing local road network, especially Hang Tau Road, was limited. A supplementary Traffic Impact Assessment (TIA) review was conducted to assess the traffic impact arising from the land use review of the subject "REC" zone under the rezoning application No. Y/NE-KTS/5. The sensitivity test in the TIA demonstrated that low-density residential use with PR of 0.4 at the "REC" zone would be technically feasible;
- (h) the subject "REC" zone fell within the sewage catchment boundary of the

Shek Wu Hui Sewage Treatment Works (SWHSTW) which would reach its maximum treatment capacity soon. The development or redevelopment proposals within the zone were also subject to the "no net increase in pollution load in Deep Bay" requirement as the subject "REC" zone fell within the Deep Bay Catchment. With provision of temporary storage facilities or in-situ sewage treatment systems, the proposed developments at the "REC" zone would not add to the pollution load in Deep Bay;

- (i) concerned Government departments had been consulted on the land use proposals and they had no adverse comment on the proposed rezoning. Technical assessments such as TIA, Drainage Impact Assessment, Sewerage Impact Assessment and Environmental Assessment would need to be carried out for developments on the "CDA" and "R(D)" zones at the planning application stage;

Provision of Open Space and Government, Institution or Community (GIC) Facilities

- (j) the existing and planned population in the Kwu Tung South area was about 10,704 and 16,581 respectively. While the land use proposals would generate additional population, there would still be a surplus in the planned district and local open space provision, at 2.43ha and 10.57ha respectively; and
- (k) as for the provision of GIC facilities, there would be a deficit of 24 classrooms and 5 classrooms for primary school and kindergarten respectively. The shortfall could be addressed/partly addressed by the provision in the Fanling/Sheung Shui New Town. The demand for other GIC facilities such as hospital beds, social welfare facilities including children and youth centre and the elderly services, post office, etc. generated by the local population was rather low in view of the small population of the area and such requirement could be met by the facilities provided in the neighbouring areas.

77. A Member asked whether there would be a comprehensive review of the Kwu Tung South area. Ms Maggie M.Y. Chin replied that the "Preliminary Feasibility Study on Developing the New Territories North" would cover parts of Kwu Tung South together with other areas in Northern New Territories. For the remaining part of Kwun Tung South, there were active agricultural activities.

78. Another Member asked whether the capacity of the sewerage infrastructure in the area would be a constraint for further development. Ms Chin explained that technical assessments including SIA would need to be carried out for sites within the "CDA" and "R(D)" zones to demonstrate that sewerage and other impacts of the residential developments would be acceptable. The Drainage Services Department would also examine the feasibility of upgrading the sewerage infrastructure in future.

79. After deliberation, the Committee decided to :

- (a) note the findings of the land use review; and
- (b) agree to the zoning proposals as detailed in paragraph 8 of the Paper for consultation with the relevant Rural Committee and District Council.

[The Chairman thanked Ms Maggie M.Y. Chin, DPO/FSYLE, and Ms Wendy W.L. Li, STP/FSYLE, for their attendance to answer Members' enquires. They left the meeting at this point.]

[A short break of 5 minutes was taken and Mr H.M. Wong left the meeting at this point.]

Summary of the Board Technical Assessments on the “Recreation” Zone at Hang Tau Tai Po

Visual and Air Ventilation Aspects

- 1.1 Given there is ample air space for ventilation purpose and only low-density and low-rise residential developments are proposed within the sites of the proposed amendments. The maximum building height of 3 storeys including car park for the proposed “Comprehensive Development Area” (“CDA”) and “Residential (Group D)” (“R(D)”) zones is generally in line with the rural character of the area and would not be incompatible with the surrounding low-rise residential developments. It is anticipated that the developments or redevelopments within the sites of the proposed amendments would not cause adverse visual and air ventilation impacts in the area and Chief Town Planner/Urban Design and Landscape, Planning Department has no adverse comment on these aspects.

Traffic Aspect

- 1.2 A traffic impact assessment (TIA) with a sensitivity test has been conducted to assess the traffic impact arising from rezoning of the subject “Recreation” (“REC”) zone. The sensitivity TIA test revealed that low-density residential use with PR of 0.4 in the sites of the proposed amendments would be technically feasible and would not have adverse traffic impact on the local road network. Also, all identified road junctions would be able to accommodate the additional traffic induced by the proposed residential developments with possible junction improvement measures at the junction of Kwu Tung Road/Kam Hang Road, i.e. conversion of the junction from priority junction to signalised control with local widening of the junction. Notwithstanding, Commissioner for Transport advised that in respect of the proposed “CDA” and “R(D)” zones (i.e. Amendment Items A1 and A2), an up-to-date TIA would be required at the s.16 planning application stage to confirm the technical feasibility of each proposal, cumulative traffic impacts and detailed traffic on road improvement measures, if any.

Environmental Aspect

- 1.3 A preliminary environmental review (PER) to assess the environmental impact arising from rezoning of the subject “REC” zone has been undertaken. The PER indicated that no adverse air quality and odour nuisance were identified from vehicular emission at Hang Tau Road and village roads, the Hang Tau Sewage Pumping Station and the Sewage Treatment Plant Room for Beas River Country Club respectively. The PER also revealed that with the proposed rezoning of the subject “REC”

zone for residential developments, the predicted traffic flow along Hang Tau Road would increase for more than 60% and the predicted traffic noise levels at the houses adjacent to Hang Tau Road would raise to above the planning criteria of 70dB(A). In this regard, Director of Environmental Protection (DEP) advised that further detailed noise impact assessment and appropriate mitigation measures should be worked out for respective development sites. The PER concluded that with implementation of measures to alleviate vehicular emission and noise mitigation measures, it is anticipated that there would be no insurmountable environmental impact associated with the proposed amendments. The proposed zoning of "CDA" and "R(D)" with submission of environmental assessments and design layouts would help address the potential environmental impacts such as noise impact and industrial/residential interface problems.

Sewerage Aspect

- 1.4 According to DEP, the sites of the proposed amendments fall within the sewage catchment boundary of the Shek Wu Hui Sewage Treatment Works (SWHSTW) which will reach its maximum treatment capacity soon and the development or redevelopment within the sites are also subject to the "no net increase in pollution load in Deep Bay" requirement. DEP advised that any applicant for future developments at the proposed "CDA" and "R(D)" zones would need to carry out sewerage impact assessment at the s.16 planning application stage to assess the possible impacts and identify appropriate mitigation measures. DEP would provide comments on each planning application on this aspect upon submission.

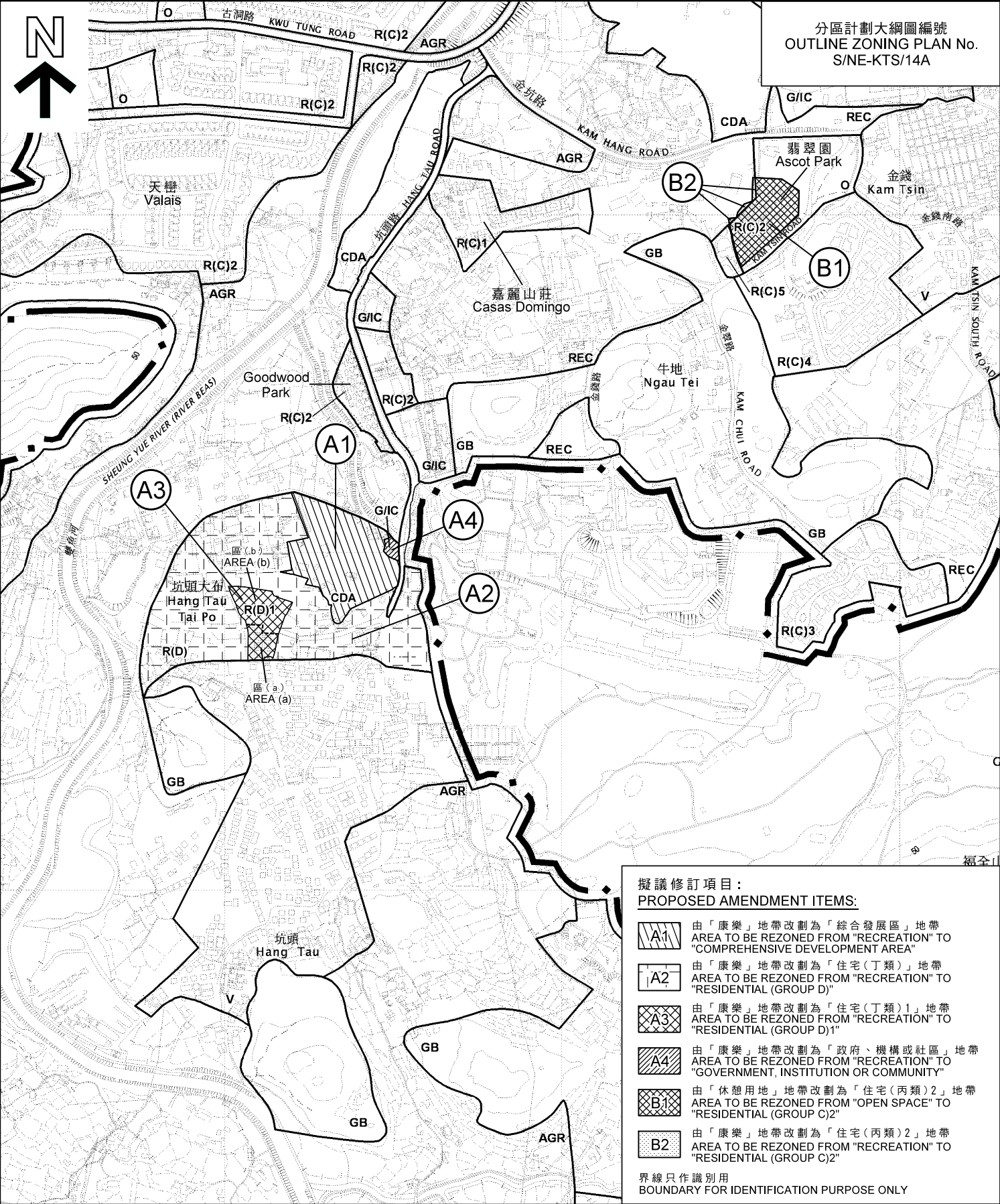
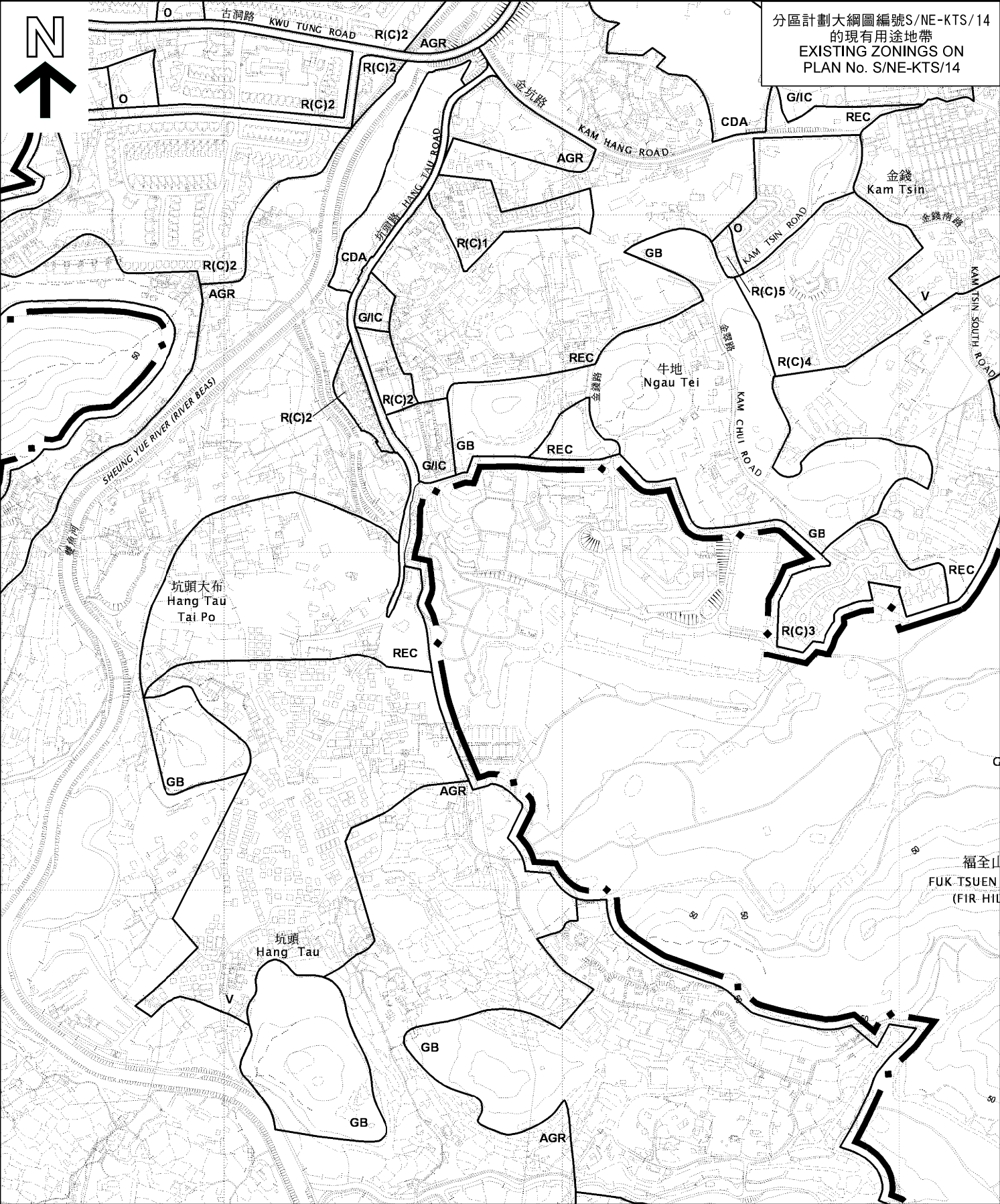
Drainage Aspect

- 1.5 A preliminary drainage impact assessment (DIA) has been conducted to assess the drainage impact arising from rezoning of the subject "REC" zone. The DIA revealed that the proposed residential developments with a plot ratio of 0.4 at the sites of the proposed amendments could be supported by the existing/enhanced drainage facilities and is technically feasible from the drainage perspective. DIA would be required at the s.16 planning application stage. In addition, Chief Engineer/Mainland North, Drainage Services Department advised that no insurmountable drainage problems are anticipated for the proposed residential developments.

Provision of Open Space and G/IC Facilities in the Kwu Tung South Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha. per 100,000 persons	1.75 ha.	0 ha.	2.43 ha.	0.68 ha.
Local Open Space	10 ha. per 100,000 persons	1.75 ha.	7.98 ha.	10.58 ha.	8.83 ha.
Secondary School	1 whole-day classroom for 40 persons aged 12-17	22 classrooms	26 classrooms	26 classrooms	4 classrooms
Primary School	1 whole-day classroom per 25.5 persons aged 6-11	33 classrooms	15 classrooms	15 classrooms	- 18 classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged of 3 to under 6	9 classrooms	4 classrooms	4 classrooms	- 5 classrooms
District Police Station	One for 200,000-500,000 persons	0	0	0	0
Divisional Police Station	One for 100,000-200,000 persons	0	0	0	0
Hospital	5.5 beds per 1,000 persons	100	0	0	-100
Clinic/Health Centre	1 per 100,000 persons	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 666,000 persons	0	0	0	0

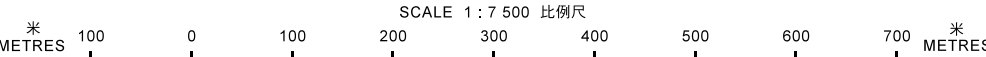
Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	0	0	0	0
Integrated Family Services Centre	1 per 100,000 to 150,000 persons	0	0	0	0
Library	1 district library for every 200,000 persons	0	0	0	0
Sports Centre	1 per 50,000 to 65,000 persons	0	0	0	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	0	0	0	0
Swimming Pool Complex standard	1 complex per 287,000 persons	0	0	0	0



- 擬議修訂項目：
PROPOSED AMENDMENT ITEMS:
- A1 由「康樂」地帶改劃為「綜合發展區」地帶
AREA TO BE REZONED FROM "RECREATION" TO "COMPREHENSIVE DEVELOPMENT AREA"
 - A2 由「康樂」地帶改劃為「住宅(丁類)」地帶
AREA TO BE REZONED FROM "RECREATION" TO "RESIDENTIAL (GROUP D)"
 - A3 由「康樂」地帶改劃為「住宅(丁類)1」地帶
AREA TO BE REZONED FROM "RECREATION" TO "RESIDENTIAL (GROUP D)1"
 - A4 由「康樂」地帶改劃為「政府、機構或社區」地帶
AREA TO BE REZONED FROM "RECREATION" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
 - B1 由「休憩用地」地帶改劃為「住宅(丙類)2」地帶
AREA TO BE REZONED FROM "OPEN SPACE" TO "RESIDENTIAL (GROUP C)2"
 - B2 由「康樂」地帶改劃為「住宅(丙類)2」地帶
AREA TO BE REZONED FROM "RECREATION" TO "RESIDENTIAL (GROUP C)2"
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目A1至A4及B1至B2
PROPOSED AMENDMENT ITEMS A1 TO A4 AND B1 TO B2
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14



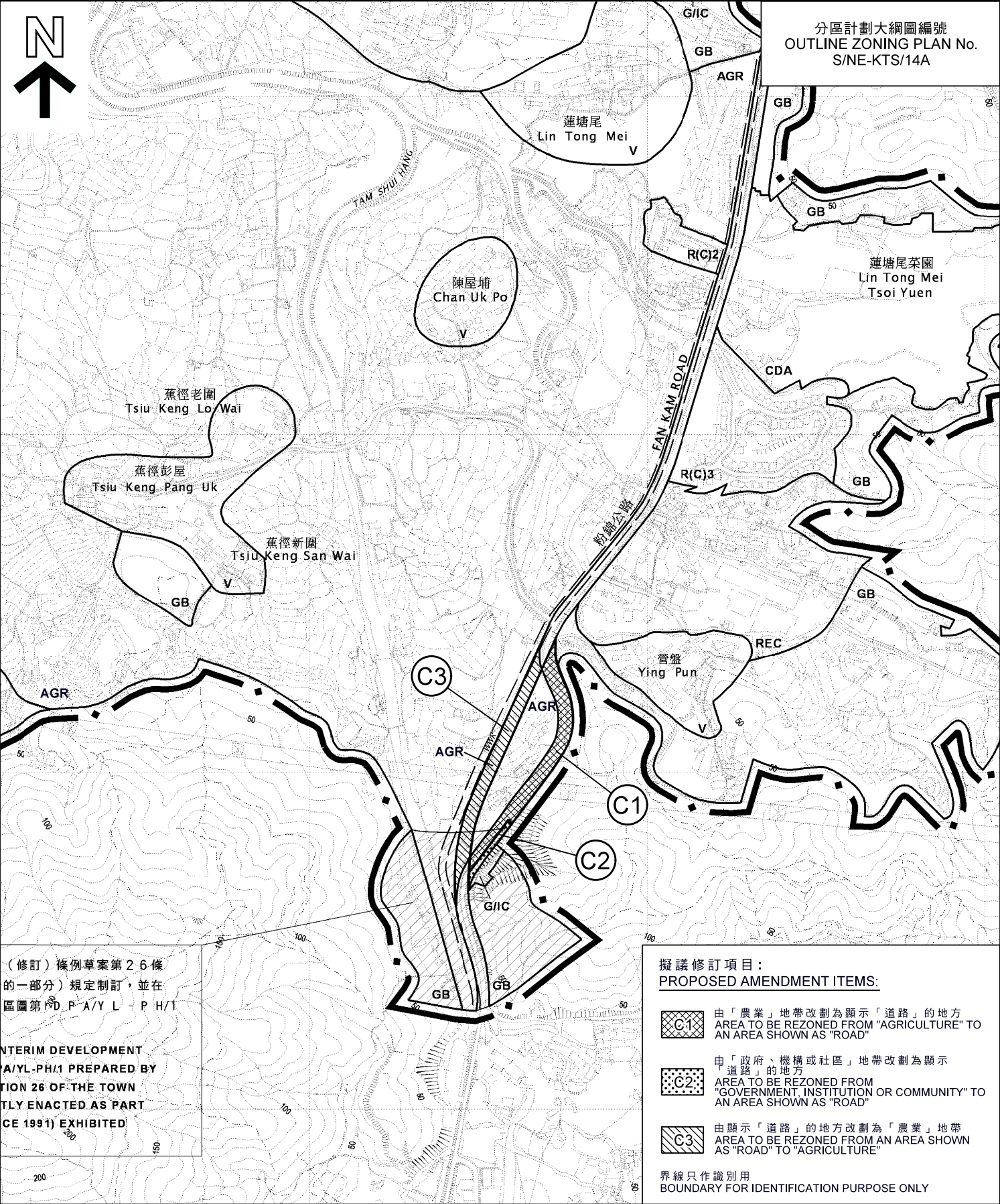
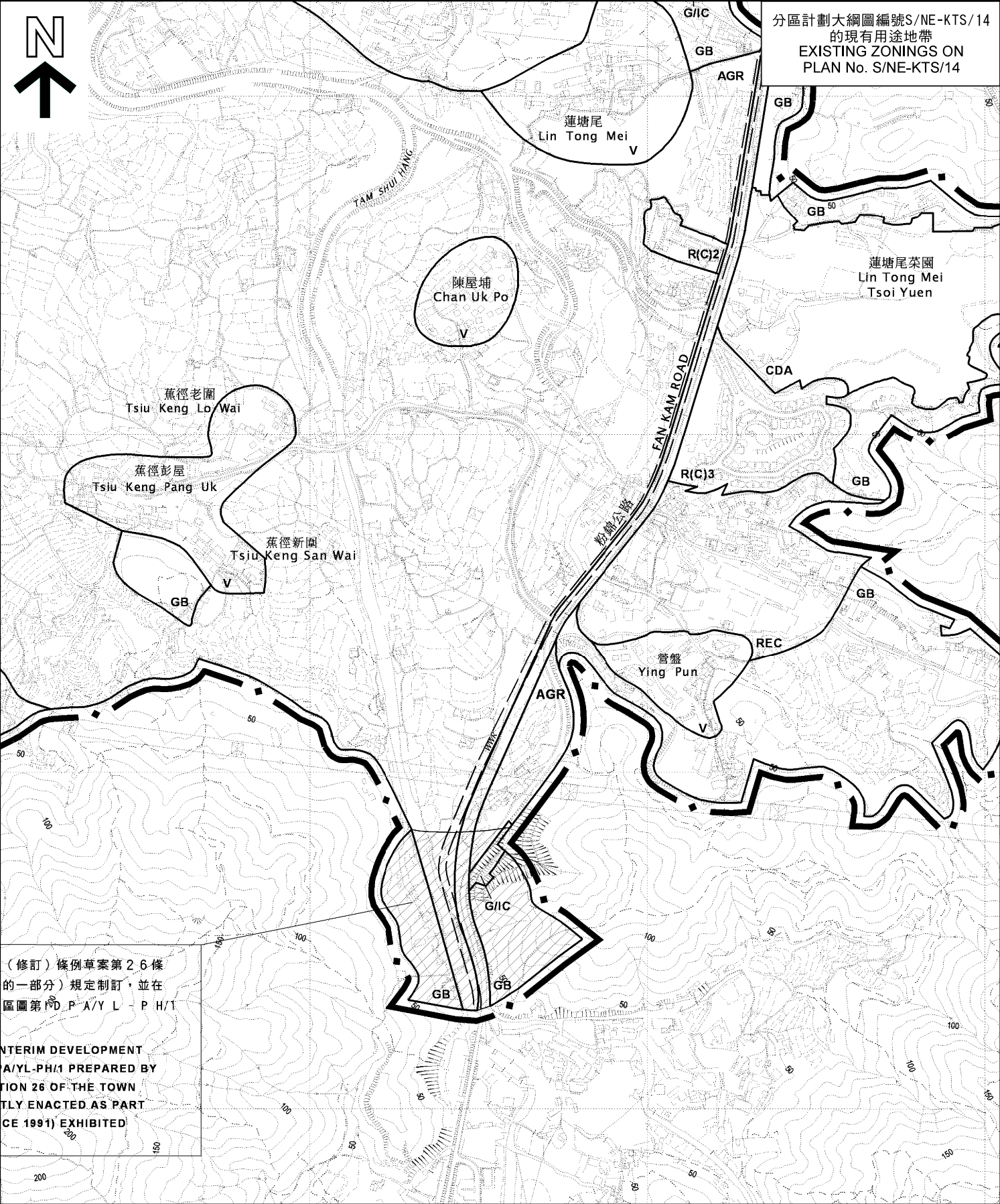
本摘要圖於2017年1月18日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/NE-KTS/14
EXTRACT PLAN PREPARED ON 18.1.2017
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/14 APPROVED ON 7.1.2014

規劃署
PLANNING DEPARTMENT



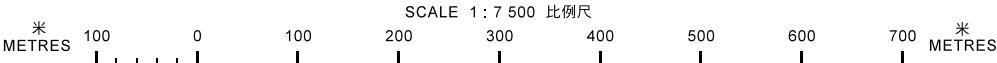
參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
1a



位置圖 LOCATION PLAN

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目C1至C3
PROPOSED AMENDMENT ITEMS C1 TO C3
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14



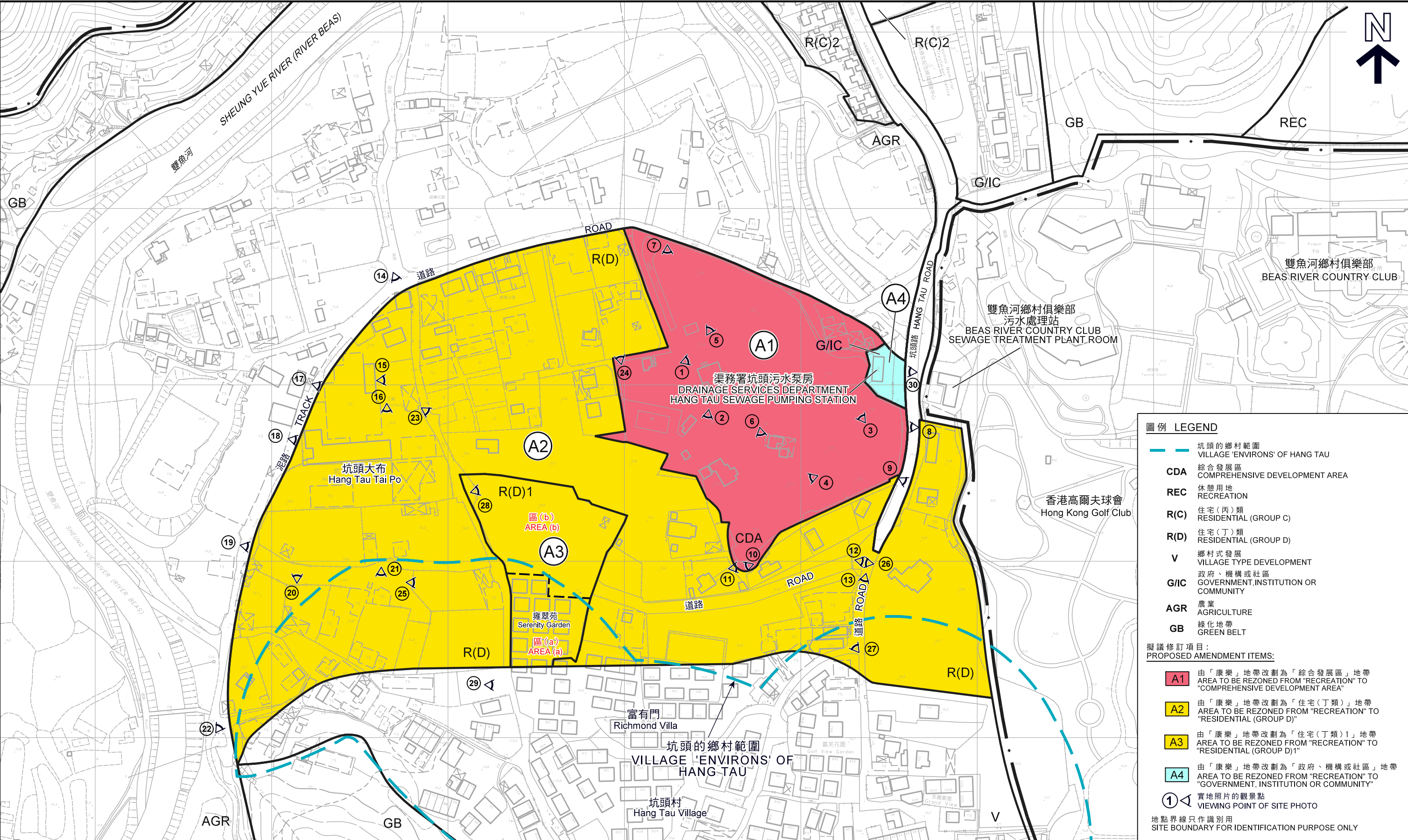
本摘要圖於2017年2月2日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/NE-KTS/14
EXTRACT PLAN PREPARED ON 2.2.2017
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/14 APPROVED ON 7.1.2014

規劃署
PLANNING DEPARTMENT



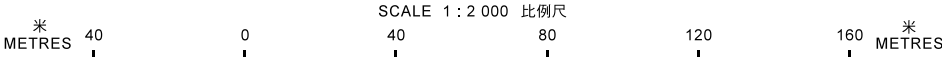
參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
1b



本摘要圖於2016年12月29日擬備，
所根據的資料為測量圖編號
2-SE-9D、10C、14B及15A
EXTRACT PLAN PREPARED ON 29.12.2016
BASED ON SURVEY SHEETS No.
2-SE-9D, 10C, 14B AND 15A

平面圖 SITE PLAN
在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目A1至A4
PROPOSED AMENDMENT ITEMS A1 TO A4
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

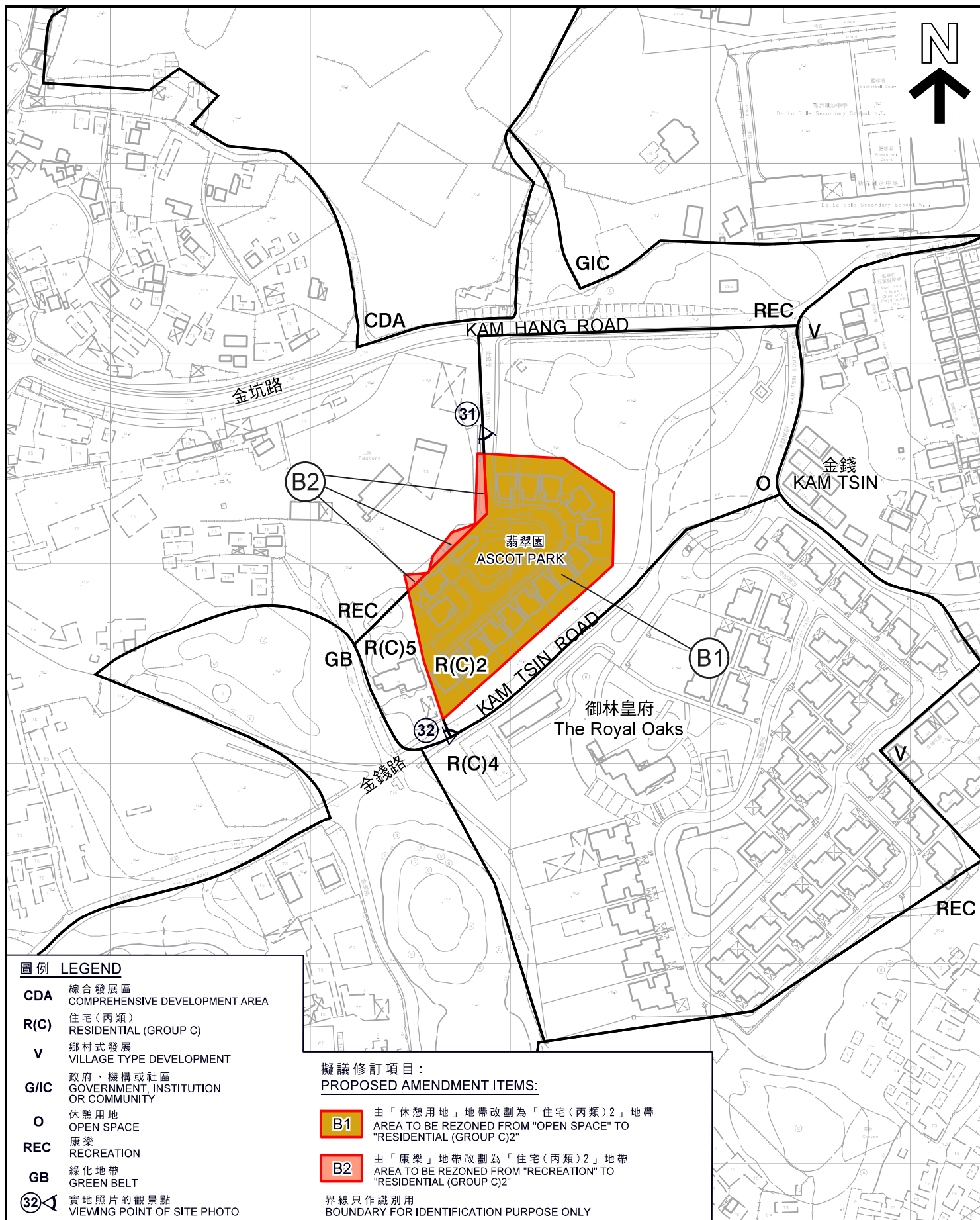


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
2a



平面圖 SITE PLAN

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目B1及B2
PROPOSED AMENDMENT ITEMS B1 AND B2
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

SCALE 1:2 500 比例尺
米 50 0 50 100 米
METRES

規劃署

PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/FS/16/73

圖 PLAN

2b

本摘要圖於2017年1月6日擬備，
所根據的資料為測量圖編號
2-SE-10A、10B、10C和10D
EXTRACT PLAN PREPARED ON 6.1.2017
BASED ON SURVEY SHEETS No.
2-SE-10A, 10B, 10C AND 10D

圖例 LEGEND

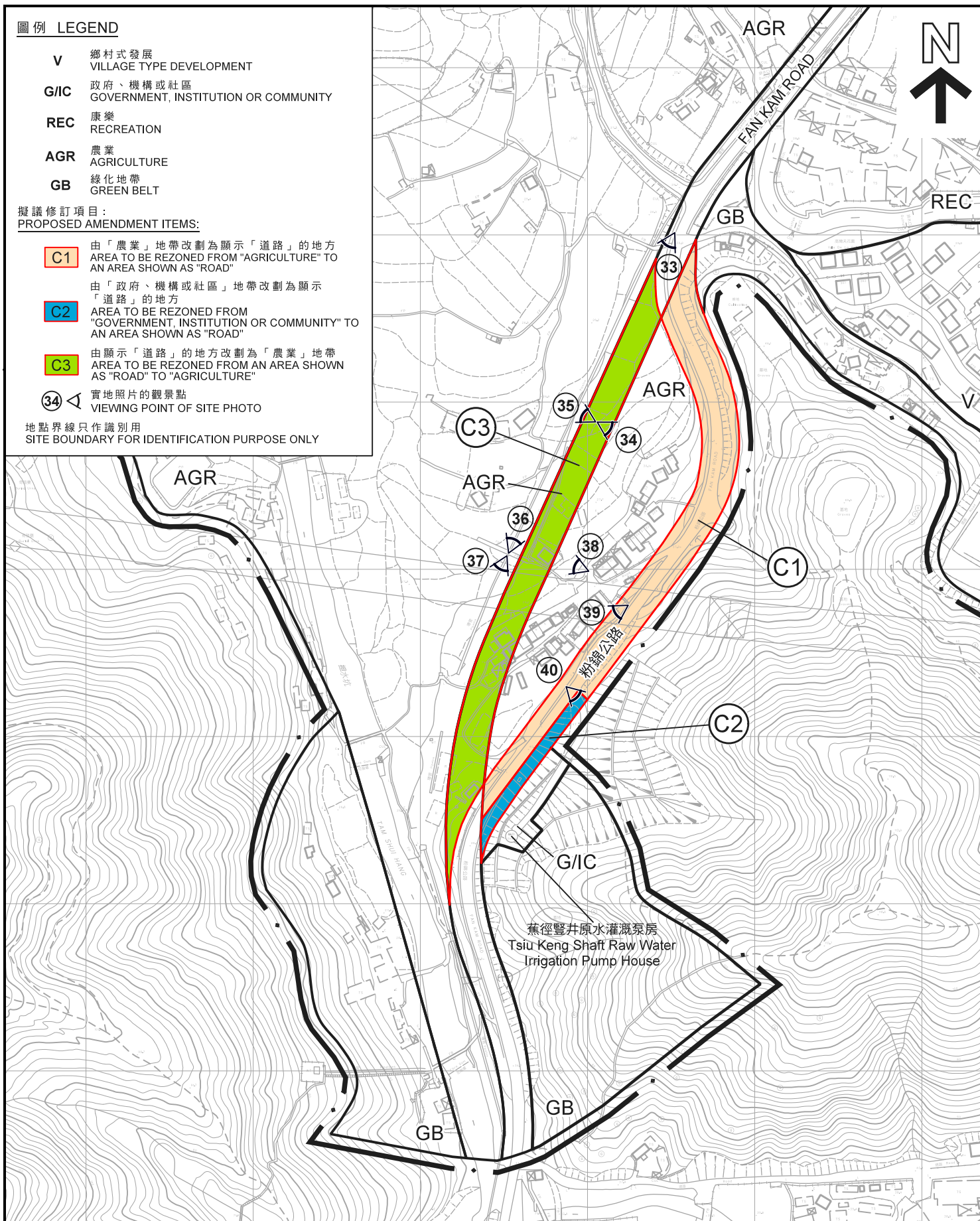
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- REC** 康樂
RECREATION
- AGR** 農業
AGRICULTURE
- GB** 綠化地帶
GREEN BELT

擬議修訂項目：

PROPOSED AMENDMENT ITEMS:

- C1** 由「農業」地帶改劃為顯示「道路」的地方
AREA TO BE REZONED FROM "AGRICULTURE" TO AN AREA SHOWN AS "ROAD"
- C2** 由「政府、機構或社區」地帶改劃為顯示「道路」的地方
AREA TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO AN AREA SHOWN AS "ROAD"
- C3** 由顯示「道路」的地方改劃為「農業」地帶
AREA TO BE REZONED FROM AN AREA SHOWN AS "ROAD" TO "AGRICULTURE"
- 34** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

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



平面圖 SITE PLAN

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目C1至C3
PROPOSED AMENDMENT ITEMS C1 TO C3
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

SCALE 1:3 000 比例尺
米 50 0 50 100 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
2c

本摘要圖於2017年2月2日擬備，
所根據的資料為測量圖編號
2-SE-20C, 20D, 25A及25B
EXTRACT PLAN PREPARED ON 2.2.2017
BASED ON SURVEY SHEET Nos.
2-SE-20C, 20D, 25A AND 25B



本摘要圖於2016年12月29擬備，
所根據的資料為地政總署於
2015年9月24日拍得
的航攝照片編號CS61234
EXTRACT PLAN PREPARED ON 29.12.2016
BASED ON AERIAL PHOTO No.
CS61234 TAKEN ON 24.9.2015
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目A1至A4

PROPOSED AMENDMENT ITEMS A1 TO A4
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

SCALE 1 : 1 500 比例尺

米 20 0 20 40 60 80 100 120 米
METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
3a

擬議修訂項目：
PROPOSED AMENDMENT ITEMS:

- A1** 由「康樂」地帶改制為「綜合發展區」地帶
AREA TO BE REZONED FROM "RECREATION" TO
"COMPREHENSIVE DEVELOPMENT AREA"
- A2** 由「康樂」地帶改制為「住宅(丁類)」地帶
AREA TO BE REZONED FROM "RECREATION" TO
"RESIDENTIAL (GROUP D)"
- A3** 由「康樂」地帶改制為「住宅(丁類)1」地帶
AREA TO BE REZONED FROM "RECREATION" TO
"RESIDENTIAL (GROUP D)1"
- A4** 由「康樂」地帶改制為「政府、機構或社區」地帶
AREA TO BE REZONED FROM "RECREATION" TO
"GOVERNMENT, INSTITUTION OR COMMUNITY"

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



圖例 LEGEND

R(C) 住宅(丙類)
RESIDENTIAL (GROUP C)

擬議修訂項目： PROPOSED AMENDMENT ITEMS:

B1 由「休憩用地」地帶改劃為「住宅(丙類)2」地帶
AREA TO BE REZONED FROM "OPEN SPACE" TO
"RESIDENTIAL (GROUP C)2"

B2 由「康樂」地帶改劃為「住宅(丙類)2」地帶
AREA TO BE REZONED FROM "RECREATION" TO
"RESIDENTIAL (GROUP C)2"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目B1及B2
PROPOSED AMENDMENT ITEMS B1 AND B2
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
3b

本摘要圖於2016年12月30日擬備，
所根據的資料為地政總署
於2015年12月17日拍得的航攝照片
編號CS61760

PLAN PREPARED ON 30.12.2016
BASED ON AERIAL PHOTO No. CS61760
TAKEN ON 17.12.2015 BY
LANDS DEPARTMENT

圖例 LEGEND

AGR 農業
AGRICULTURE

擬議修訂項目:
PROPOSED AMENDMENT ITEMS:

- C1** 由「農業」地帶改劃為顯示「道路」的地方
AREA TO BE REZONED FROM "AGRICULTURE" TO
AN AREA SHOWN AS "ROAD"
- C2** 由「政府、機構或社區」地帶改劃為顯示
「道路」的地方
AREA TO BE REZONED FROM
"GOVERNMENT, INSTITUTION OR COMMUNITY" TO
AN AREA SHOWN AS "ROAD"
- C3** 由顯示「道路」的地方改劃為「農業」地帶
AREA TO BE REZONED FROM AN AREA SHOWN
AS "ROAD" TO "AGRICULTURE"

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



本摘要圖於2017年2月2日擬備，
所根據的資料為地政總署
於2015年8月19日拍得的航攝照片
編號CW116834及CW116913

EXTRACT PLAN PREPARED ON 2.2.2017
BASED ON AERIAL PHOTO No.CW116834
AND CW116913 TAKEN ON 19.8.2015 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目C1至C3
PROPOSED AMENDMENT ITEMS C1 TO C3
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

SCALE 1:3 000 比例尺
米 50 0 50 100 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
3c



實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目A1
PROPOSED AMENDMENT ITEM A1
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
4a

本圖於2016年12月29日擬備，所根據的資料為攝於2016年12月15日及16日的實地照片

PLAN PREPARED ON 29.12.2016 BASED ON SITE PHOTO TAKEN ON 15.12.2016 AND 16.12.2016.



實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目A1
PROPOSED AMENDMENT ITEM A1
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
4b

本圖於2016年12月29日擬備，所根據
的資料為攝於2016年12月15日及16日
的實地照片

PLAN PREPARED ON 29.12.2016 BASED ON
SITE PHOTO TAKEN ON 15.12.2016 AND
16.12.2016



實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目A2
PROPOSED AMENDMENT ITEM A2
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
4c

本圖於2016年12月29日擬備，所根據的資料為攝於2016年12月15日及16日的實地照片

PLAN PREPARED ON 29.12.2016 BASED ON SITE PHOTO TAKEN ON 15.12.2016 AND 16.12.2016.



實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目A2
PROPOSED AMENDMENT ITEM A2
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
4d

本圖於2016年12月29日擬備，所根據的資料為攝於2016年12月15日及16日的實地照片

PLAN PREPARED ON 29.12.2016 BASED ON SITE PHOTO TAKEN ON 15.12.2016 AND 16.12.2016.



實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目A2
PROPOSED AMENDMENT ITEM A2
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規 劃 署
PLANNING
DEPARTMENT

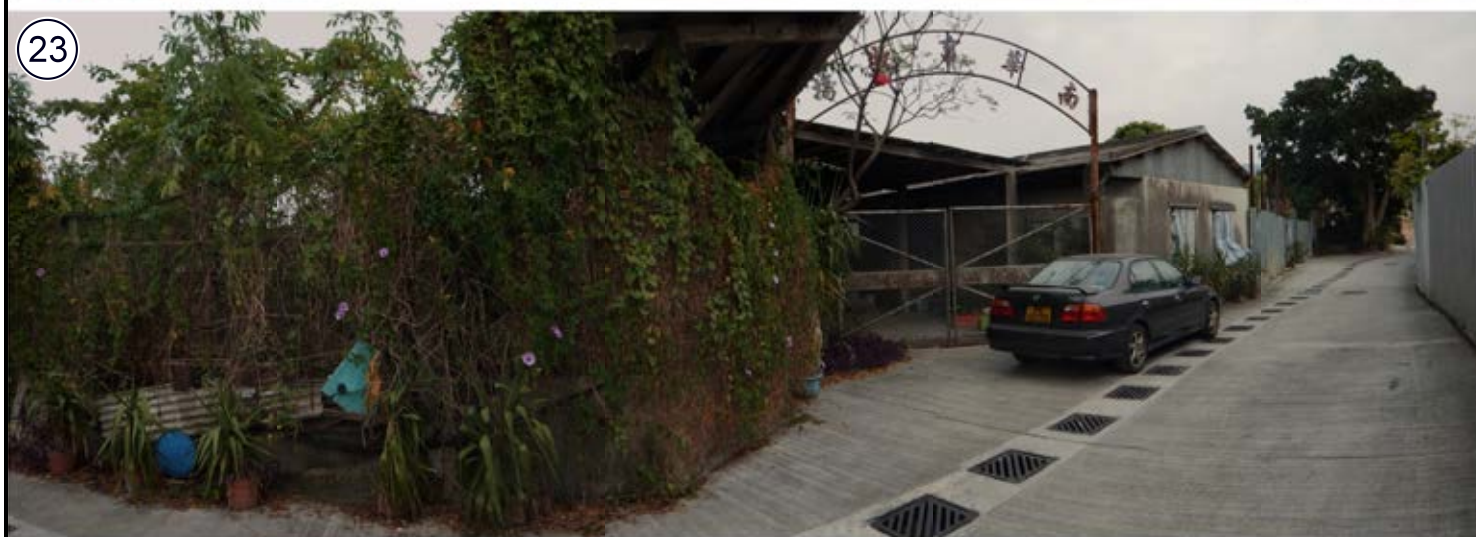


參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
4e

本圖於2016年12月29日擬備，所根據的資料為攝於2016年12月15日及16日的實地照片

PLAN PREPARED ON 29.12.2016 BASED ON SITE PHOTO TAKEN ON 15.12.2016 AND 16.12.2016.



實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目A2
PROPOSED AMENDMENT ITEM A2
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規劃署
PLANNING
DEPARTMENT

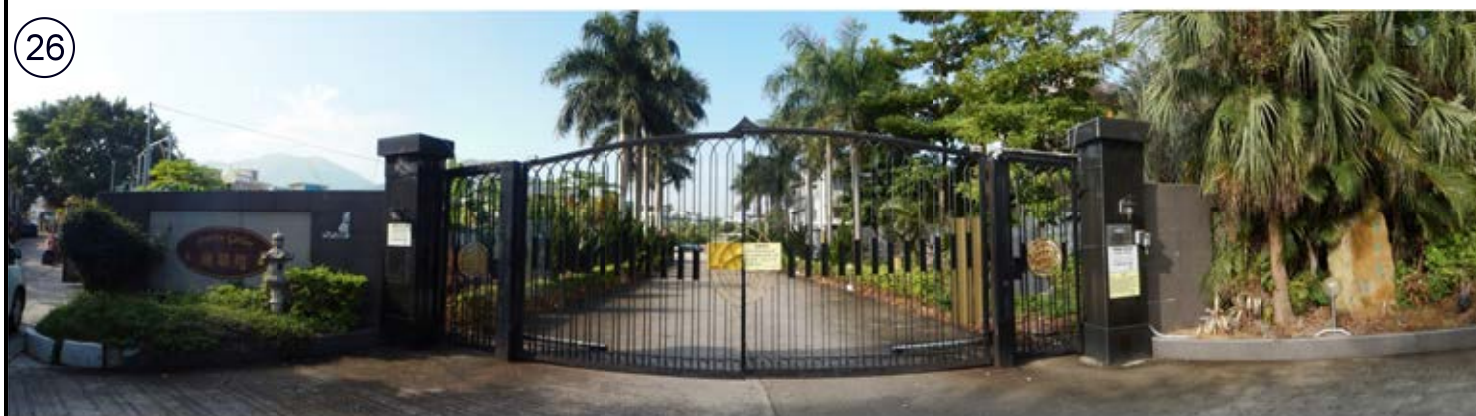


參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
4f

本圖於2016年12月29日擬備，所根據的資料為攝於2016年12月15日及16日的實地照片

PLAN PREPARED ON 29.12.2016 BASED ON SITE PHOTO TAKEN ON 15.12.2016 AND 16.12.2016.



實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目A2
PROPOSED AMENDMENT ITEM A2
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
4g

本圖於2016年12月29日擬備，所根據的資料為攝於2016年12月15日及16日的實地照片
PLAN PREPARED ON 29.12.2016 BASED ON SITE PHOTO TAKEN ON 15.12.2016 AND 16.12.2016.



實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目A3
PROPOSED AMENDMENT ITEM A3
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
4h

本圖於2016年12月29日擬備，所根據
的資料為攝於2016年12月15日及16日
的實地照片

PLAN PREPARED ON 29.12.2016 BASED ON
SITE PHOTO TAKEN ON 15.12.2016 AND
16.12.2016.



實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目A4

PROPOSED AMENDMENT ITEM A4
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
4i

本圖於2016年12月29日擬備，所根據
的資料為攝於2016年12月15日及16日
的實地照片

PLAN PREPARED ON 29.12.2016 BASED ON
SITE PHOTO TAKEN ON 15.12.2016 AND
16.12.2016.

31



32



實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目B1及B2
PROPOSED AMENDMENT ITEMS B1 AND B2
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
4j

本圖於2017年1月6日擬備，所根據
的資料為攝於2016年12月23日
的實地照片
PLAN PREPARED ON 6.1.2017 BASED ON
SITE PHOTO TAKEN ON 23.12.2016.



實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目C1至C3
PROPOSED AMENDMENT ITEMS C1 TO C3
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
4k

本圖於2017年1月6日擬備，所根據
的資料為攝於2017年1月5日
的實地照片
PLAN PREPARED ON 6.1.2017 BASED ON
SITE PHOTO TAKEN ON 5.1.2017.



實地照片 SITE PHOTO

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目C1至C3
PROPOSED AMENDMENT ITEMS C1 TO C3
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規劃署
PLANNING
DEPARTMENT

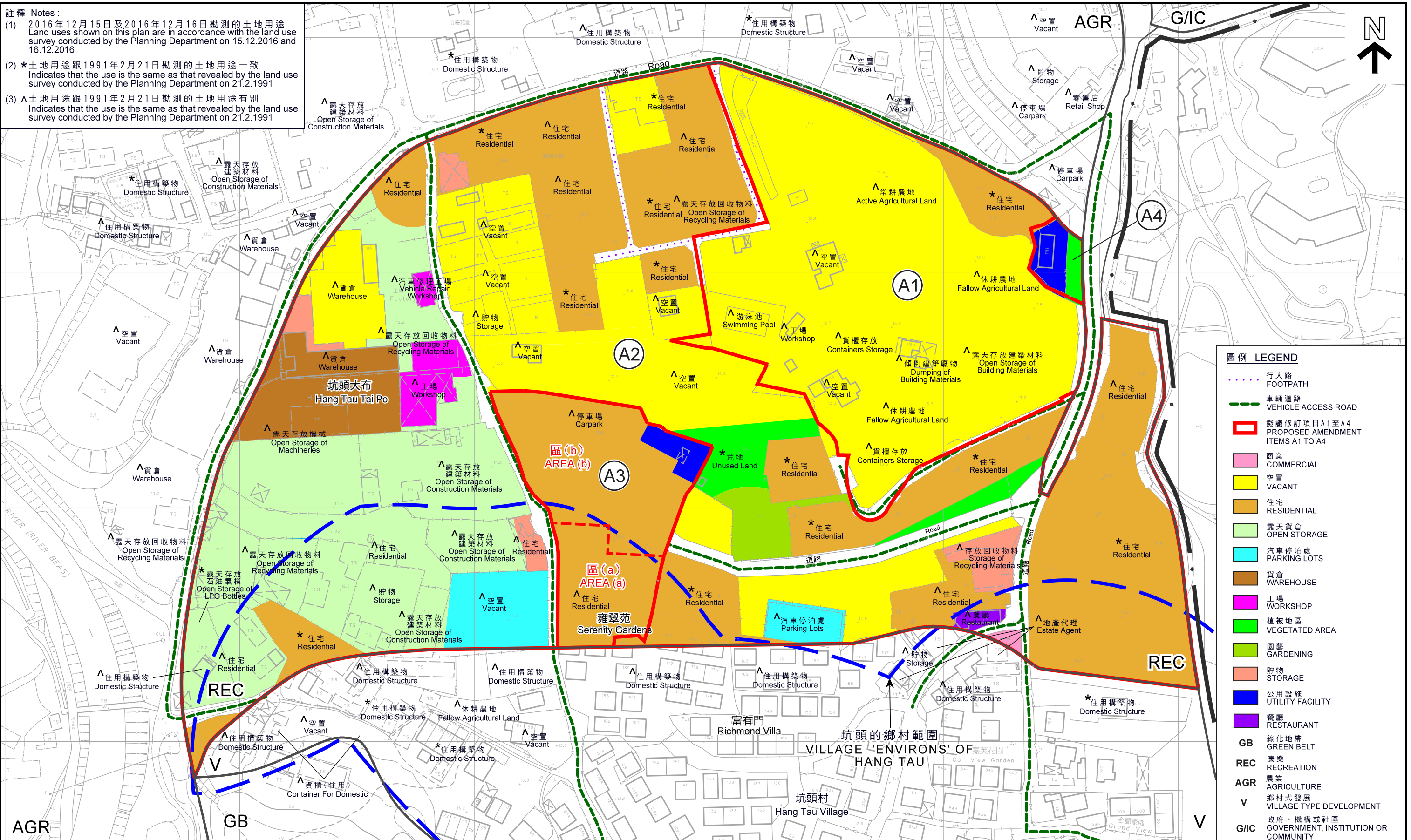


參考編號
REFERENCE No.
M/FS/16/73

圖 PLAN
41

本圖於2017年1月6日擬備，所根據
的資料為攝於2016年12月23日及
2017年1月5日的實地照片
PLAN PREPARED ON 6.1.2017 BASED ON
SITE PHOTO TAKEN ON 23.12.2016 AND
5.1.2017

- (1) 2016年12月15日及2016年12月16日勘测的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 15.12.2016 and 16.12.2016
- (2) *土地用途跟1991年2月21日勘测的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 21.2.1991
- (3) ^土地用途跟1991年2月21日勘测的土地用途有别
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 21.2.1991



現時土地用途 CURRENT LAND USES

在古洞南分區計劃大綱核准圖編號S/NE-KTS/14
作出的擬議修訂項目A1至A4
PROPOSED AMENDMENT ITEMS A1 TO A4
TO THE APPROVED KWU TUNG SOUTH
OUTLINE ZONING PLAN No. S/NE-KTS/14

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/16/73

PLAN
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