

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

**RNTPC Paper No. 11/12  
For Consideration by the  
Rural and New Town Planning Committee on 21.12.2012**

**PROPOSED AMENDMENTS TO  
THE APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12**

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**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/12 (**Attachment II**) as detailed in paragraphs 3 to 7 below 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**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zonings of the OZP, and is suitable for exhibition together with the amendment OZP and its Notes.

**2. Status of the Current OZP**

- 2.1 The draft Kwu Tung South OZP was approved by the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance on 17.10.2006. The OZP was renumbered as S/NE-KTS/12 upon its approval and was exhibited for public inspection under section 9(5) of the Ordinance on 27.10.2006. A copy of the approved OZP (reduced scale) is at **Attachment I** for Members' reference.
- 2.2 On 17.4.2012, 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 27.4.2012 under section 12(2) of the Ordinance.

**3. Proposed Amendments to the OZP**

- 3.1 The proposed amendments mainly relate to (**Plans 1a, 1b, 2a and 2b**) :
  - (a) rezoning of the Ex-Kin Tak Public School site at Fan Kam Road and adjoining government land to its west and south from "Government, Institution or Community" ("G/IC") and "Agriculture" ("AGR") zones to "Residential (Group C)2" ("R(C)2"); and consequential rezoning of the adjoining private lots to the immediate north of the school site from "G/IC" to "AGR";
  - (b) rezoning of an area to the south of Kwu Tung Road and to the west of Hang Tau Road from "AGR" to "Comprehensive Development Area" ("CDA"); and
  - (c) rezoning of an area to the east of Hang Tau Road from "G/IC" to "R(C)2" and the Hang Tau Road from "AGR", "G/IC" and "Recreation" ("REC") to an area shown

as 'Road'.

#### **4. Rezoning of the Ex-Kin Tak Public School Site**

##### **Background**

- 4.1 The Ex-Kin Tak Public School site (about 0.5 ha) is a piece of government land located at Lin Tong Mei, Sheung Shui (**Plan 2a**). The subject school was closed in 2006 and the site has been left vacant since then. The site has not been designated for any G/IC use and concerned government departments consulted have no requirement for G/IC use at this site. After consideration of the characteristics of the site and the surrounding areas, it is considered appropriate to rezone the school site to residential use to meet the short-term demand for housing land.

##### **The Site and the Surrounding Areas (Plans 1a and 2a, aerial photo on Plan 3a and Site Photos on Plans 4a to 4f)**

- 4.2 The Ex-Kin Tak Public School site falls within a discrete "G/IC" zone (6,949 m<sup>2</sup>) surrounded by "AGR" zone (**Plan 2a**). The site is currently vacant with seven numbers of ex-school buildings/structures. The entrance of the site is directly fronting Fan Kam Road. The site is characterized by its varied topography with existing development platforms. As the site has been left vacant since 2006, it is currently covered by dense vegetation of wild grass and some mature trees. The school buildings/structures are in dilapidated condition (**Plans 4a and 4b**).
- 4.3 In general, the site is located in a predominantly rural environment dominated by low-rise and low-density residential development, domestic structures intermixed with some active farm land and vacant land. To the east and south-east of Fan Kam Road is a low-rise and low-density residential development designated "CDA" (subject to a maximum plot ratio (PR) of 0.4, a maximum site coverage (SC) of 20%, and a maximum building height (BH) of 3 storeys) known as The Green (currently under construction) (Photo 5 at **Plan 4c**) and Miami Crescent within "R(C)3" zone subject to a maximum PR of 0.4, SC of 15% and BH of 3 storeys (9.5m)) (Photo 6 at **Plan 4c**). To the south of the Ex-Kin Tak Public School site are some domestic structures of which some are covered by Government Land Licenses (GLLs) (**Plan 2a** and Photo 8 at **Plan 4d**). Active and fallow agricultural land is found to the north and west of the site (**Plan 3a**).

##### **Planning Intention and Need for "G/IC" Site**

- 4.4 The Ex-Kin Tak Public School site falls within a discrete "G/IC" zone which was first designated on the draft Kwu Tung South Development Permission Area (DPA) Plan No. DPA/NE-KTS/1 gazetted on 12 July 1991. The planning intention of the "G/IC" zone is primarily for the provision of G/IC facilities serving the needs of the local residents and/or a wider district, region or the territory. However, since the closure of the concerned public school in 2006, the site has been left vacant without any long-term designated G/IC use. Apart from this "G/IC" zone, a range of G/IC facilities (including a market, two churches, a kindergarten, a primary school, a secondary school, a holiday lodge and a drug rehabilitation centre) have been provided in Kwu Tung South area serving the needs of the local community.

- 4.5 In accordance to the Hong Kong Planning Standards and Guidelines, there is a need to provide an addition of 25 classrooms of primary school and four classrooms for kindergarten/nursery to serve the planned population in Kwu Tong South (**Appendix I**). However, Secretary for Education (SED) has indicated no intention to use or reserve the “G/IC” zone for school development due to its remote location. Other government departments (Director of Leisure and Cultural Services (DLCS), Director of Food and Environmental Hygiene (DFEH), Director of Social Welfare (DSW) and Government Property Administrator (GPA)) also indicate no intention to use or reserve the site for their respective G/IC uses and have no objection or adverse comment on the rezoning proposal. Rezoning of the site from “G/IC” for residential development would not affect the provision of G/IC facilities.

#### Rezoning for Residential Use/Land Use Compatibility

- 4.6 In view of the local character, land use compatibility and the need for housing land to meet the territorial demand, it is considered suitable to rezone the Ex-Kin Tak Public School site for low-rise, low-density residential development to optimize the use of scarce land resources. Opportunity has been taken to rationalize the zoning boundary and refine the boundary of the proposed residential development to include residual vacant government land to the immediate west and south of the school site which is zoned currently “AGR” (**Plan 2a** and Photo 9 at **Plan 4e**) to better utilize the residual government land.
- 4.7 Taking into account the scale and development intensity of the residential development in the surrounding areas and need for design flexibility, it is proposed to rezone the concerned area from “G/IC” and “AGR” to “R(C)2” with a maximum PR of 0.4, SC of 20% and BH of 3 storeys including car park (**Plans 1a, 2a, 3a, 4a, 4b, 4e and 4f**).

#### Consequential Rezoning of Remaining “G/IC” zone

- 4.8 Apart from the Ex-Kin Tak Public School, the original “G/IC” zone covers portions of private land to its north (**Plan 2a**). The concerned private land is partly left vacant covered with vegetation and partly used as a plant nursery (**Plan 4f**). As the area is part and parcel of the larger “AGR” zone to the north, it is appropriate to rezone the private land from “G/IC” to “AGR”.

#### Visual and Landscape Impact Assessment

- 4.9 The school site is generally located in a rural setting comprising predominantly low-rise and low-density residential development, domestic structures intermixed with some active farm land and vacant land. The proposed development scale and building height are consistent with the character of the neighbourhood. The photomontage at **Plan 5a** show the proposed residential development from viewing point at the other side of Fan Kam Road. Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) has no objection to the proposed rezoning. However, as there are some mature trees within the school site, a tree survey should be conducted by the future developer to preserve good quality existing trees. Moreover, existing trees adjacent to Fan Kam Road should also be preserved as far as possible. Detailed requirements on tree preservation and landscape proposal would be incorporated in the land lease document.



### Traffic, Environmental and Infrastructural Impacts

- 4.10 The site is accessible by Fan Kam Road. A road reserve of 20m for Fan Kam Road has already been earmarked on the Kwu Tung South OZP for future widening. In view of the proposed low-density development and the current local traffic condition, the proposed development would unlikely induce adverse traffic impact on the area. The Commissioner for Transport (C for T) has no comment on the proposed rezoning. Detailed requirement on the access point and internal traffic arrangement would be incorporated in the land lease document.
- 4.11 The proposed rezoning would not have significant adverse environmental and infrastructural impacts on the surrounding areas. The site is located within the Deep Bay catchment area and the proposed residential development has to meet the 'no net increase in pollution load' requirement. In view of the availability of sewerage disposal facilities for the site, the Director of Environmental Protection (DEP) has no in-principle objection to the proposed rezoning. Relevant departments consulted including the DEP, Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and Chief Engineer/Development(2), Water Supplies Department (CE/Dev(2), WSD) have no adverse comment on the proposed rezoning.

### **5. Proposed Rezoning of an Area to the south of Kwu Tung Road and to the west of Hang Tau Road**

- 5.1 On 23.9.2011, the Rural and New Town Planning Committee (the Committee) of the Board agreed to a s.12A rezoning application (No. Y/NE-KTS/3) by rezoning an area (about 1.94 ha) located to the south of Kwu Tung Road and to the west of Hang Tau Road (**Plans 4g and 4h**) from "AGR" to "CDA" for a proposed low-rise and low-density residential development of 34 three-storey (including car park) houses with ancillary recreational facilities. The concerned "CDA" zone is subject to a maximum PR of 0.4, a maximum SC of 25% and a maximum BH of 3 storeys including car park. It is proposed to rezone the area to "CDA" to take forward the decision of the Board on the application (**Plans 1b, 2b, 3b, 4g, 4h and 5b**).

### **6. Proposed Rezoning of an Area to the east of Hang Tau Road**

- 6.1 On 19.10.2012, the Committee of the Board agreed to a rezoning application (No. Y/NE-KTS/4) by rezoning an area (about 1,340m<sup>2</sup>) located to the east of Hang Tau Road (**Plans 4i and 4j**) from "G/IC" to "R(C)2" for a proposed low-rise and low-density residential development of three 2-storey houses.
- 6.2 Noting that the concerned application site occupies a portion of the larger "G/IC" zone at Hang Tau Road and taking into account the surrounding land uses which are mainly characterised by low-rise and low-density residential developments and the existing land uses within the "G/IC" zone are also predominantly residential in nature, the Committee considered that opportunities should be taken to rezone the central portion of the undesignated "G/IC" zone (including the concerned application site) to "R(C)2" with a maximum PR of 0.4, a maximum SC of 20% and a maximum BH of 3 storeys including car park (**Plans 1b, 2b, 3b, 4i, 4j and 5c**). The Committee also agreed that the stretch of land along the western boundary of the "G/IC" zone encroaching onto part of Hang Tau Road and its footpath should be rezoned to an area shown as 'Road' to reflect the actual alignment of Hang Tau Road. In this regard, it is proposed to rezone an area

east of Hang Tau Road to “R(C)2” to take forward the decision of the Board on the application and to rezone Hang Tau Road from “AGR”, “G/IC” and “REC” to an area shown as ‘Road’ and to reflect the as-built alignment of Hang Tau Road (Plans 4k and 4l).

## **7. Proposed Amendments to Matters Shown on the Plan**

- 7.1 The proposed amendments as shown on the draft Kwu Tung South OZP No. S/NE-KTS/12A (Attachment II) area as follows:

Amendment Items A1 and A2 (about 7,349 m<sup>2</sup>) (Plans 1a and 2a, aerial photo on Plan 3a and Site Photos on Plans 4a, 4b and 4e)

Rezoning the Ex-Kin Tak Public School site and a piece of government land to its immediate west and south from “G/IC” (about 6,127 m<sup>2</sup>) and “AGR” (about 1,222 m<sup>2</sup>) to “R(C)2” in accordance with paragraphs 4.6 and 4.7 above.

Amendment Item A3 (about 798 m<sup>2</sup>) (Plans 1a and 2a, aerial photo on Plan 3a and Site Photo on Plan 4f)

Rezoning an area to the north of the Ex-Kin Tak Public School site from “G/IC” to “AGR” in accordance with paragraph 4.8 above.

Amendment Item B (about 19,478 m<sup>2</sup>) (Plans 1b and 2b, aerial photo on Plan 3b and Site Photos on Plans 4g and 4h)

Rezoning of an area to the south of Kwu Tung Road and to the west of Hang Tau Road from “AGR” to “CDA” in accordance with paragraph 5 above.

Amendment Item C (about 5,855m<sup>2</sup>) (Plans 1b and 2b, aerial photo on Plan 3b and Site Photos on Plans 4i and 4j)

Rezoning of an area to the east of Hang Tau Road from “G/IC” to “R(C)2” in accordance with paragraph 6 above.

Amendment Items D1, D2 and D3 (about 9,841m<sup>2</sup>) (Plans 1b and 2b, aerial photo on Plan 3b and Site Photos on Plans 4k and 4l)

Rezoning of the as-built Hang Tau Road from “AGR”, “G/IC”, and “REC” to an area shown as ‘Road’ in accordance with paragraph 6 above.

## **8. Proposed Amendments to the Notes for the “CDA” Zone of the OZP**

- 8.1 To reflect the rezoning of the site to the south of Kwu Tung Road and to the west of Hang Tau Road from “AGR” to “CDA”, the Notes for the “CDA” zone will be suitably amended by addition of the remarks about this “CDA” zone. The subject “CDA” zone is subject to a maximum PR of 0.4, a maximum SC of 25% and a maximum BH of 3 storeys including car park as agreed by the Board. Provision has been made in the Notes of the “CDA” zone for minor relaxation of plot ratio/site coverage/building height restrictions through the planning application mechanism.

- 8.2 The Chinese translation of 'Flat' for "CDA", "R(C)", "G/IC" and "REC" zones should be amended to 分層住宅.
- 8.3 Opportunity is also taken to revise the exemption clause for gross floor area/plot ratio calculation in relation to caretaker's quarters in the Remarks of the Notes for "CDA" and "R(C)" zones.
- 8.4 A copy of the revised Notes (with additions in *bold and italics* and deletions ~~crossed-out~~) is at **Attachment III** for Members' consideration.

9. **Revision to the Explanatory Statement of the OZP**

- 9.1 The Explanatory Statement (ES) of the OZP is proposed to be revised, where appropriate, to take into account the proposed amendments as mentioned in paragraphs 4 to 7 above. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP.
- 9.2 A section has been incorporated in the ES of the OZP to state clearly the Board's intention to exclude all slope areas within development sites from GFA/plot ratio calculation to avoid over development.
- 9.3 Copy of the revised ES (with additions in *bold and italics* and deletions ~~crossed-out~~) is at **Attachment IV** for Members' consideration.

10. **Plan Number**

Upon exhibition for public inspection, the Plan will be renumbered as S/NE-KTS/13.

11. **Consultation**

- 11.1 The proposed amendments have been circulated to relevant government departments for comments. All of them have no objection or no adverse comment on the proposed amendments and their comments have been incorporated in the above paragraphs, where appropriate.
- 11.2 The North District Council and the Sheung Shui District Rural Committee will be consulted on the amendments during the exhibition period of the draft Kwu Tung South OZP No. S/NE-KTS/12A (to be renumbered to S/NE-KTS/13 upon exhibition) for public inspection under section 5 of the Ordinance.

12. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Kwu Tung South OZP No. S/NE-KTS/12 and that the draft Kwu Tung South OZP No. S/NE-KTS/12A at **Attachment II** (to be renumbered to S/NE-KTS/13 upon exhibition) and its Notes at

**Attachment III** are suitable for exhibition under section 5 of the Ordinance; and












- (b) adopt the revised ES at **Attachment IV** for the draft Kwu Tung South OZP No. S/NE-KTS/12A as an expression of the planning intentions and objectives of the Board for the various land use zonings on the Plan and the revised ES will be published together with the draft Kwu Tung South OZP.

**13. Attachments**

<b>Attachment I</b>	Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/12 (reduced scale)
<b>Attachment II</b>	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/12A
<b>Attachment III</b>	Revised Notes of the draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/12A
<b>Attachment IV</b>	Revised Explanatory Statement of the draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/12A
<b>Appendix I</b>	Provision of Major Community Facilities in Kwu Tung South
<b>Plan 1a</b>	Location Plan – Amendment Items A1, A2 and A3
<b>Plan 1b</b>	Location Plan – Amendment Items B, C, D1, D2 and D3
<b>Plan 2a</b>	Site Plan – Amendment Items A1, A2 and A3
<b>Plan 2b</b>	Site Plan – Amendment Items B and C
<b>Plan 3a</b>	Aerial Photo – Amendment Items A1, A2 and A3
<b>Plan 3b</b>	Aerial Photo – Amendment Items B, C, D1, D2 and D3
<b>Plans 4a and 4b</b>	Site Photos – Amendment Item A1
<b>Plans 4c and 4d</b>	Site Photos – Surrounding Areas of Ex-Kin Tak Public School
<b>Plan 4e</b>	Site Photo – Amendment Item A2
<b>Plan 4f</b>	Site Photo – Amendment Item A3
<b>Plans 4g and 4h</b>	Site Photos – Amendment Item B
<b>Plans 4i and 4j</b>	Site Photos – Amendment Item C
<b>Plans 4k and 4l</b>	Site Photos – Amendment Items D1, D2 and D3
<b>Plan 5a</b>	Photomontage – Indicative Development at Ex-Kin Tak Public School Site
<b>Plan 5b</b>	Photomontage – Indicative Development to the West of Hang Tau Road
<b>Plan 5c</b>	Photomontage – Indicative Development to the East of Hang Tau Road

**PLANNING DEPARTMENT  
DECEMBER 2012**



圖例 NOTATION		
ZONES		
COMPREHENSIVE DEVELOPMENT AREA		綜合發展區
RESIDENTIAL (GROUP C)		住宅 (丙類)
VILLAGE TYPE DEVELOPMENT		鄉村式發展
GOVERNMENT INSTITUTION OR COMMUNITY		政府、機構或社區
OPEN SPACE		休憩用地
RECREATION		康樂
AGRICULTURE		農業
GREEN BELT		綠化地帶
COMMUNICATIONS		
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		
BOUNDARY OF PLANNING SCHEME		規劃區區界線
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	13.65	2.04	綜合發展區
RESIDENTIAL (GFCUP C)	25.15	6.70	住宅 (房屋)
VILLAGE TYPE DEVELOPMENT	43.50	6.37	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	10.10	1.02	政府、機構或社區
OPEN SPACE	3.76	0.61	休憩用地
RECREATION	45.05	6.78	康樂
AGRICULTURE	231.59	44.14	農業
GREEN BELT	134.26	25.65	綠化地帶
MAJOR ROAD ETC.	6.72	1.27	主要道路等
TOTAL PLANNING SCHEME AREA	624.72	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

行政委員會同行政會議於2005年10月17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  
17 OCTOBER 2006

LAM Chik-ting, Tony 林植廷  
CLERK TO THE EXECUTIVE COUNCIL 行政會秘書

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

規劃署遵國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/12**





圖例  
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP C)	RIC	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	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	15.80	3.01	綜合發展區
RESIDENTIAL (GROUP C)	36.47	6.95	住宅 (丙類)
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	45.87	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，  
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 / N E - K T S / 1 2 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/NE-KTS/12

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE		按照城市規劃條例第 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 B		修訂項目 B 項
AMENDMENT ITEM C		修訂項目 C 項
AMENDMENT ITEM D1		修訂項目 D 1 項
AMENDMENT ITEM D2		修訂項目 D 2 項
AMENDMENT ITEM D3		修訂項目 D 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 1:7500 比例尺  
METRES 200 0 200 400 600 800 1000 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/12A



**DRAFTAPPROVED KWU TUNG SOUTH  
OUTLINE ZONING PLAN NO. S/NE-KTS/12A**

(Being an DraftApproved 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).

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.
- (e)(f) In determining the maximum plot ratio/site coverage for the purposes of paragraphs (c), ~~and (d)~~ and (e) 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 ~~and~~ caretaker's quarters and, ~~or~~ recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (f)(g) 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) ~~and~~, (d) and (e) 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, ~~and~~ or caretaker's quarters and, ~~or~~ recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (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.

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
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Landing Pad
Institutional Use (not elsewhere specified)	Holiday Camp
Library	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)
Market	Off-course Betting Centre
Place of Recreation, Sports or Culture	Office
Public Clinic	Petrol Filling Station
Public Convenience	Place of Entertainment
Public Transport Terminus or Station	Private Club
Public Utility Installation	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Vehicle Park (excluding container vehicle)	Refuse Disposal Installation (Refuse Transfer Station only)
Recyclable Collection Centre	Residential Institution
Religious Institution	Sewage Treatment/Screening Plant
Research, Design and Development Centre	Shop and Services
Rural Committee/Village Office	Utility Installation for Private Project
School	Zoo
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

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 Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Hotel 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 ) 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.

綜合發展區

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
	燒烤地點 食肆 分層樓宇 <del>住宅</del> 政府垃圾收集站 政府用途(未另有列明者) 屋宇(根據《註釋》說明頁准許翻建新界豁免管制屋宇或以新界豁免管制屋宇取代現有住用建築物者除外) 圖書館 街市 野餐地點 娛樂場所 康體文娛場所 私人會所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 宗教機構 住宿機構 鄉事委員會會所／鄉公所 學校 商店及服務行業 社會福利設施 私人發展計劃的公用設施裝置

規劃意向

此地帶的規劃意向，是把涵蓋範圍綜合發展作住宅用途，並提供休憩用地和其他配套設施。設立此地帶，是方便當局因應環境、交通和基礎設施等各種限制和其他限制，對發展的組合、規模、設計和布局實施適當的規劃管制。

(請看下頁)

住宅(丙類)

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
分層樓宇 <u>住宅</u>	救護站
政府用途(只限報案中心、郵政局)	食肆
屋宇	教育機構#
私人發展計劃的公用設施裝置	政府垃圾收集站
	政府用途(未另有列明者)#
	機構用途(未另有列明者)#
	圖書館
	加油站
	康體文娛場所
	私人會所
	政府診所
	公廁設施
	公共車輛總站或車站
	公用事業設施裝置#
	公眾停車場(貨櫃車除外)
	可循環再造物料回收中心
	宗教機構#
	住宿機構
	鄉事委員會會所／鄉公所
	學校#
	商店及服務行業
	社會福利設施#
	訓練中心

規劃意向

此地帶的規劃意向，主要是作低層、低密度的住宅發展；服務住宅區一帶地方的商業用途，如向城市規劃委員會提出申請，或會獲得批准。

政府、機構或社區

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
救護站	動物寄養所
動物檢疫中心(只限設於政府建築物)	動物檢疫中心(未另有列明者)
播音室、電視製作室及／或電影製作室	靈灰安置所
食肆(只限食堂、熟食中心)	懲教機構
教育機構	火葬場
展覽或會議廳	駕駛學校
郊野學習／教育／遊客中心	食肆(未另有列明者)
政府垃圾收集站	分層樓宇 <del>住宅</del>
政府用途(未另有列明者)	殯儀設施
醫院	直升機升降坪
機構用途(未另有列明者)	度假營
圖書館	屋宇(根據《註釋》說明頁准許翻建新界豁免管制屋宇或以新界豁免管制屋宇取代現有住用建築物者除外)
街市	場外投注站
康體文娛場所	辦公室
政府診所	加油站
公廁設施	娛樂場所
公共車輛總站或車站	私人會所
公用事業設施裝置	雷達、電訊微波轉發站、電視及／或廣播電台發射塔裝置
公眾停車場(貨櫃車除外)	垃圾處理裝置(只限垃圾轉運站)
可循環再造物料回收中心	住宿機構
宗教機構	污水處理／隔篩廠
研究所、設計及發展中心	商店及服務行業
鄉事委員會會所／鄉公所	私人發展計劃的公用設施裝置
學校	動物園
配水庫	
社會福利設施	
訓練中心	
批發行業	

規劃意向

此地帶的規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及／或該地區、區域，以至全港的需要；以及是供應土地予政府、提供社區所需社會服務的機構和其他機構，以供用於與其工作直接有關或互相配合的用途。

康 樂

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
農業用途 燒烤地點 郊野學習／教育／遊客中心 政府用途(只限報案中心) 度假營 農地住用構築物 野餐地點 康體文娛場所 公廁設施 鄉事委員會會所／鄉公所 帳幕營地	動物寄養所 播音室、電視製作室及／或電影製作室 食肆 分層樓宇 <del>住宅</del> 高爾夫球場 政府垃圾收集站 政府用途(未另有列明者) 直升機升降坪 酒店 屋宇(根據《註釋》說明頁准許翻建新界豁免管制屋宇或以新界豁免管制屋宇取代現有住用建築物者除外) 娛樂場所 私人會所 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 宗教機構 住宿機構 商店及服務行業 主題公園 私人發展計劃的公用設施裝置 動物園

規劃意向

此地帶的規劃意向，主要是進行康樂發展，為市民提供所需設施，從而促進動態及／或靜態康樂活動和旅遊／生態旅遊的發展。康樂發展的配套用途，如申請規劃許可，或會獲得批准。

備 註

- (a) 任何住宅發展(新界豁免管制屋宇除外)不得引致整個發展計劃的最高地積比率超過 0.2 倍及最高建築物高度超過兩層(6 米)。
- (b) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述有關地積比率和建築物高度的限制。
- (c) 在有關中期發展審批地區圖的公告在憲報首次刊登該日或以後，如未取得城市規劃委員會根據《城市規劃條例》第 16 條批給的許可，不得進行或繼續進行任何填塘或挖土工程，包括為改作上文第一欄和第二欄所列的任何用途，或《註釋》說明頁所經常准許的用途或發展(由政府統籌或落實的公共工程，以及保養、修葺或翻建工程除外)而進行或繼續進行者。

~~DRAFT~~APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/12A

EXPLANATORY STATEMENT

Explanatory Statement

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**DRAFTAPPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN NO.**  
**S/NE-KTS/124**

(Being an DraftApproved 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 draftapproved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/124. 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 Chief Executive in Council 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 Chief Executive in Council, 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 Chief Executive in Council 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 Chief Executive in Council, 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 Chief Executive in Council 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.
- 2.12~~1~~ 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-(the Plan) 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.
- 2.13 On xxx, the draft Kwu Tung South OZP No. S/NE-KTS/13 (the Plan), 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.

### 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 Tam 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 2001 Census, the total population of the Area was about 9,013 ~~10,704~~ persons. It is estimated that the total planned population of the Area will be about 18,420 ~~13,045~~ 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 Preliminary Project Feasibility Study for widening of Fan Kam Road was 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 Planning and Improvement Strategy/Rural Public Works Programmes, the ~~van tracks improvements works at Kam Tsin, Hang Tau and Cheung Lek have been completed in May 2005, January 2006 and April 2006 respectively. The van tracks at Tsiu Keng would be improved by August 2007 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 Lung Village at Kwu Tung would be completed in 2013.~~

## 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 The Area at present is not yet served by sewerage infrastructure, and on-site sewage treatment acceptable to the Environmental Protection Department is required. 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. The reduction in noise level can also be achieved by using noise tolerant or self-protective design buildings or screening structures.
- 7.2.4 The majority of land within the Area is prone to flooding during heavy rainstorms. The Area is not served with public stormwater drains. Proposed developments must be accompanied by drainage impact assessments or effective drainage facilities. 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 may be required for some proposed developments.
- 7.2.5 To reduce flood risk of the Area, river training works are proposed within the Area. In this connection, the Drainage Master Plan Study in Northern District Area was completed in end 2002. Detailed design under 'Drainage Improvements in the Northern New Territories, Package B (including Kwu Tung South Areas)' was commenced in mid-2002 and the construction work is scheduled for commencement and completion in end 2006 and end 2009 respectively. It is important that no development should be planned within the trained river channels.
- 7.2.65 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.
- 7.2.76 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 regarding building developments in the vicinity of the 400kV overhead lines and safety clearances from these lines should be observed.

7.2.8 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.

~~7.2.9 Four graded historical buildings and five old villages located within the Area are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) is required for any development and rezoning affecting the historic sites, buildings, and its immediate environs.~~

## 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.

8.34 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.

- 8.45 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 13.8615.8 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.

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

- 9.1.2 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.

- 9.1.3 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. While part of the site falls within a flood-prone area, ~~development~~ on the northern portion of the site may also 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

- 9.1.4 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 comprise

mainly of fallow agricultural land 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.

- 9.1.5 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

9.1.6 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.

9.1.7 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.

9.1.68 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. By requiring submission of Master Layout Plan (MLP) for approval of the Board, it will ensure that necessary requirements such as the need to preserve  
——the existing trees, the design and layout of the development to make allowance for any proposed new road, and the provision of appropriate mitigation measures against environmental impacts from the roads nearby will be incorporated into the proposed comprehensive residential development.

9.1.79 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 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.

9.2 Residential (Group C) ("R(C)") : Total Area ~~35.15~~36.47 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. 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 Nine sites near Kwu Tung Road, Kam Tsin Road, Kam Chui Road and Hang Tau Road and one site 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 Village Type Development ("V") : Total Area 43.90 ha

- 9.3.1 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.

- 9.3.2 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.
- 9.3.3 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).
- 9.3.4 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.

9.4 Government, Institution or Community (“G/IC”) : Total Area 10.108.58 ha

- 9.4.1 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.
- 9.4.2 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. ~~However, in view of the possible increase in population generated by the residential developments, a large site (north-east of Hang Tau Tai Po) has been reserved to cater for unforeseen demand of G/IC facilities.~~ The Grade 3A historical building known as ‘Manor’ House falls within this zone, the AMO of the LCSD should be consulted on any development proposal which would affect the building.

9.5 Open Space (“O”) : Total Area 3.19 ha

- 9.5.1 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.
- 9.5.2 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.

9.6 Recreation ("REC") : Total Area ~~45.95~~45.87 ha

- 9.6.1 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.
- 9.6.2 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 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.
- 9.6.3 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.
- 9.6.4 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.

9.7 Agriculture ("AGR") : Total Area ~~231.59~~228.93 ha

- 9.7.1 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.
- 9.7.2 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.

- 9.7.3 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.

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

- 9.8.1 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.
- 9.8.2 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.
- 9.8.3 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~~<sup>four</sup> graded and proposed graded historical buildings and ~~five~~ old villages located within the ~~a~~Area, which are worthy of preservation. The ~~four~~ graded and proposed graded historical buildings are Hau Mei Fung Ancestral Hall (Grade ~~I~~<sup>H</sup>) at Kam Tsin Tsuen, Hau Chung Fuk Tong Communal Hall (Grade ~~2~~<sup>H</sup>) at Kam Tsin Tsuen, Main Block and Bungalow of Lady Ho Tung Welfare Centre (both Grade ~~2~~<sup>H</sup>) at Kwu Tung, and Manor House (Grade ~~3~~<sup>H</sup>) at Kwu Tung and Kam Tsin Lodge (Proposed Grade 2). The ~~five~~ old villages are Hang Tau, Tsiu Keng Pang Uk, Tsiu Keng San Wai, Tsiu Keng Lo Wai and Kam Tsin Tsuen. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if ~~is required for~~ any development or redevelopment and rezoning proposals might affecting the above-mentioned historic sites, buildings, 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

The Area is at present not provided with public sewers 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 Hang Tau, Kam Tsin, Tsiu Keng Lo Wai, Tsiu Keng Pang Uk, Tsiu Keng San Wai, Tsui Keng Chan Uk Po, Lin Tong Mei and Ying Pun. The proposed work is tentatively scheduled for completion in 2020+2, 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 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 Rural Planning and Improvement Strategy/*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 Board may also be subject to enforcement proceedings.

**TOWN PLANNING BOARD**

**October/January 201306**

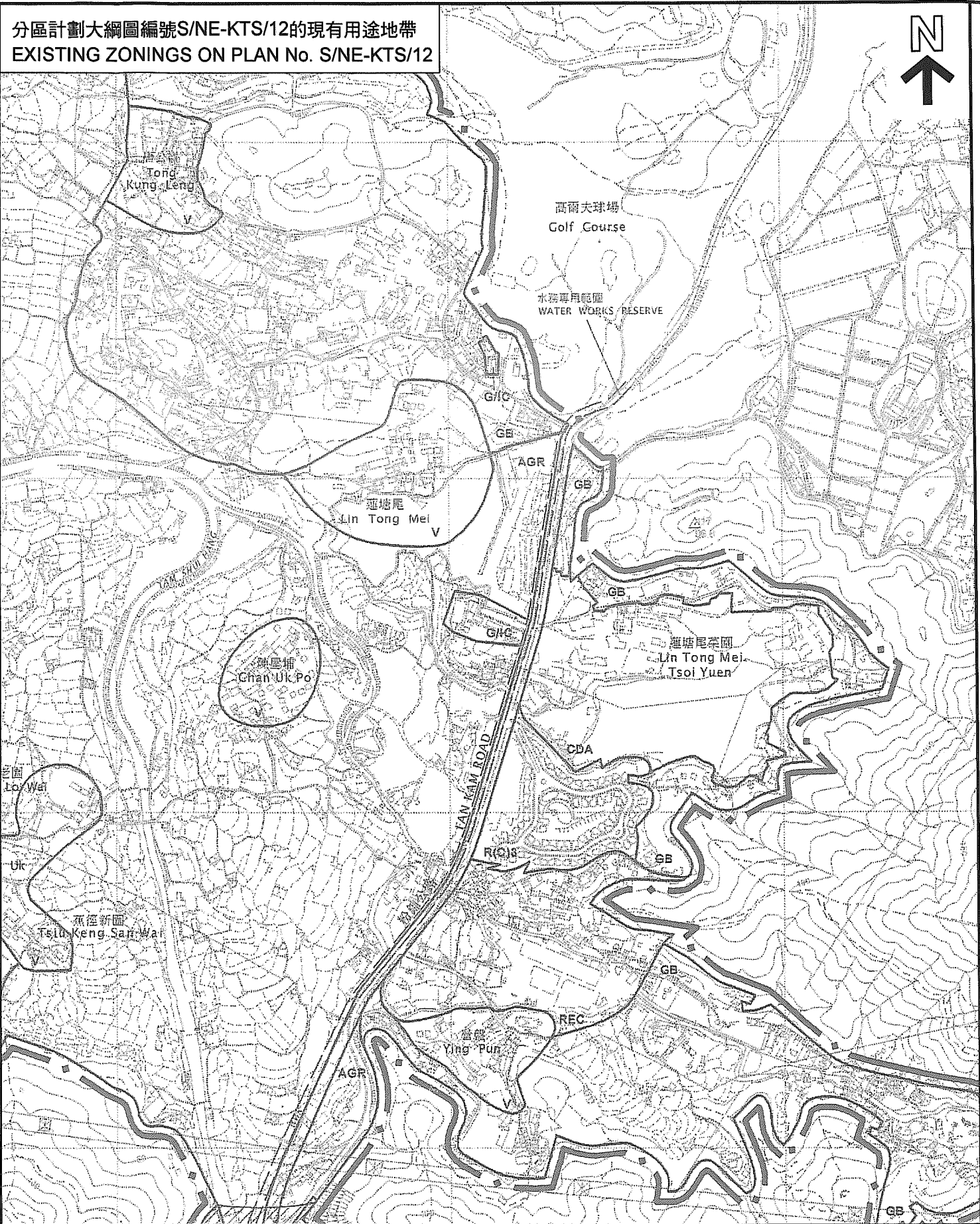
**Provision of Major Community Facilities in Kwu Tung South**

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	1.10 ha.	0 ha.	2.43 ha.	+ 1.07 ha.
Local Open Space	10 ha. per 100,000 persons	1.10 ha.	4.35 ha.	9.96 ha.	+ 8.6 ha.
Secondary School	1 whole-day classroom for 40 persons aged 12-17	17 classrooms	26 classrooms	26 classrooms	+ 5 classrooms
Primary School	1 whole-day classroom per 25.5 persons aged 6-11	25 classrooms	6 classrooms	6 classrooms	- 25 classrooms
Kindergarten/ Nursery	730 half-day and 250 full-day places for every 1,000 children aged of 3 to under 6	6 classrooms	4 classrooms	4 Classrooms	- 4 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

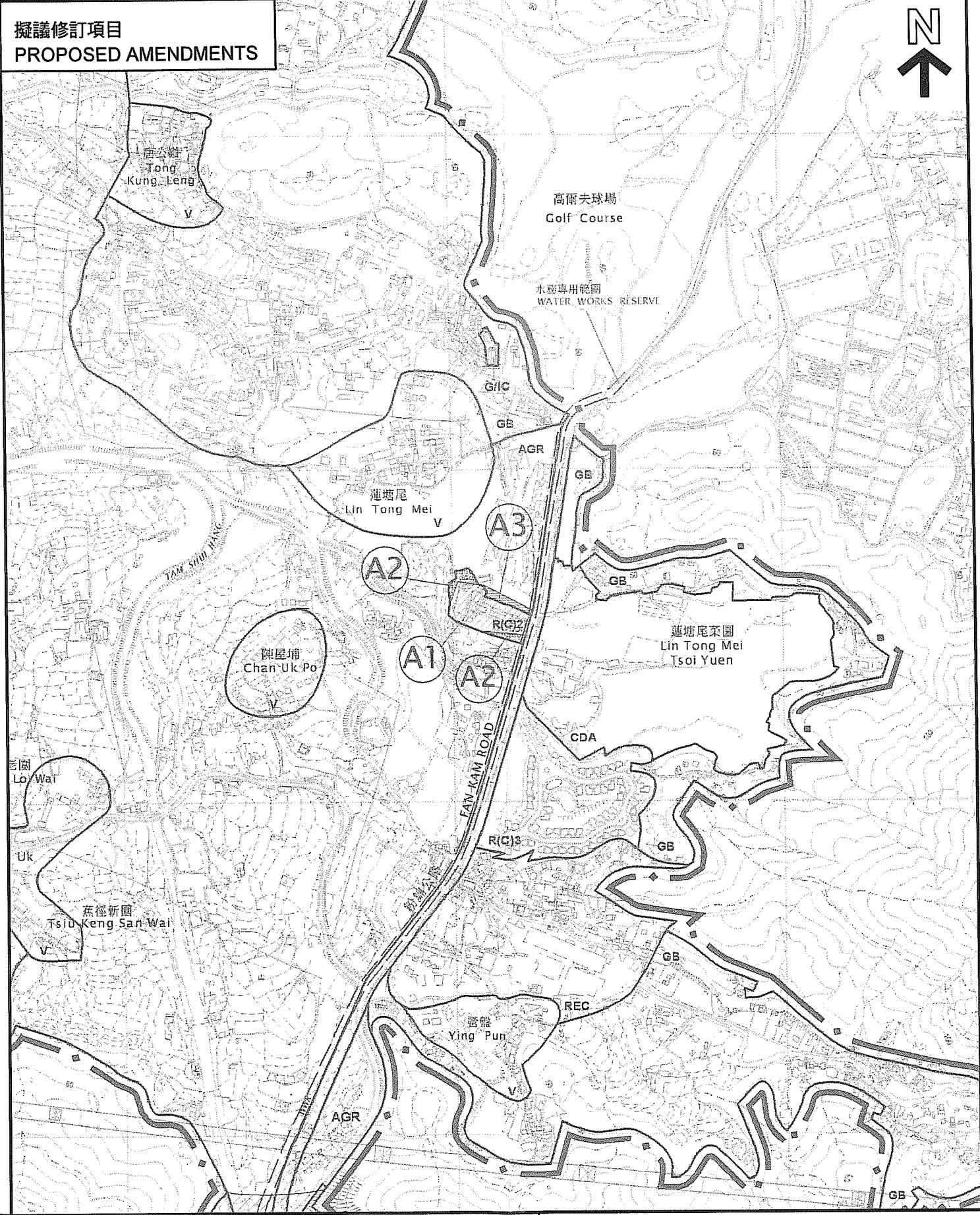
Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Market	Not set standard	--	1	1	1
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	0	0	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



分區計劃大綱圖編號S/NE-KTS/12的現有用途地帶  
EXISTING ZONINGS ON PLAN No. S/NE-KTS/12



擬議修訂項目  
PROPOSED AMENDMENTS



位置圖 LOCATION PLAN

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12

修訂項目A1、A2及A3

PROPOSED AMENDMENTS TO THE APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEMS A1, A2 AND A3

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米  
METRES

本摘要圖於2012年12月18日擬備，  
所根據的資料為於2006年10月17日核准的  
分區計劃大綱圖編號S/NE-KTS/12  
EXTRACT PLAN PREPARED ON 18.12.2012  
BASED ON OUTLINE ZONING PLAN  
No. S/NE-KTS/12 APPROVED ON 17.10.2006

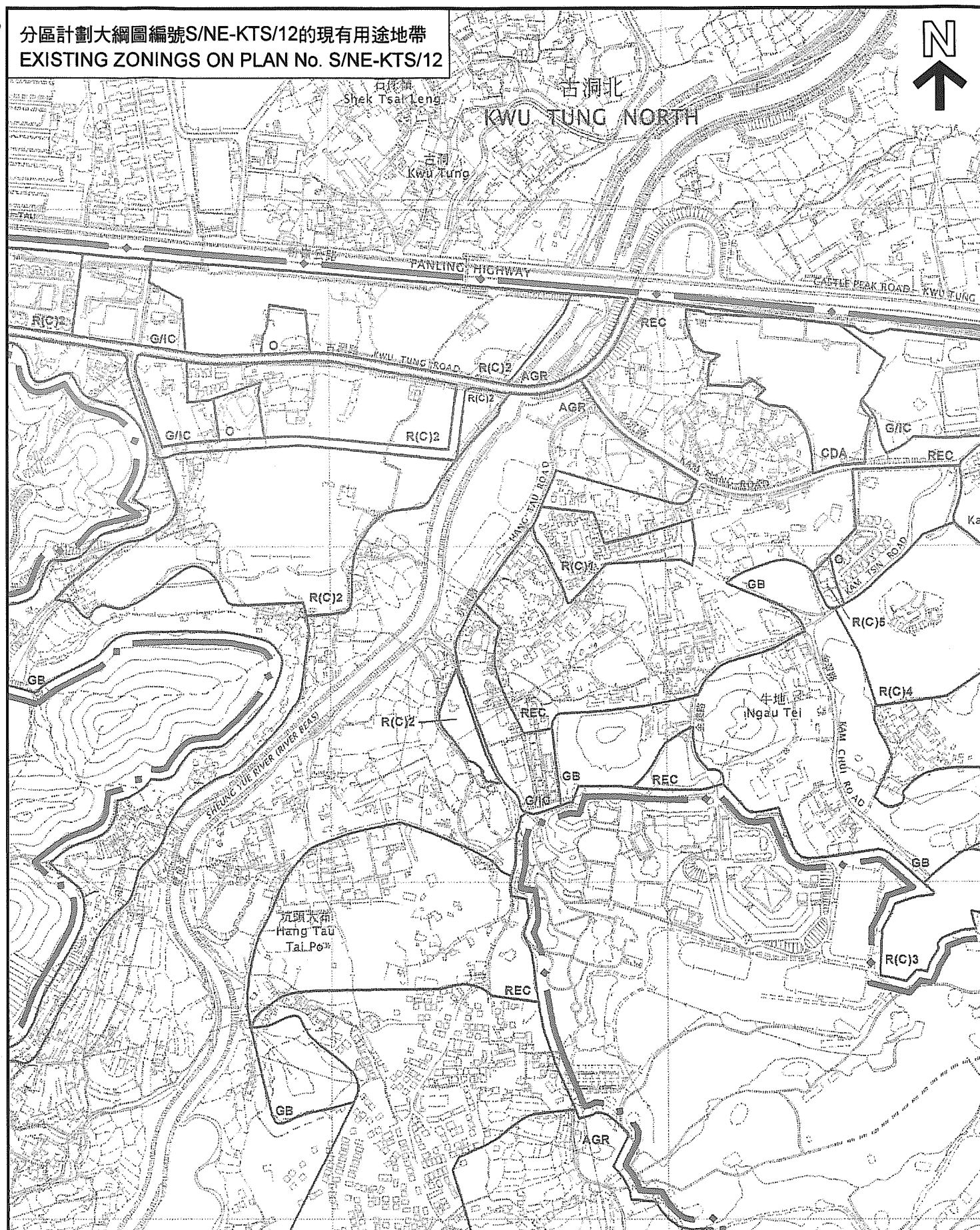
規劃署  
PLANNING  
DEPARTMENT



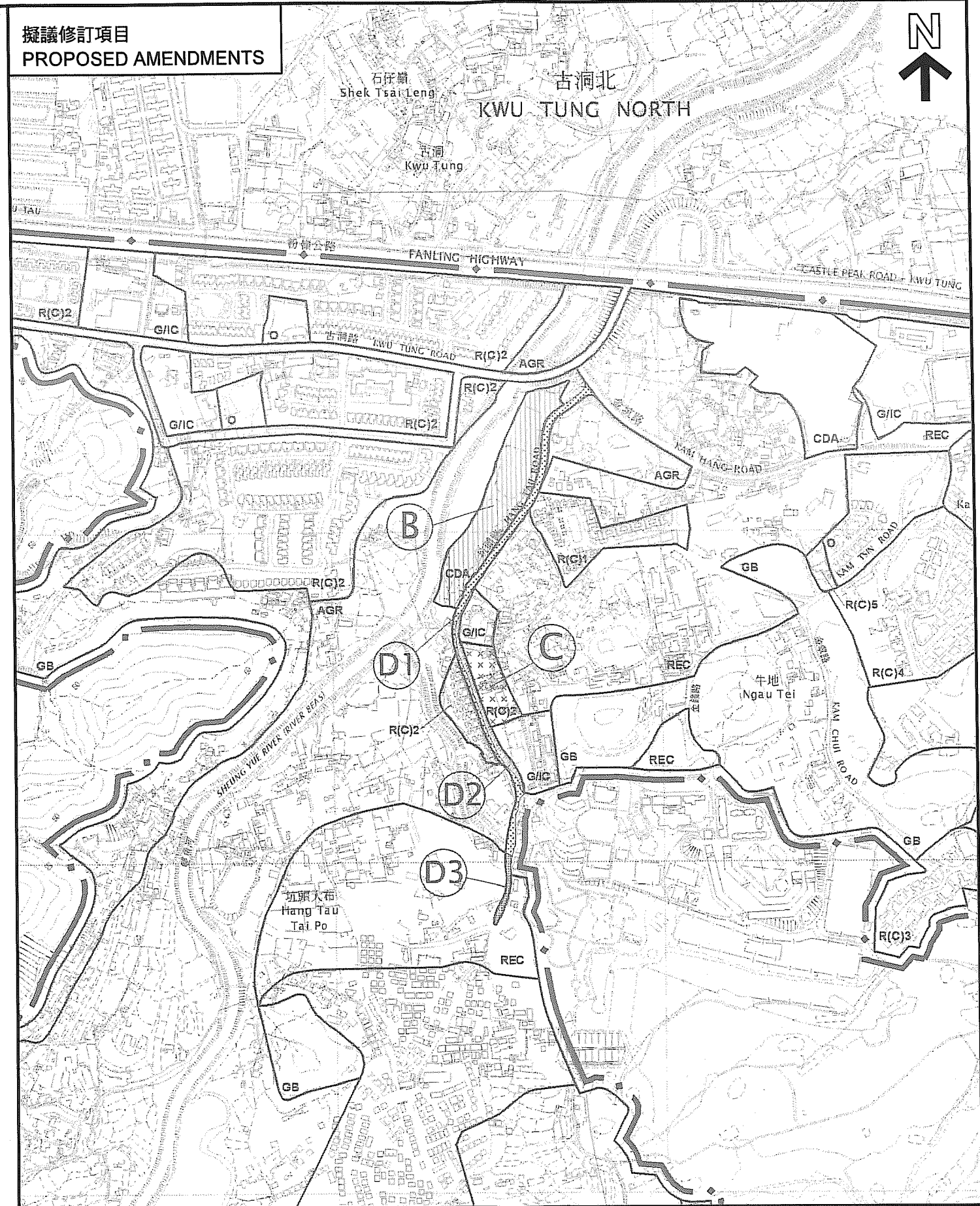
參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
1a

分區計劃大綱圖編號S/NE-KTS/12的現有用途地帶  
EXISTING ZONINGS ON PLAN No. S/NE-KTS/12



擬議修訂項目  
PROPOSED AMENDMENTS



位置圖 LOCATION PLAN

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12

修訂項目B、C、D1、D2及D3

PROPOSED AMENDMENTS TO THE APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEMS B, C, D1, D2 AND D3

SCALE 1 : 7 500 比例尺  
米 100 0 100 200 300 米  
METRES

本摘要圖於2012年12月18日擬備，  
所根據的資料為於2006年10月17日核准的  
分區計劃大綱圖編號S/NE-KTS/12  
EXTRACT PLAN PREPARED ON 18.12.2012  
BASED ON OUTLINE ZONING PLAN  
No. S/NE-KTS/12 APPROVED ON 17.10.2006

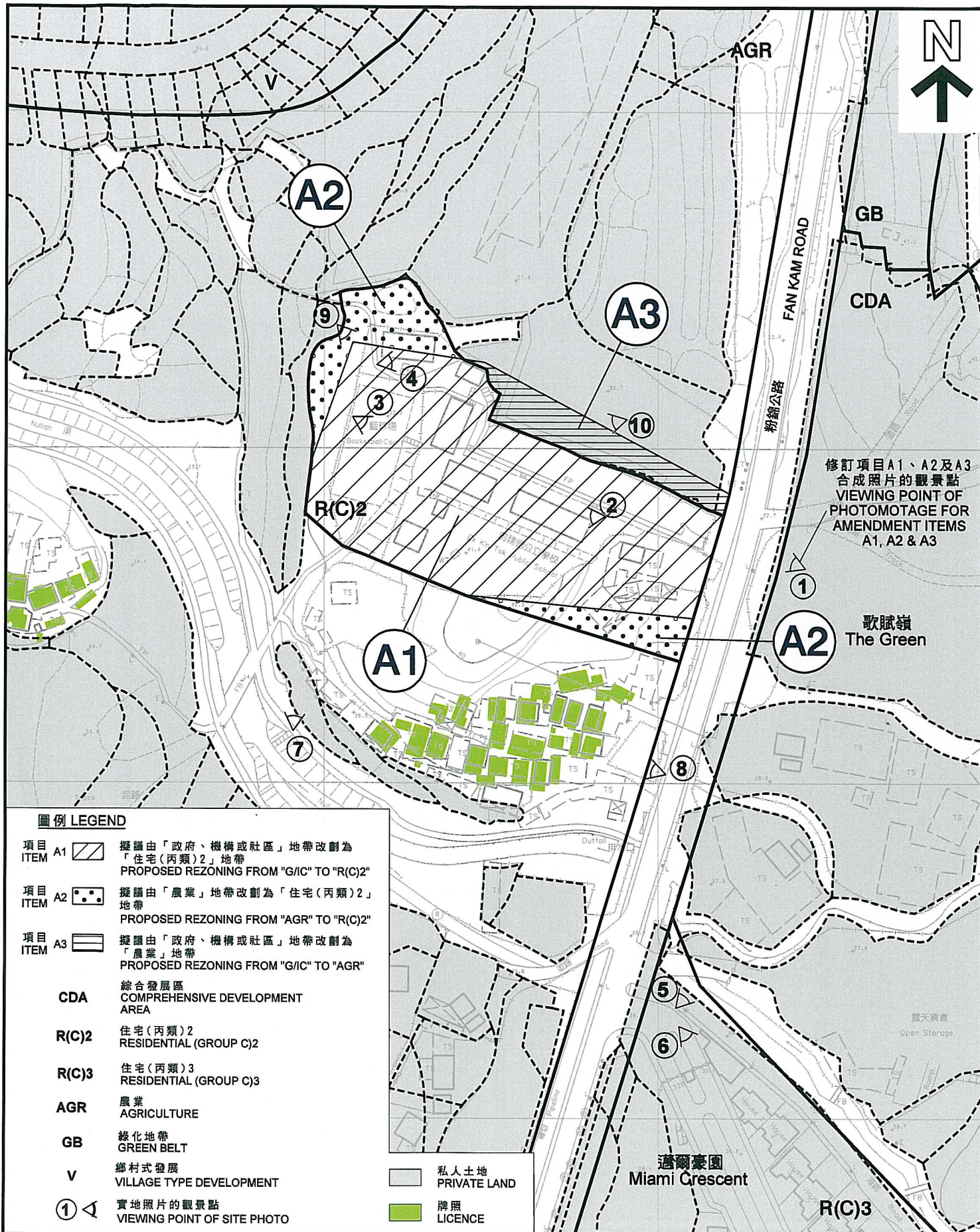
規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/NE/12/136



圖 PLAN  
1b





# 平面圖 SITE PLAN

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目A1、A2及A3  
PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEMS A1, A2 AND A3

米 20 0 20 40 60 米  
METRES SCALE 1:1500 比例尺

規劃署  
PLANNING  
DEPARTMENT

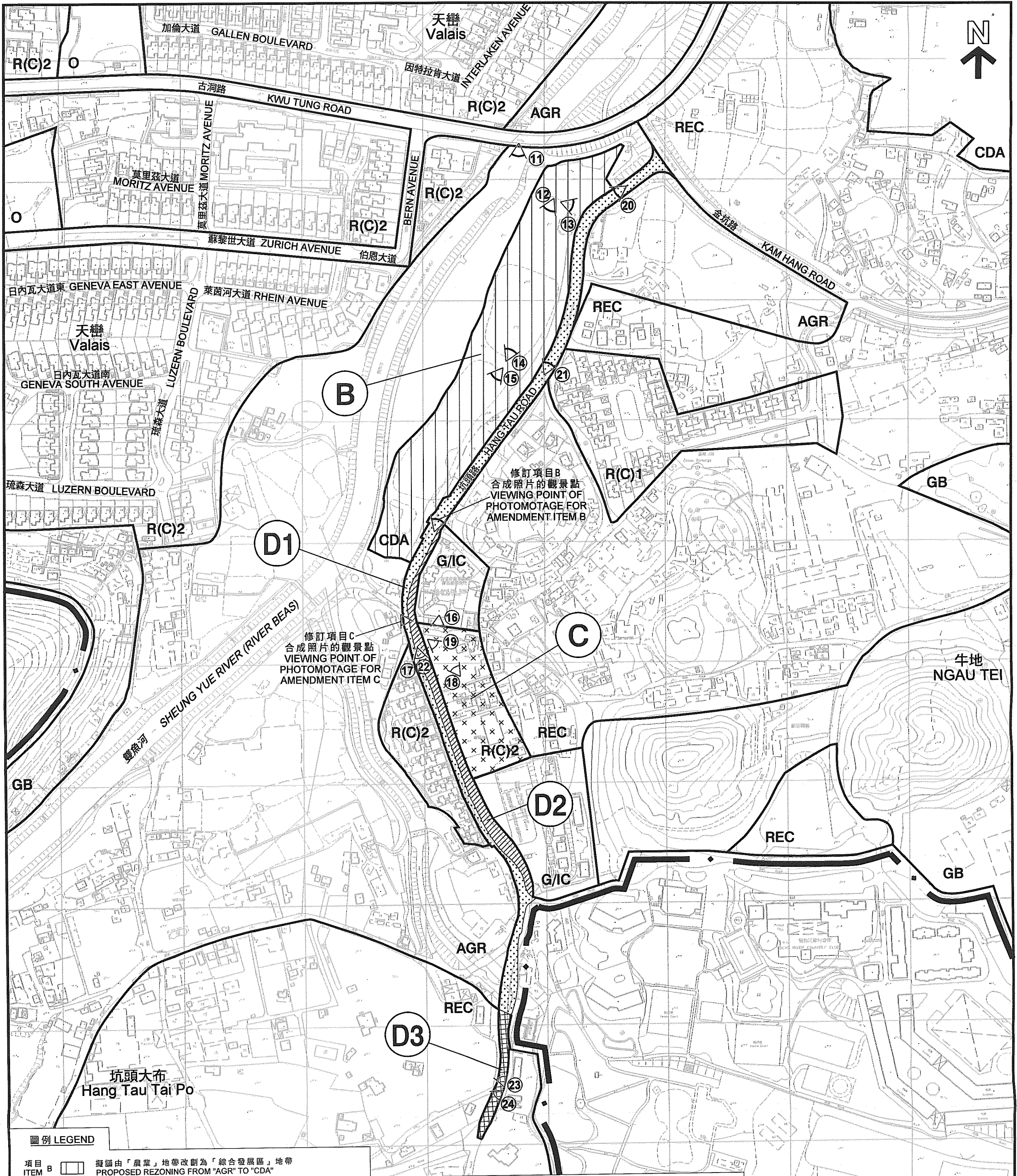


參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
2a

本摘要圖於2012年12月18日擬備，  
所根據的資料為測量圖編號  
2-SE-20B 和 D  
EXTRACT PLAN PREPARED ON 18.12.2012  
BASED ON SURVEY SHEETS No.  
2-SE-20B & D





圖例 LEGEND

- 項目 B 擬議由「農業」地帶改劃為「綜合發展區」地帶  
ITEM B PROPOSED REZONING FROM "AGR" TO "CDA"
- 項目 C 擬議由「政府、機構或社區」地帶改劃為「住宅(丙類)2」地帶  
ITEM C PROPOSED REZONING FROM "G/IC" TO "R(C)2"
- 項目 D1 擬議由「農業」地帶改劃為顯示為「道路」的地方  
ITEM D1 PROPOSED REZONING FROM "AGR" TO AREA SHOWN AS 'ROAD'
- 項目 D2 擬議由「政府、機構或社區」地帶改劃為顯示為「道路」的地方  
ITEM D2 PROPOSED REZONING FROM "G/IC" TO AREA SHOWN AS 'ROAD'
- 項目 D3 擬議由「康樂」地帶改劃為顯示為「道路」的地方  
ITEM D3 PROPOSED REZONING FROM "REC" TO AREA SHOWN AS 'ROAD'

- CDA 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
- R(C)1 住宅(丙類)1  
RESIDENTIAL (GROUP C)1
- R(C)2 住宅(丙類)2  
RESIDENTIAL (GROUP C)2
- G/IC 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY

- O 休憩用地  
OPEN SPACE
- REC 康樂  
RECREATION
- AGR 農業  
AGRICULTURE
- GB 綠化地帶  
GREEN BELT
- ① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目B、C、D1、D2及D3  
PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEMS B, C, D1, D2 AND D3

米 50 0 50 100 150 200 250 METRES  
SCALE 1:3 000 比例尺

本摘要圖於2012年12月18日擬備，  
所根據的資料為測量圖編號  
6-NE-9A、B 和 D  
EXTRACT PLAN PREPARED ON 18.12.2012  
BASED ON SURVEY SHEETS No.  
6-NE-9A, B & D

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
2b





A2

A3

前達橋公立學校  
Er Kin Tek Public School

A1

A2

FAN KAM ROAD  
粉錦公路

歌賦嶺  
The Green

圖例 LEGEND

 地帶界線只作識別用  
ZONE BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目A1、A2及A3  
PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEMS A1, A2 AND A3

規劃署  
PLANNING  
DEPARTMENT

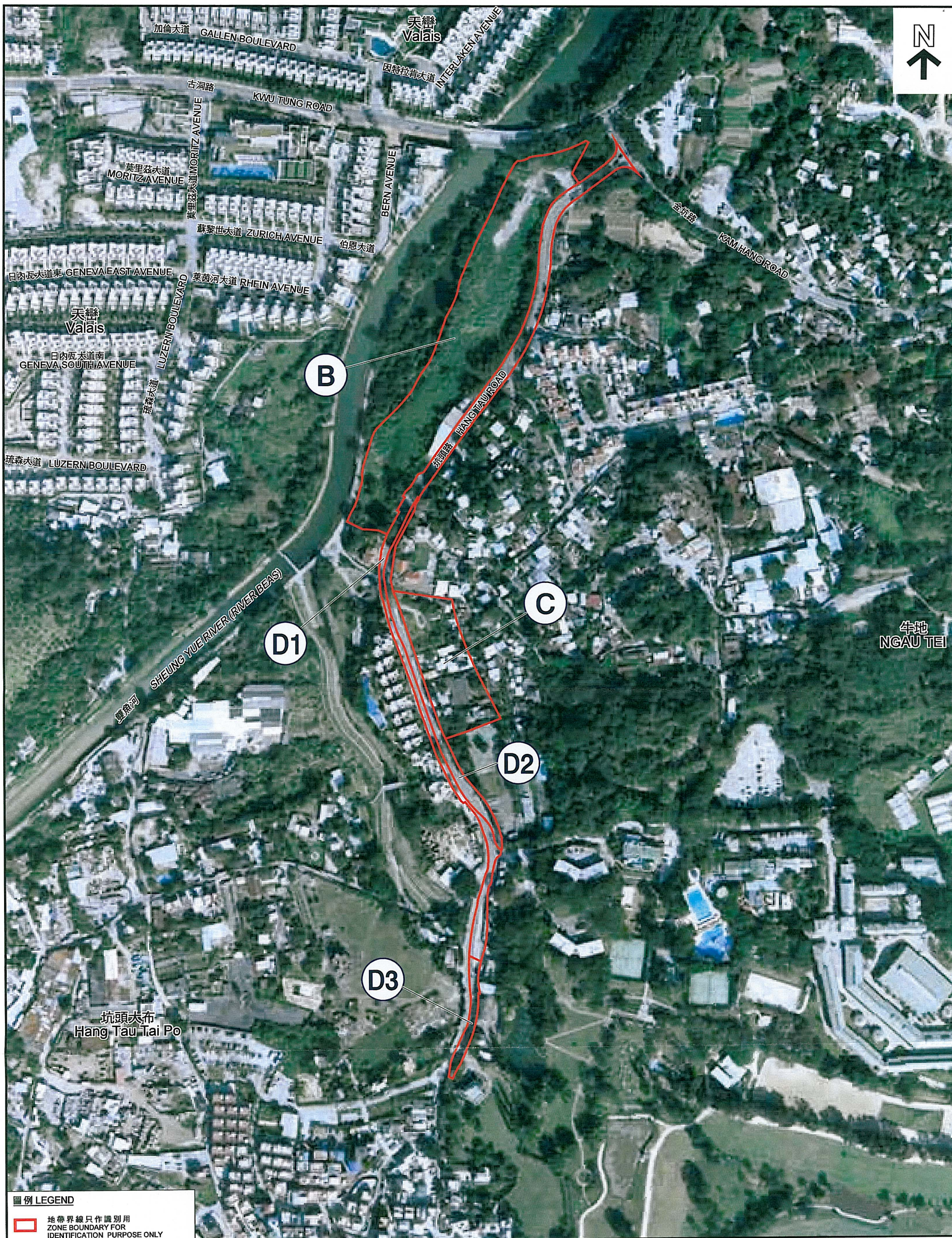


本摘要圖於2012年12月17日擬備，  
所根據的資料為地政總署  
於2011年12月12日拍得的航攝照片  
編號CW92984  
EXTRACT PLAN PREPARED ON 17.12.2012  
BASED ON AERIAL PHOTO No. CW92984  
TAKEN ON 12.12.2011 BY  
LANDS DEPARTMENT

參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
3a





# 航攝照片 AERIAL PHOTO

本摘要圖於2012年12月4日擬備，  
所根據的資料為地政總署  
於2011年12月12日拍得的航攝照片  
編號CW91763  
EXTRACT PLAN PREPARED ON 4.12.2012  
BASED ON AERIAL PHOTO No. CW91763  
TAKEN ON 12.12.2011 BY  
LANDS DEPARTMENT

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目B、C、D1、D2及D3  
PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEMS B, C, D1, D2 AND D3

規劃署  
PLANNING  
DEPARTMENT

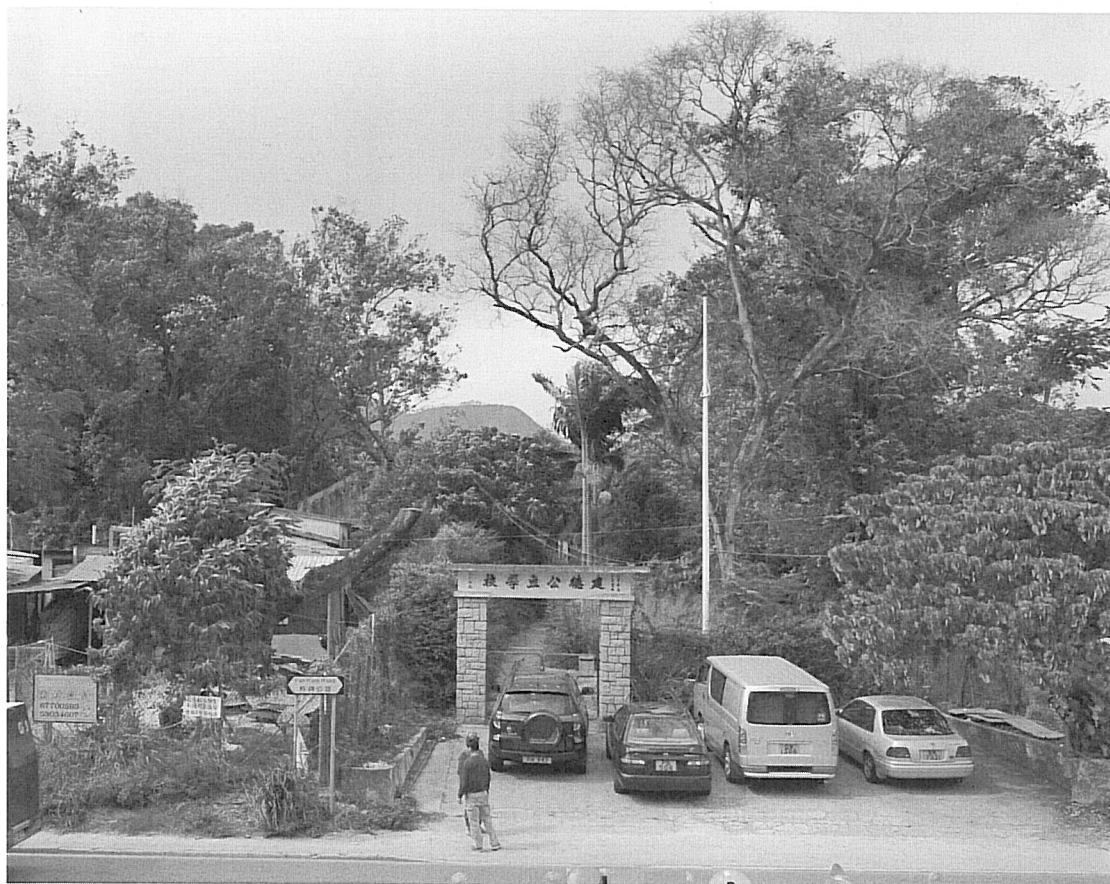


參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
3b



1



攝於2012年11月16日的實地照片  
SITE PHOTO TAKEN ON 16.11.2012

2



攝於2012年11月19日的實地照片  
SITE PHOTO TAKEN ON 19.11.2012

### 實地照片 SITE PHOTO

本圖於2012年12月17日擬備，所根據的資料為攝於2012年11月16日及2012年11月19日的實地照片  
PLAN PREPARED ON 17.12.2012 BASED ON SITE PHOTO TAKEN ON 16.11.2012 AND 19.11.2012

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目A1  
PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEM A1

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
4a



# 實地照片 SITE PHOTO

本圖於2012年12月17日擬備，所根據的資料為攝於2012年11月19日的實地照片  
 PLAN PREPARED ON 17.12.2012 BASED ON SITE PHOTO TAKEN ON 19.11.2012

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
 修訂項目A1  
 PROPOSED AMENDMENTS TO THE APPROVED  
 KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
 AMENDMENT ITEM A1

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/NE/12/136

圖 PLAN  
 4b



5



歌賦嶺  
THE GREEN

6



邁爾豪園  
MIAMI CRESCENT

實地照片 SITE PHOTO

本圖於2012年12月18日擬備，所根據的資料為攝於2012年12月17日的實地照片

PLAN PREPARED ON 18.12.2012 BASED ON SITE PHOTO TAKEN ON 17.12.2012

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
前建德公立學校的附近地方

PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
SURROUNDING AREAS OF EX-KIN TAK PUBLIC SCHOOL

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
4c



# 實地照片 SITE PHOTO

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
前建德公立學校的附近地方  
PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
SURROUNDING AREAS OF EX-KIN TAK PUBLIC SCHOOL

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
4d

本圖於2012年12月17日擬備，所根據  
的資料為攝於2012年11月22日  
的實地照片  
PLAN PREPARED ON 17.12.2012 BASED ON  
SITE PHOTO TAKEN ON 22.11.2012



**實地照片 SITE PHOTO**

本圖於2012年12月18日擬備，所根據  
的資料為攝於2012年12月17日  
的實地照片  
PLAN PREPARED ON 18.12.2012 BASED ON  
SITE PHOTO TAKEN ON 17.12.2012

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目A2  
PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEM A2

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
4e



10



實地照片 SITE PHOTO

本圖於2012年12月17日擬備，所根據  
的資料為攝於2012年11月22日  
的實地照片  
PLAN PREPARED ON 17.12.2012 BASED ON  
SITE PHOTO TAKEN ON 22.11.2012

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目A3  
PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEM A3

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
4f



攝於2012年11月16日的實地照片  
SITE PHOTO TAKEN ON 16.11.2012



攝於2011年8月30日的實地照片  
SITE PHOTO TAKEN ON 30.8.2011



攝於2011年8月30日的實地照片  
SITE PHOTO TAKEN ON 30.8.2011

### 實地照片 SITE PHOTO

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目B  
PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEM B

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
4g

本圖於2012年12月17日擬備，所根據的資料為攝於2011年8月30日及2012年11月16日的實地照片  
PLAN PREPARED ON 17.12.2012 BASED ON  
SITE PHOTO TAKEN ON 30.8.2011 AND  
16.11.2012

14



15



**實地照片 SITE PHOTO**

本圖於2012年12月17日擬備，所根據的資料為攝於2011年8月30日的實地照片  
 PLAN PREPARED ON 17.12.2012 BASED ON SITE PHOTO TAKEN ON 30.8.2011

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
 修訂項目B  
 PROPOSED AMENDMENTS TO THE APPROVED  
 KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
 AMENDMENT ITEM B

**規劃署  
 PLANNING  
 DEPARTMENT**



參考編號  
 REFERENCE No.  
 M/NE/12/136

圖 PLAN  
 4h



16



攝於2012年11月16日的實地照片  
SITE PHOTO TAKEN ON 16.11.2012

17



攝於2012年10月17日的實地照片  
SITE PHOTO TAKEN ON 17.10.2012

# 實地照片 SITE PHOTO

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12

修訂項目C

PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEM C

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
4i

本圖於2012年12月17日擬備，所根據  
的資料為攝於2012年10月17日及  
2012年11月16日的實地照片  
PLAN PREPARED ON 17.12.2012 BASED ON  
SITE PHOTO TAKEN ON 17.10.2012 AND  
16.11.2012



# 實地照片 SITE PHOTO

本圖於2012年12月17日擬備，所根據的資料為攝於2012年9月24日的實地照片

PLAN PREPARED ON 17.12.2012 BASED ON SITE PHOTO TAKEN ON 24.9.2012

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目C

PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEM C

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
4j



20



21



# 實地照片 SITE PHOTO

本圖於2012年12月17日擬備，所根據的資料為攝於2011年8月30日的實地照片

PLAN PREPARED ON 17.12.2012 BASED ON SITE PHOTO TAKEN ON 30.8.2011

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目D1

PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEMS D1

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
4k



項目D1及 D2  
ITEMS D1 & D2



項目D3  
ITEMS D3



項目D3  
ITEMS D3

本圖於2012年12月17日擬備，所根據的資料為攝於2012年10月17日的實地照片  
PLAN PREPARED ON 17.12.2012 BASED ON SITE PHOTO TAKEN ON 17.10.2012

### 實地照片 SITE PHOTO

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目D1、D2及D3  
PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEMS D1, D2 AND D3

規劃署  
PLANNING  
DEPARTMENT



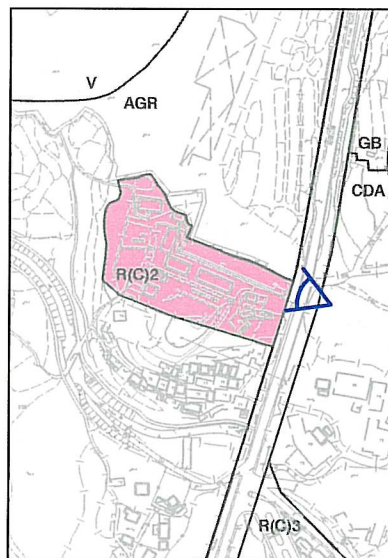
參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
41





現有景觀  
Existing View



要覽圖  
Key Plan



擬議發展的景觀  
View of Proposed Development

本圖於2012年12月18日擬備  
PLAN PREPARED ON 18.12.2012

合成照片 - 於前建德公立學校地盤的擬議發展  
PHOTOMONTAGE - INDICATIVE DEVELOPMENT  
AT EX-KIN TAK PUBLIC SCHOOL SITE

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目A1、A2及A3  
PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEMS A1, A2 & A3

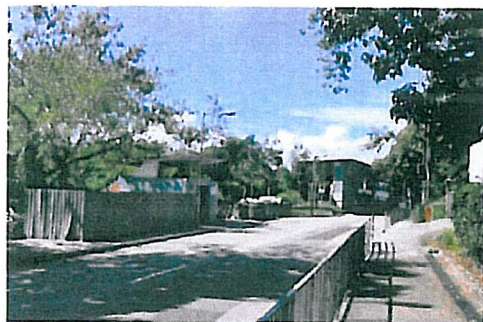
規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
5a





現有景觀  
Existing View



要覽圖  
Key Plan



擬議發展的景觀  
View of Proposed Development

本圖於2012年12月17日擬備  
摘錄自改劃用途地帶  
申請編號 Y/NE-KTS/3  
PLAN PREPARED ON 17.12.2012  
EXTRACTED FROM REZONING APPLICATION  
No. Y/NE-KTS/3

合成照片 - 於坑頭路西面地盤的擬議發展  
PHOTOMONTAGE - INDICATIVE DEVELOPMENT  
TO THE WEST OF HANG TAU ROAD

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目B  
PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEM B

規 劃 署  
PLANNING  
DEPARTMENT



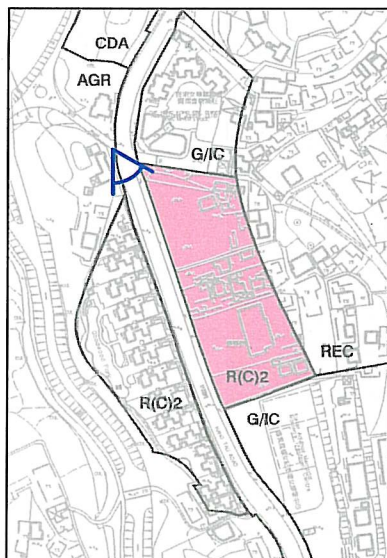
參考編號  
REFERENCE No.  
M/NE/12/136

圖 PLAN  
5b





現有景觀  
Existing View



要覽圖  
Key Plan



擬議發展的景觀  
View of Proposed Development

本圖於2012年12月19日擬備  
PLAN PREPARED ON 19.12.2012

合成照片 - 於坑頭路東面地盤的擬議發展  
**PHOTOMONTAGE - INDICATIVE DEVELOPMENT  
TO THE EAST OF HANG TAU ROAD**

擬議修訂古洞南分區計劃大綱核准圖編號S/NE-KTS/12  
修訂項目C  
PROPOSED AMENDMENTS TO THE APPROVED  
KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/12  
AMENDMENT ITEM C

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
**M/NE/12/136**

圖 PLAN  
5c