

**PROPOSED AMENDMENTS TO  
THE APPROVED KAM TIN NORTH  
OUTLINE ZONING PLAN NO. S/YL-KTN/9**

**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9 (**Attachment I**) as shown on the draft OZP No. S/YL-KTN/9A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for publication together with the draft OZP and its Notes.

**2. Status of the Current OZP**

- 2.1 On 2.12.2014, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kam Tin North OZP, which was subsequently renumbered as S/YL-KTN/9.
- 2.2 On 3.5.2022, CE in C referred the approved Kam Tin North OZP No. S/YL-KTN/9 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 13.5.2022 under section 12(1)(b)(ii) of the Ordinance.

**3. Background**

- 3.1 According to the 2013 Policy Address, the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2019 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. Optimization of the development potential of brownfield sites is one of the key strategies among all.
- 3.2 In November 2019, the Planning Department (PlanD) promulgated the findings of the "Study on Existing Profile and Operations of Brownfield Sites

in the New Territories” (the “Brownfield Study”) which identified a total of 1,579 ha of brownfield sites in the territory. Based on the study findings, PlanD shortlisted 450 ha of brownfield sites as having relatively higher development potential in view of their proximity to existing new towns/new development areas and major highways/transport infrastructures, as well as the larger size of land in them. In light of the 2019 Policy Address, PlanD kick-started the assessment of these brownfield sites with a view to identifying suitable ones for public housing development, taking into account a host of planning considerations, including the overall development strategy, land use compatibility, transport accessibility, infrastructure provision and broad environmental implications. The first-phase assessment involving 160 ha of those sites closer to the existing infrastructure was completed in 2020, which identified eight priority clusters amounting to about 35.7 ha in Yuen Long, Tuen Mun and Tai Po with higher development potential for public housing developments. A cluster of about 12 ha in Sha Po, Yuen Long is one of them. Through amalgamation with intermingling land parcels to rationalize the site boundary, a total area of about 16 ha is earmarked for feasibility study of development.

- 3.3 In parallel, it is the Government’s intention to generally increase the maximum domestic plot ratio (PR) in the territory in view of the increasingly acute demand for public housing. The Government announced in December 2018 to further increase the domestic PR by up to 30% to a maximum permissible PR of 6.5, where technically feasible. Such maximum permissible PR is also adopted for housing land in Northern Metropolis as a general principle, as announced in the Policy Address 2022.
- 3.4 The current proposed amendments to the OZP involve a public housing site in Sha Po, Yuen Long (**Item A**) with a proposed total maximum PR of 6.7 (domestic PR of 6.5 and non-domestic PR of 0.2); a site for provision of government, institution and community (GIC) facilities and public open space in support of the future population from the public housing development and nearby areas (**Item B**); and a site with existing buildings within the study area but will not be included in the public housing and GIC development proposals (**Item C**).
- 3.5 The proposed public housing development, when materialized, will provide about 16,300 public housing units for a population of about 46,000 by 2031 tentatively<sup>1</sup>. To assess the implications of the proposed development on the traffic, environmental, visual, landscape, air ventilation and other technical aspects, the Civil Engineering and Development Department (CEDD) has completed an engineering feasibility study (EFS) which confirms that the proposed development is technically feasible with no insurmountable problem, with the recommended infrastructure works and mitigation measures. The major findings of the EFS are set out in the EFS Final Report

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<sup>1</sup> For infrastructural planning purpose, an assumption of 18,700 public housing units with a population of 52,000 was adopted in the relevant Engineering Feasibility Study conducted for the proposed development. The parameters stated in this paper are lower than the above figures to reflect the latest design as advised by the Housing Department.

at **Attachment V** and summarized in the ensuing paragraphs. The individual reports of technical assessments under the EFS would be deposited at the meeting for Members' information.

#### **4. Proposed Amendments**

##### **Items A and B – Proposed Public Housing Development and Supporting GIC Facilities and Public Open Space**

###### *The Site and Surroundings (Plans 1 to 4)*

- 4.1 The portion of the Site covering Items A and B is zoned mainly “Industrial (Group D)” (“I(D)”) with a minor part zoned “Agriculture” (“AGR”) on the OZP, and is at present occupied mainly by brownfield operations (including warehouses, open-storage yards and rural workshops) and some scattered domestic dwellings/structures (**Plans 2 to 4**). It is currently accessible from San Tam Road from the west, traversed by a section of Fung Kat Heung Road in the middle and linked to the surrounding areas via local tracks (**Plans 1 to 3**).
- 4.2 The surrounding areas have the following characteristics (**Plans 2 to 4**):
- (a) to the immediate north, east and west are areas zoned as “I(D)” on the OZP which cover parts of Mo Fan Heung and Fung Kat Heung and comprise mainly domestic dwellings/structures and rural workshops. A strip of land to the further west is zoned “Other Specified Uses” annotated “Railway Reserve” for the future development of the Northern Link Phase 2, the alignment of which has yet to be determined;
  - (b) a densely vegetated area zoned “Conservation Area” (“CA”) spans from the immediate northeast of the Site towards further north, which serves as a buffer to protect the adjoining Lam Tsuen Country Park; and
  - (c) to the south are an area zoned “AGR” with active and fallow farmland, and the “Village Type Development” (“V”) zone of Sha Po Tsuen (沙埔村). To the further south are a residential development namely Park Yoho (峻巒) in “Comprehensive Development Area” (“CDA”) zone and an area zoned “CDA(1)” with planning permission for comprehensive residential development under Application No. A/YL-KTN/604 granted by the Rural and New Town Planning Committee on 22.3.2019.

###### *Rezoning Proposals*

##### **Item A – Rezoning for proposed public housing development**

- 4.3 **Item A** involves a site with a total area of about 12.68 ha, divided into the

northern and southern portions, which is proposed for rezoning from “I(D)” and “AGR” to “R(A)” for public housing development and provision of adjoining public road. In view of the proximity of the site to major transport network including the San Tin Highway and the planned Northern Link, a total maximum PR of 6.7 (including domestic PR of 6.5 and non-domestic PR of 0.2) and maximum building height (BH) of 185mPD is proposed. The conceptual layout of the proposed public housing development is shown at **Plan 5** and the main development parameters are summarized below:

<b>Development Site Area</b>	About 11.8 ha <sup>(1)</sup> [3.6 ha and 8.2 ha for the northern and southern portions respectively]
<b>Total Maximum PR</b>	6.7
- <b>Domestic PR</b>	- 6.5
- <b>Non-domestic PR</b>	- 0.2
<b>No. of Storeys<sup>(2)</sup></b>	about 42 – 52 storeys (including 4 storeys for non-domestic podium) at the northern portion; and 3-5 storeys for non-domestic podium at the southern portions]
<b>Maximum BH<sup>(2)</sup></b>	185mPD [both northern and southern portions]
<b>No. of Blocks</b>	16 blocks
<b>No. of Flats (about)</b>	16,300 units
<b>Population (about)</b>	About 46,000 persons
<b>Supporting Facilities<sup>(3)</sup></b>	<ul style="list-style-type: none"> <li>• Kindergarten(s)</li> <li>• Retail Facilities</li> <li>• Social Welfare Facilities<sup>(4)</sup></li> </ul>
<b>Parking and Transport Facilities</b>	<ul style="list-style-type: none"> <li>• Public Transport Interchange (PTI)<sup>(5)</sup></li> <li>• Ancillary car parking spaces and loading/unloading bays</li> </ul>
<b>Target Completion Year</b>	2031

**Notes**

- (1) The total area of the proposed “R(A)” zone is 12.68 ha which also covers the adjoining public roads and footpaths. The development site area is subject to change at the detailed design stage.
- (2) Approximate number of storeys and maximum BH to cater for additional GFA concession for promotion of Modular Integrated Construction under Joint Practice Note No. 8 promulgated in July 2022. It will also allow for provision of PTI subject to further discussion among government departments.
- (3) The actual provision of supporting facilities will be subject to confirmation by relevant government departments at the detailed design stage.
- (4) Gross floor area (GFA) equivalent to about 5% of the domestic GFA of the public housing development will be reserved for the provision of social welfare facilities. Such GFA is not included in the PR calculation. The location, type and actual provision of social welfare facilities will be subject to further coordination between Social Welfare

- Department (SWD) and the Housing Department (HD) at the detailed design stage.
- (5) Public transport and GIC facilities as required by the Government is exempted from PR calculation. Location and details of these facilities are subject to further coordination amongst relevant government departments during detailed design of the proposed development.

### **Item B – Rezoning for the proposed GIC facilities**

- 4.4 **Item B** involves a site of about 2.68 ha, which is proposed to be rezoned from “I(D)” to “Government, Institution or Community” (“G/IC”) for the development of a GIC cluster comprising a 30-classroom primary school, a divisional police station, a divisional fire station, a sports/leisure centre and a mini-soccer field to support the future population in this area (**Plan 5**). The provision details, including the exact development parameters, layout and design will be subject to further planning and assessment by relevant departments.

### **Item C – Rezoning of a site with existing buildings not included in the public housing development at Sha Po**

#### *The Site and Surroundings (Plans 1 to 4)*

- 4.5 The portion of the Site covering Item C, with an area of about 0.37 ha, is currently zoned “I(D)” and occupied by the Shum Residence (沈氏大屋) which comprises a complex of three existing buildings, namely the General House (上將府), Hip Wai House (協威樓) and Shum Ancestral Hall (沈氏家祠). These buildings, with a total floor area of about 1,900m<sup>2</sup> and a building height of one to two storeys (not more than 12m), were built around 1930s and are in relatively good conditions for domestic and ancillary ancestral hall uses. They are classified by the Antiquities and Monuments Office (AMO) of the Development Bureau as Grade II historic buildings. The surroundings are mainly temporary structures for domestic use or brownfield operations.

#### *Rezoning Proposal*

- 4.6 The site under **Item C** will be largely surrounded by the proposed GIC cluster mentioned in paragraph 4.4 above. It is proposed to rezone the site from “I(D)” to “Residential (Group C)3” (“R(C)3”) with a maximum PR of 0.5 and BH of two storeys (12m), to reflect the existing use and as-built development bulk.

## **5. Technical Assessments**

- 5.1 An EFS with technical assessment on various aspects has been conducted by CEDD on the proposed public housing development and zoning amendments as mentioned above. The EFS concludes that there is no insurmountable

technical problem for the proposed public housing development. The Final Report of the EFS is at **Attachment V**.

Traffic and Transport Aspects

- 5.2 A traffic and transport impact assessment (TTIA) has been conducted under the EFS (Section 4 at **Attachment V**) and various traffic improvement measures are proposed to ensure that adequate traffic capacity will be available to address the anticipated demand arising from the proposed public housing development. These include mainly the widening of a section of San Tam Road (from single 2-lane to single 3- to 4-lane) and a section of Fung Kat Heung Road (to 10.3m single 2-lane), the construction of a new loop road within the Site to connect with San Tam Road, and improvements to the Fairview Park Interchange ~~and~~ Au Tau Interchange (**Plan 6**) ~~and~~ **junction of Castle Peak Road – Tam Mi and San Tam Road**. Furthermore, a PTI with bus, GMB and taxi services will be provided to cater for the need of future population in this area. The location and design of the PTI will be subject to coordination amongst relevant government departments at the detailed design of the proposed development. Having regard to the findings and recommendations of the TTIA under the EFS, the Commissioner for Transport (C for T) has no in-principle objection to the proposed development.

Visual Aspect

- 5.3 The proposed public housing development with 16 residential blocks and a maximum building height of 185mPD, will inevitably result in some changes to the existing visual amenity of the neighbouring areas. According to the Landscape and Visual Impact Assessment (LVIA) conducted under EFS (Section 14 at **Attachment V**), the visual impact could be relieved by adopting proper design measures where feasible, such as variation in building height profile (from 151mPD to 183 mPD), sufficient spacing between high-rise buildings, and careful design and façade treatment of buildings to enhance visual permeability and visual relief (Table 14.3 at **Attachment V** and **Plans 7a to 7h**). With the adoption of these measures, the visual impact arising from the proposed development is considered acceptable. More detailed consideration on the required design measures will be given by HD at the detailed design stage. Based on the recommendations of the LVIA, the Chief Town Planner / Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) has no adverse comment on the proposed development.

Landscape Aspect

- 5.4 A total of 150 trees are identified within the proposed public housing site and another 1,468 trees are identified within the areas to be affected by the associated infrastructure works. Most of these trees are in poor and average conditions, with no Old and Valuable Tree nor rare/protected plant species identified.

- 5.5 To mitigate the landscape impact, 125 of the identified trees will be retained in-situ and a total of about 1,560 new trees are proposed to be planted along the roads and within the public housing site<sup>2</sup>. An overall compensatory ratio of more than 1:1 will be achieved. Furthermore, a minimum of 30% overall green coverage and local open space at a minimum of 1m<sup>2</sup> per person will be provided in the public housing development to ensure that a desirable landscape setting will be achieved in the development. Together with various landscape mitigation measures such as podium and vertical greening, no adverse landscape impact induced by the proposed development is anticipated (**Plan 8**).

#### Air Ventilation Aspect

- 5.6 According to the Air Ventilation Assessment – Expert Evaluation (AVA - EE) conducted under the EFS (Section 3 at **Attachment V**), the proposed development would be potentially blocking some winds to its immediate surrounding area. Various key design features are proposed to enhance air ventilation including building separations aligned with prevailing wind direction of at least 15m wide, building setbacks from site boundary, etc (**Plans 9 and 10**). The AVA-EE concluded that with incorporation of mitigation measures, overall no significant adverse air ventilation impact is anticipated from the proposed development on the surrounding wind environment. Other design features such as minimisation of podium bulk and adoption of permeable design for podium and carpark/PTI would be considered at the detailed design stage. It is recommended that a quantitative AVA shall be conducted to assess the effectiveness of the proposed mitigation measures to optimise the building arrangement. Where appropriate, the requirement of the mitigation measures and quantitative AVA will be incorporated in the planning brief for implementation.

#### Environmental Aspect

- 5.7 According to the Preliminary Environmental Review conducted under the EFS (Section 13 at **Attachment V**), the proposed development will not be significantly affected by vehicular emission, provided that there are sufficient buffer distances from the road kerb to the nearest air sensitive uses (20m for Primary Distributor; and 5m for Local Distributor) in accordance with Hong Kong Planning Standards and Guidelines (HKPSG). The proposed development is also not subject to adverse air quality impact from chimney emission. With proper design, operation and maintenance of ventilation systems, adverse air quality impact arising from the proposed PTI is also not anticipated.
- 5.8 To mitigate potential noise impact, suitable noise mitigation measures will be adopted for those residential blocks vulnerable to noise exceedance. Significant adverse traffic noise impact on the proposed housing

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<sup>2</sup> About 560 new trees are proposed to be planted along the roads under the EFS. The number of trees to be planted in the public housing development is subject to detailed design by Housing Department.

development is not anticipated.

- 5.9 With the implementation of appropriate mitigation measures, there are no significant adverse impacts on other environmental aspects, including water quality, waste and land contamination anticipated of the proposed development. The Director of Environmental Protection (DEP) has no adverse comment on the proposed development. More detailed assessment will be carried out at the detailed design stage to formulate appropriate mitigation measures.

#### Cultural Heritage Aspect

- 5.10 As mentioned in paragraph 4.5 above, the Shum Residence at the site under Item C comprises three Grade II historic buildings, which are excluded from the current development proposal, and will be rezoned as “R(C)3” to reflect the current domestic use and building bulk. To ensure no adverse impacts on these historic buildings will be caused by the site formation and construction works, various mitigation/preservation measures, including conducting baseline condition survey and baseline vibration impact assessment, setting buffer zone to avoid direct impact from the construction works and close monitoring during construction process, have been recommended under the EFS. In this regard, AMO has no adverse comments.

#### Other Technical Aspects

- 5.11 The EFS conducted has also covered other technical aspects including geotechnical, sewerage, drainage, water supply, etc. With the implementation of mitigation measures and improvement works proposed, the EFS concludes that the proposed development will not result in insurmountable problems in technical terms. Relevant departments, including the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD), DEP, Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD), Chief Engineer/Construction, Water Supplies Department (CE/C of WSD), etc. have no adverse comments on the proposed development.

## **6. Provision of GIC Facilities and Open Space**

- 6.1 Taking into account the proposed public housing development and other committed developments in the area, the planned provision of GIC facilities in Kam Tin North area and Yuen Long District is largely sufficient as shown in **Attachments VI and VII**. There will be shortfalls in the provision of district open space (-3.94 ha), recreation facilities and primary schools (-80 classrooms) in Kam Tin North area, which could be absorbed by the surplus in the planned provision in Yuen Long District (+19.68 ha of district open space and +183 classrooms of primary school). Nevertheless, as majority



of the population in Kam Tin area will be residing in the subject public housing development, their demand for open space will be addressed by the sports/leisure centre and mini-soccer field in the adjoining GIC cluster. There will also be shortfalls in the planned provision of some other facilities, such as secondary schools and hospital beds, which will be monitored and addressed by the relevant government departments / authorities on a wider district, regional or territorial basis.

- 6.2 According to the latest standards for the provision of social welfare facilities under HKPSG, there will be shortfalls in rehabilitation facilities, child care centre, community care services facilities and residential care homes in Kam Tin North area. In this regard, it should be noted that the HKPSG standards for these facilities are long term goals and the provision would be addressed by Social Welfare Department (SWD) on a wider district basis, having regard to a number of factors including the distribution of facilities, land supply and service demand as a result of population growth and demographic changes. PlanD, SWD and other concerned departments will work closely together to ensure that additional GIC facilities as required will be included in the planned GIC and residential developments in Kam Tin North area and Yuen Long District. Opportunity has also been taken to reserve accommodation for appropriate social welfare facilities in the proposed public housing site. In accordance with the relevant government policy, a floor area equivalent to not less than 5% of the domestic GFA will be provided within the proposed public housing development for the provision of social welfare facilities as mentioned in paragraph 4.3 above. This will help address the requirement for social welfare provision. The types and actual provision will be worked out in due course at detailed design stage.

## **7. Proposed Amendments to the Matters shown on the OZP**

The proposed amendments as shown on the draft Kam Tin North OZP No. S/YL-KTN/9A (**Attachment II**) are as follows:

- (a) **Item A** (about 12.68 ha)

Rezoning of two areas at Mo Fan Heung and Fung Kat Heung from “I(D)” and “AGR” to “R(A)” with a maximum BH of 185mPD.

- (b) **Item B** (about 2.62ha)

Rezoning of an area to the south of Fung Kat Heung Road from “I(D)” to “G/IC”.

- (c) **Item C** (about 0.37 ha)

Rezoning an area covering the Shum Residence at Fung Kat Heung from “I(D)” to “R(C)3” with a maximum BH of 2 storeys.

## **8. Proposed Amendments to the Notes of the OZP**

- 8.1 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in '~~crossed-out~~') are at **Attachment III** for Members' consideration. The proposed amendments are summarised as follows:

### "R(A)" zone

In relation to **Item A** as mentioned in paragraph 4.3 above, the Notes and the Remarks for "R(A)" zone of the OZP will be added to incorporate the development restrictions for the "R(A)" zone with a maximum PR of 6.7 and a maximum BH of 185 mPD. In determining the maximum PR for the purpose of "R(A)" zone on the OZP, any floor space that is constructed or intended for use solely as public transport facilities and GIC facilities, as required by the Government, may be disregarded.

### "R(C)3" zone

In relation to **Item C** as mentioned in paragraph 4.6 above, the Notes and the Remarks for "R(C)3" zone of the OZP will be added to incorporate the development restrictions for the "R(C)3" zone with a total maximum PR of 0.5 and a maximum BH of 2 storeys (12m).

### Technical Amendments

- 8.2 Opportunity is taken to incorporate some technical and textual amendments in the Notes of the OZP, including mainly (i) updating to the Notes for CDA", "Residential (Group B)", "Residential (Group D)", "Residential (Group E)", "V" and "G/IC" zones to effectuate the Board's decision on 28.12.2018 to subsume 'Market' use under 'Shop and Services' use in the Master Schedule of Notes to Statutory Plans; and (ii) updating the Remarks in the Notes for "CA" and "CA(1)" zones to effectuate the Board's decision on 6.8.2021 to exempt diversion of stream/excavation/land filling in association with public works co-ordinated or implemented by Government and maintenance or repair works/or rebuilding works to be exempted from the requirement of planning application.

## **9. Revision to the Explanatory Statement (ES) of the OZP**

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in '~~crossed-out~~') are at **Attachment IV** for Members' consideration.

## **10. Plan Number**

Upon exhibition for public inspection, the Plan will be renumbered as S/YL-KTN/10.

## **11. Consultation**

### ***Consultation with the Yuen Long District Council (YLDC) and the Kam Tin Rural Committee (KTRC)***

- 11.1 On 21.10.2022 and 25.10.2022, PlanD, HD and CEDD jointly consulted KTRC and YLDC respectively on the proposed OZP amendments and the related public housing development and infrastructural works.
- 11.2 Both YLDC and KTRC were not supportive of the proposed amendments to the OZP for the public housing and GIC developments. Their main concerns are summarized below:
- (a) the proposed public housing development would generate additional population and traffic trips, and would aggravate the congestion problem currently encountered in various major road links and junctions in Yuen Long. The mitigation measures proposed in the EFS are too piecemeal and may not be adequate to resolve the problem. A more comprehensive approach should be adopted in addressing the issue;
  - (b) the proposed development would involve clearance of existing residents and brownfield businesses that have been living and operating in the area for a long time. In the lack of proper rehousing and reprovisioning arrangements, the livelihood and job opportunity for the affected residents, operators and their employees will be gravely affected; and
  - (c) the feasibility and merits of the proposed development should be assessed in a comprehensive manner taking into account other developments in Yuen Long district to ensure that all infrastructural and technical issues will be duly resolved holistically.

### **Responses from Relevant Government Departments**

- 11.3 Regarding the concern on adverse traffic impact arising from the proposed development, the findings and recommendations of the TTIA summarized in paragraph 5.2 above are relevant. The proposed development is acceptable from traffic point of view with the implementation of the proposed traffic improvement works. As announced in the Policy Address 2022, other strategic railways and road networks such as the Northern Metropolis Highway and Central Rail Link will also improve the traffic conditions of

Yuen Long in the long-term.

- 11.4 For the clearance of existing domestic dwellings / structures and brownfield operations, there are established mechanisms on the rehousing, compensation and ex-gratia allowance arrangements to assist those affected. The Lands Department (LandsD) will instigate the relevant arrangement once the scope of clearance is confirmed. For those operators who wish to continue their business in other areas, PlanD and LandsD will also offer assistance and facilitation through administrative means such as giving information on suitable relocation sites, offering advice to facilitate submission of planning applications if necessary, prioritizing the processing of short term waiver applications, restricted tendering of government sites by way of short term tenancy, etc.
- 11.5 Making use of the brownfield sites for housing development is generally supported by the public as a priority source of housing land supply. As explained in paragraph 3.2 above, the subject Site is shortlisted amongst 1,579 ha of brownfield sites in the territory, after an assessment of its development potential and having regard to a host of planning considerations. The feasibility of the proposed development has also been assessed under the EFS taking into account all known planned / committed developments in the vicinity which concluded that no insurmountable problem will be caused by the proposed development on Kam Tin area and Yuen Long District as a whole.

#### ***Departmental Consultation***

- 11.6 The proposed amendments have been circulated to relevant bureaux/departments for comment. Comments from relevant bureaux/departments have been incorporated into the above paragraphs, where appropriate. The following bureaux/departments have no objection to/no comment on the proposed amendments:
- (a) Secretary for Education;
  - (b) Secretary for Development;
  - (c) Secretary for Transport and Logistics;
  - (d) AMO, Development Bureau;
  - (e) District Land Officer/Yuen Long, Lands Department;
  - (f) Chief Building Surveyor/New Territories West, Buildings Department;
  - (g) C for T;
  - (h) Chief Highway Engineer/New Territories West, HyD;
  - (i) CE/MN, DSD;
  - (j) CE/C, WSD;
  - (k) Director of Fire Services;
  - (l) Director of Food and Environmental Hygiene;
  - (m) DEP;
  - (n) Project Manager (West), CEDD;
  - (o) Project Team Leader/Housing Projects 1, CEDD;
  - (p) Chief Engineer/ Housing Projects 3, CEDD;

- (q) Head of GEO, CEDD;
- (r) Chief Engineer/ Railway Development Office, HyD
- (s) Director of Electrical and Mechanical Services;
- (t) Director of Leisure and Cultural Services;
- (u) Director of Social Welfare;
- (v) District Officer (Yuen Long), Home Affairs Department;
- (w) Government Property Administrator;
- (x) Director of Health;
- (y) Director of Housing;
- (z) Commissioner of Police;
- (aa) Director-General of Trade and Industry; and
- (bb) CTP/UD&L, PlanD.

11.7 Director of Agriculture, Fisheries and Conservation advises that the Site possesses potential for agricultural rehabilitation for activities such as open-field cultivation, greenhouses, plant nurseries etc. In this regard, it should be noted that the proposed rezoning is to carry forward the government's policy initiative to optimize development potential of brownfield sites for enhancing housing supply. As mentioned in paragraph 3.2 above, the Site was identified under the Brownfield Study completed by PlanD in 2019 as one of the brownfield clusters with high potential for public housing development, in view of its proximity to existing new town and major highways and other relevant planning considerations, and in consultation with relevant government departments. It has been occupied by brownfield operations for years with no existing agricultural activities, and majority of it falls within the "I(D)" zone. The area currently under "AGR" zone is only about 2.52 ha (also occupied by brownfield operations with no existing agricultural activities), which is insignificant compared with the remaining 227.17 ha of "AGR" zone in Kam Tin North area upon the proposed rezoning. Furthermore, the proposed public housing development on the Site will not affect any existing agricultural activities nor the potential of agricultural rehabilitation of the land within the remaining "AGR" zone. It is considered that the proposed rezoning has struck a reasonable balance between the needs for agricultural rehabilitation and enhancing land supply to meet the pressing housing and social needs of the community.

### ***Public Consultation***

11.8 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/YL-KTN/10 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The YLDC and KTRC will be informed on the amendments during the exhibition period of the draft OZP.

## **12. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Kam Tin North OZP No. S/YL-KTN/9 and that the draft Kam Tin North OZP No. S/YL-KTN/9A at **Attachment II** (to be renumbered to S/YL-KTN/10 upon exhibition) and its Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Kam Tin North OZP No. S/YL-KTN/10 as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

### **13. Attachments**

<b>Attachment I</b>	Approved Kam Tin North OZP No. S/YL-KTN/9 (reduced size)
<b>Attachment II</b>	Draft Kam Tin North OZP No. S/YL-KTN/9A
<b>Attachment III</b>	Notes of the Draft Kam Tin North OZP No. S/YL-KTN/9A
<b>Attachment IV</b>	Explanatory Statement of the Draft Kam Tin North OZP No. S/YL-KTN/9A
<b>Attachment V</b>	Final Report of the Study
<b>Attachment VI</b>	Provision of Open Space and Major GIC facilities in the Kam Tin North OZP
<b>Attachment VII</b>	Provision of Open Space and Major GIC facilities in the Yuen Long District
<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Site Plan
<b>Plan 3</b>	Aerial Photo
<b>Plans 4a to 4e</b>	Site Photos
<b>Plan 5</b>	Indicative Layout for Proposed Development
<b>Plan 6</b>	Proposed Traffic Improvement Works
<b>Plans 7a to 7j</b>	Photomontages
<b>Plan 8</b>	Landscape Concept Plan
<b>Plan 9</b>	Building Separation Plan
<b>Plans 10a to 10f</b>	Prevailing Wind Flow and Proposed Air Ventilation Mitigation Measures

**PLANNING DEPARTMENT**  
**DECEMBER 2022**