

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

**RNTPC Paper No. 6/22**

**For Consideration by  
the Rural and New Town Planning Committee on 23.9.2022**

**PROPOSED AMENDMENTS TO  
THE APPROVED KWU TUNG NORTH  
OUTLINE ZONING PLAN NO. S/KTN/2**

**Proposed Amendments to the Approved Kwu Tung North  
Outline Zoning Plan No. S/KTN/2**

**1. Purpose**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Kwu Tung North (KTN) Outline Zoning Plan (OZP) No. S/KTN/2, as shown on the draft OZP No. S/KTN/2A (**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) (**Attachment IV**) of the draft OZP 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**

On 16.6.2015, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft KTN OZP which was subsequently renumbered as S/KTN/2 (**Attachment I**). On 31.5.2022, the CE in C referred the approved KTN OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

**3. Background**

- 3.1 The KTN NDA is being implemented in two phases - the First Phase and the Remaining Phase developments. General layout of the First Phase and Remaining Phase developments is in **Attachment VI**. The construction of the First Phase development was commenced in September 2019 and the detailed design of the Remaining Phase development was started in December 2019 by CEDD and is going to complete shortly.
- 3.2 When detailed design study proceeds, the Policy Address 2021 announced in October 2021 the Northern Metropolis Development Strategy (NMDS) which recommends, amongst others, the rezoning of about 3 ha of land in the Remaining Phase development of KTN NDA from business and technology (B&T) use, which is innovation & technology (I&T) related, to residential use for providing over 1,000 flats as a result of shifting land use function of some planned B&T land in the KTN east to the San Tin Technopole to create greater clustering effect for the I&T industry.

- 3.3 In light of the recommendations of NMDS, the Government has also re-visited the planning for the KTN NDA to explore how best to complement with the development position of the expanded KTN NDA and Northern Metropolis. In this connection, the statutory building height restrictions (BHR) of three “Government, Institution or Community” (“G/IC”) sites are proposed to be relaxed to increase the provision of public facilities, including government office (GO), hospital and police facilities, to serve the NDA and wider areas.
- 3.4 To accommodate the new and intensified developments in the NDA, the Government has also reviewed the planned road network and some refinements or upgrading would be necessary. While the gazette of road works for supporting the Remaining Phase development of the NDA is also planned to be carried out under the Roads Ordinance in Q3 2022, corresponding changes to some of the land use zonings would be necessary.
- 3.5 On 1.6.2022, the Board partially agreed to the s.12A application No. Y/KTN/2 for rezoning a site near Yin Kong village to the south east of the NDA from “Comprehensive Development Area” (“CDA”) to residential zonings to facilitate the proposed residential development. The proposed amendments to the OZP are to take forward the partially agreed s.12A application.

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

##### **Amendment Items A1 and B1 - Rezoning of B&T land for residential use (Plans 1a, 2a and 3a)**

- 4.1 The 3ha B&T land recommended in the NMDS for residential use is located in the eastern part of the NDA at Areas 32 and 34 which are currently zoned “Other Specified Uses” annotated “B&T Park” (“OU(BTP)”) and “OU(BTP)1” respectively. The two sites both abut Sheung Yue River and close to the planned Long Valley Nature Park (under implementation) and Yin Kong Village to the east/southeast. The area to their north is planned for medium-density private residential use under the “Residential (Group B)” (“R(B)”) zoning with a maximum plot ratio (PR) of 3.5 and BHR of 75/90mPD. In view of the surrounding planning context, it is proposed to rezone the site in Area 32 (about 2ha) (**Item A1**) and the site in Area 34 (about 0.94ha) (**Item B1**) to “R(B)1” (**Plans 1a and 2a**) for private residential development. Their residual peripheral strips of land are proposed to be rezoned to other zonings under **Item A2** from “OU(BTP)” or “OU(A)” to ‘Road’ (about 1,680m<sup>2</sup>) to follow the latest road layout, and **Item B2** from mainly “OU(BTP)1” and “G/IC” to “Open Space” (“O”) (about 365m<sup>2</sup>) to reflect the existing condition.
- 4.2 In line with the Government's policy in 2014 to allow intensification of development intensity of private housing sites by 20% subject to availability of infrastructural capacities, environmental and other technical constraints as well as urban design considerations, a PR of 4.2 is proposed for the two “R(B)1” sites (**Items A1 and B1**), i.e. increase in 20% on top of the PR of 3.5 of the existing “R(B)” sites in the vicinity of the sites. It is estimated that a total of about 1,760 flats would be provided. For BHR, having considered the BHR of 75/90mPD for the “R(B)” sites to the north, and the location of the two sites being close to Sheung Yue River and the planned

Long Valley Nature Park (**Plan 1a**) as well as the concern of Agriculture, Fisheries and Conservation Department (AFCD) on possible disturbance to the Nature Park, a BHR of 75mPD is proposed for Area 32 (**Item A1**) whereas a BHR of 70mPD is proposed for Area 34 (**Item B1**). The proposed PR and BHR are feasible as demonstrated by various technical assessments (**Attachment VIII**) conducted under CEDD's detailed design study. The requirement of AFCD for provision of mitigation measures in the future developments to minimize light/glare impacts to the Nature Park is incorporated in the ES of the draft OZP for the proposed "R(B)1" zone (**Attachment IV**).

Amendment Item C - Relaxation of BHR of government office/community complex (Plans 1b, 2b and 3b)

- 4.3 **Item C** involves a site at Area 29 to the south of Road L1 (**Plan 1b**) which is in the First Phase of the KTN development. The whole Area 29 with existing BHR of 8/10 storeys located near the town centre is planned as a hub of civic activities and social services. In addition to the Multi-welfare Services Complex (under construction) at the western portion, Area 29 was also reserved for provision of two primary and one secondary schools at the northern portion and other G/IC facilities at the southern portion. The Education Bureau (EDB) has advised that one primary school site is no longer required. Upon relocation of the proposed secondary school site to the south-western portion of Area 29 fronting Castle Peak Road (**Plan 2b**), the eastern portion of Area 29 (the site of about 2.1ha under **Item C**) has been identified for development of a GO/community complex to accommodate a major GO building to support the development of the Northern Metropolis as well as the originally planned sports and community facilities, including a community hall, a sports centre, a library, a post office, a kindergarten and social welfare facilities, to serve the residents. To accommodate the government complex, there is a need to relax the BHR of this "G/IC" site. Considering the BHR/agreed BH of the residential developments to the north of the site ranging from 120mPD to 151mPD (**Plan 2b**), the BHR for **Item C** is proposed to be revised from 8/10 storeys to 130mPD, which is compatible to the planned developments to the north.

Amendment Items D1 and D2 - Relaxation of BHR of the hospital site and associated rezoning (Plans 1b, 2b and 3b)

- 4.4 **Item D1** involves another "G/IC" site (existing BHR of 10 storeys) of about 4ha at Area 28 in the First Phase of the NDA (**Plan 1b**). It is reserved for the development of a public hospital. The Health Bureau has recently reviewed their development plan and proposed to expand the capacity of the hospital from about 1,000 beds to 1,600 beds. Considering the BHR of 135mPD of planned residential development at northern side and the proposed BHR of 130mPD of the proposed GO and community complex at eastern side (**Plan 2b**), the BHR of the hospital site is proposed to be revised from 10 storeys to 130mPD (**Item D1**).
- 4.5 In addition, to cater for the expanded capacity of the hospital, the hospital site is proposed to be enlarged by including the adjoining strip of land (about 3,440m<sup>2</sup>) originally planned as an amenity area. Hence, it is proposed to rezone the strip of land from "OU(Amenity Area)" ("OU(A)") to "G/IC" (**Item D2**) subject to the same BHR of 130mPD as the hospital site. As a result, the whole hospital site will be

enlarged to an area of about 4.35ha.

Amendment Items E1 and E2 - Relaxation of BHR of the police site and associated rezoning (Plans 1b, 2b and 3c)

- 4.6 **Item E1** involves a site (about 2.27ha) at the south-western portion of the “G/IC(2)” site at Area 9 with BHR of 20 storeys (**Plan 1b**). It is planned for the Police’s district headquarters with associated married staff quarters and a divisional police station. The Police has proposed to relax the BHR for this site to provide more quarter units to address the demand. Taking into account of the BHR of 135mPD and 151mPD of the planned public housing sites to the east and south (**Plan 2b**), and the proposed BHR of 130mPD at eastern portion of Planning Area 29 (**Item C**) and Planning Area 28 (**Item D**), the BHR of the police site is proposed to be revised from 20 storeys to 130mPD (**Item E1**) to allow more flexibility for future development.
- 4.7 Furthermore, the police site is also slightly enlarged due to the slight shifting of the adjoining Planned Road P1. A strip of land of about 980m<sup>2</sup> is proposed to be rezoned from ‘Road’ area to “G/IC(2)” (**Item E2**) subject to the same BHR of 130mPD as the police site.

Amendment Items F1 and F2 - Amendments relating to other public facilities (Plans 1a, 2a and 3a)

- 4.8 The KTN Sewage Pumping Station (SPS) at Area 35 within a site zoned “OU(SPS)” is under construction (**Plan 2a**). EPD plans to expand the SPS to serve the future population. To facilitate its expansion, a small piece of land (about 870m<sup>2</sup>) (**Item F1**) (**Plans 2a and 3a**) to the immediate west of the SPS is proposed to be rezoned from “G/IC” to “OU(SPS)”.
- 4.9 To the immediate north of the SPS is an above-ground structure of East Rail Spur Line which is mainly zoned “OU” annotated “Railway Associated Facilities” (“OU(RAF)”). To reflect the existing vesting order boundary of the facility, two small pieces of land (about 705m<sup>2</sup>) (**Item F2**) currently zoned “G/IC”, “OU(SPS)” or “O”, which is within the vested land of the facility, is proposed to be rezoned to “OU(RAF)”.

Amendment Items G1 and G2 - Amendments arising from the partially agreed s.12A application (Plans 1a, 2c and 3d)

- 4.10 On 1.6.2022, the RNTPC partially agreed to the s.12A application No. Y/KTN/2 for rezoning the application site at Yin Kong to “R(B)2” (southern portion) and “R(C)1” (northern portion) with respective development restrictions proposed by the applicant subject to preservation of the whole Enchi Lodge (i.e. Main Building and Ancillary Block), which is a Grade 2 historic building, under the Notes for the “R(B)2” zone. The Master Layout Plan submitted by the application is at **Attachment VII** for reference. For members’ reference, as “R(B)1” zoning is already used under Items A1 and B1 above, a different sub-zone (i.e. “R(B)2”) is proposed for this s.12A site as these sites are subject to different development restrictions.

- 4.11 Having consulted the Antiquities and Monument Office (AMO), the boundary of the proposed “R(B)2” zone (about 0.680.7ha) is proposed to cover the whole Ancillary Block of Enchi Lodge (**Item G1**) (**Plan 2c**). A maximum PR of 3 and BHR of 55mPD is proposed for the “R(B)2” zone in accordance with the partially agreed s.12A application. The northern portion of the “CDA” site is proposed to be rezoned to “R(C)1” (about 0.86ha) with a maximum PR of 1.1 and BHR of 3 storeys (8.23m) (**Item G2**). The requirement for preservation of Enchi Lodge is incorporated in the Notes for the “R(B)2” zone at **Attachment III**. As required by AMO, a Conservation Management Plan should be devised and implemented to properly manage changes of uses and conservation of the Enchi Lodge and the requirement is stated in the ES of the draft OZP (**Attachment IV**) for the “R(B)2” zone. In addition, as the site is close to the planned Long Valley Nature Park, the requirement of AFCD for provision of mitigation measures in the future developments to minimize light/glare impacts to the Nature Park is also incorporated the ES for the “R(B)2” zone.

Amendment Items H, J, K, L and M - Amendments arising from the revised road design (Plans 1a to 1c, 2a to 2e)

- 4.12 Under CEDD’s detailed design study, some junction/road sections of the planned road network are revised and scheduled for gazette under the Roads Ordinance in Q3 2022. Besides, Yin Kong Road in the KTN First Phase project under construction is also slightly revised. The major revised road design are reflected on the OZP and the corresponding amendment are proposed as follows:

Item	Original Zoning	Proposed Zoning	No. of Site (Total Area)
<b>Revised alignment of Arising from authorised revised Yin Kong Road (Plan 2c)</b>			
H1 to H3	“CDA”, “V”, “O”, “OU(Nature Park)”	‘Road’	5 (about 1,300m <sup>2</sup> )
H4I	‘Road’	“OU(Nature Park)”	1 (about 220320m <sup>2</sup> )
H52	“OU(A)”, ‘Road’	“O”	3 (about 890m <sup>2</sup> )
<b>Kwu Tung Interchange changing from roundabout to slip road design (Plan 2c)</b>			
<b>Shifting of “OU(Petrol Filling Station)” (“OU(PFS)”) and “G/IC” sites</b>			
J1	“OU(PFS)”, “G/IC”, “OU(BTP)”, “O”	‘Road’, “OU(A)” (with elevated road above)	6 (about 1,090m <sup>2</sup> ) <b>2 pieces of land to various zones:</b> <b>(about 1,060m<sup>2</sup>)</b>
	“G/IC”/ “OU(PFS)”	“O”/ “OU(BTP)”	(about 6090m <sup>2</sup> )
J2	“OU(BTP)”, “OU(A)”	“OU(PFS)”	1 (about 460m <sup>2</sup> )
J3	“O”	“G/IC”	1 (about 850m <sup>2</sup> ) <sup>#</sup>
<b>Extension of Road L4 (Plan 2a)</b>			
K1	“R(B)”, “O”	‘Road’	1 (about 3,370m <sup>2</sup> )
K2	“R(B)”, “O”, ‘Road’	“V”, “V(1)”	1 (about 1,995m <sup>2</sup> )
	‘Road’	“O”	1 (about 120m <sup>2</sup> )

Revised alignment of Ho Sheung Heung Road mainly to follow existing road alignment ( <b>Plan 2d</b> )			
L1	'Road'	"O"	1 (about 620m <sup>2</sup> )
L2	"R(B)", "O"	'Road'	1 (about 1,040m <sup>2</sup> )
Revised vehicular access to the "G/IC" site at Area 27 ( <b>Plan 2e</b> )			
M1	'Road'	"GB"	1 (about 330m <sup>2</sup> )
M2	'Road'	"G/IC"	1 (about 1,080m <sup>2</sup> )
M3	"G/IC"	'Road'	1 (about 1,840m <sup>2</sup> )

<sup>#</sup>The site of Item J3 is reserved for the vegetable marketing co-operative societies. It is enlarged to meet the latest land requirement of the facilities.

#### Minor Zoning Boundary Adjustment

- 4.13 Opportunity is taken to incorporate minor zoning boundary adjustments to some zones on the OZP mainly to align the zoning boundary to the adjoining road. These adjustments would not have any material implications on the land use zoning.

### **5. Intensification of Planned Housing Sites in Remaining Phase**

In addition to the two newly proposed housing sites under **Items A1** and **B1**, in order to increase flat supply, the Government has reviewed the development intensity of the planned housing sites in the Remaining Phase. In accordance with the existing policy, the planned public and private housing sites will be relaxed by 30% and 20% respectively from the maximum plot ratio in the OZP. CEDD has submitted the s.16 application (No. A/KTN/93) for minor relaxation of plot ratio and/or building height restrictions of these housing sites which would be considered by the Committee at this meeting. With the above rezoning and intensification proposals, the total new flat and new population in the KTN NDA are estimated to be about 49,900 flats and 131,600 persons. Within the KTN OZP area, there are existing village settlements not to be affected by the NDA project. Therefore, the total planned population in the KTN OZP area is estimated to be about 139,700 persons.

### **6. Technical Assessments**

- 6.1 In the detailed design study, CEDD has conducted various technical assessments on the proposed OZP amendments mentioned in paragraph 4 and the proposed intensification of the housing sites mentioned in paragraph 5 above, i.e. the proposed developments. These assessments have assessed the overall impact of the proposed developments in the KTN NDA. As demonstrated in the technical assessments prepared by CEDD (**Attachment VIII**), the proposed developments would not generate unacceptable impact or insurmountable problems. No adverse comments are received upon departmental circulation. The proposed OZP amendments are technically acceptable. Findings of some major assessments are summarized as follows:

## Traffic and Transport

- 6.2 With the proposed improvement schemes to the planned road junctions, the Traffic and Transport Impact Assessment (TTIA) Review (Appendix A in Attachment VIII) has demonstrated that the performance of road junctions within KTN NDA, in general, will be acceptable and the traffic condition at major road links near the NDA, in general, will be at a manageable degree. Public transport plan for KTN NDA in 2026, 2031 and 2036 has been reviewed taking into account of target commissioning years of Kwu Tung Station and Northern Link. The proposed public transport facilities, including the public transport terminus/public transport interchanges at KTN NDA, will be able to cater for the additional population from the proposed developments, providing adequate public transport services both within KTN NDA and for accessing the external areas. The pedestrian and cycle track network will be well connected within KTN NDA and also to the existing networks, and will be able to take on the additional population. Thus, it is considered that the proposed developments are technically feasible from the traffic and transport point of view.

## Environment

- 6.3 The Environmental Assessment (Appendix E in Attachment VIII) demonstrates that the proposals are acceptable in terms of air quality and traffic noise aspects. Sufficient separation distance(s) between the residential building blocks and the nearby roads have been adopted in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). With the implementation of proposed at-source and at-receiver end traffic noise mitigation measures, the predicted traffic noise levels at all of the residential sensitive uses would comply with the stipulated noise criterion of 70 dB(A), and there would be no adverse traffic noise impact at these sensitive uses.

## Ecological

- 6.4 An Ecological Impact Assessment (within Appendix E in Attachment VIII) was conducted for the rezoning of Areas 32 and 34 under Items A1 and B1 from B&TP use to residential use. The increase in building height would potentially lead to bird collision disturbance on flight line, as well as additional light and glare impact. Other impacts including direct habitat and vegetation loss and other disturbance impacts (e.g. noise, dust, increase human activities) are anticipated to be similar to those under the previous “OU(BTP)” zoning. Given that the sites and adjacent area were not considered as important habitats to wildlife, these impacts are anticipated to be minor. Mitigation measures, such as careful design of glass features on buildings, night-time lighting control, and proper lighting control measures, potential ecological impacts should be implemented to minimize potential ecological impacts.

## Sewerage

- 6.5 The Sewerage Impact Assessment (Appendix B in Attachment VIII) anticipates that the proposed additional population will have no adverse impact on the Shek Wu Hui Sewage Treatment Works. EPD has advised that the sewage generated from KTN NDA is within the catchment of Shek Wu Hui Sewage Treatment Works, which is being upgraded, and that sufficient capacity will be timely provided in phase to



accommodate all existing and planned developments within its catchment.

### Visual

- 6.6 A Visual Impact Assessment (Appendix F in Attachment VIII) was conducted to assess the impact on the spatial visual relationship between the proposed developments and the surrounding context. The proposed developments are perceived as visually compatible with the existing and planned urban context of the area. The holistic building profile at the NDA is still respected. There would inevitably be minor changes in visual composition, visual obstruction and permeability, visual effect on the adjacent visual sensitive receivers. However, in general, there would not be any discernible effect on visual resources. As a whole, the proposed changes would not result in significant visual impacts. The changes in overall visual impact are considered acceptable as demonstrate in the VIA and the photomontages (**Plans 4a to 4d**).

### Landscape

- 6.7 As shown in the Landscape Impact Assessment (Appendix G in Attachment VIII), the existing landscape resources within the OZP amendment sites, i.e. water course, marsh/wetland, lowland, agricultural land, open space/recreational area and urban development area, will be impacted by the site formation works already planned for these sites based on the land use on the current OZP. The proposed amendments to these sites are considered to have no additional landscape impact on the landscape resources, and would not alter the overall landscape character of the KTN NDA. The landscape impact is considered as negligible. Mitigation measures such as slope landscaping, vertical greening, green roof provision, screen planting, screen hoarding, aesthetical design of building, open space provision and compensatory planting, are proposed to mitigate the impact and enhance the landscape and visual amenity. With implementation of the mitigation measures, the corresponding residual landscape impacts are considered as slight during construction stage and will be further reduced to insubstantial at operation stage.

### Air Ventilation

- 6.8 A quantitative Air Ventilation Assessment – Initial Study (the AVA) (Appendix H of Attachment VIII) has been conducted to assess the wind performance of the proposed developments under the OZP amendments as well as the proposed intensification of housing sites. Two scenarios, i.e. the Base Scenario (before amendment) and the Proposed Scenario (after amendment) have been conducted based on the indicative layouts with the established air ventilation measures maintained, e.g. breezeway/ air paths, non-building areas (NBAs), podium-free design for pure residential site, etc. The annual prevailing winds at KTN NDA are mainly dominated by winds coming from E, ENE, N directions, while majority of the summer winds are from E, S, SW and WSW directions. The AVA shows that the Proposed Scenario is considered to have slightly improved wind environment to the Base Scenario in terms of air ventilation performance in the vicinity of the sites under annual prevailing wind directions. The Proposed Scenario has maintained a similar wind environment with the Base Scenario under the major annual wind directions, and performs better than the Base Scenario along the site boundaries

during the summer seasons. The summer wind environment would not exhibit declination under the Proposed Scenario as compared to the Base Scenario.

- 6.9 The Proposed Scenario is able to maintain the air ventilation performance at the pedestrian level within the sites and around their immediate vicinity as compared to that of the Base Scenario under the identified prevailing annual and summer wind directions. A district-wise decline in wind environment within the KTN NDA is not anticipated after the proposed OZP amendments.

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

- 7.1 As mentioned in paragraph 5, the planned population of the KTN NDA would be about 139,700 persons. As shown in **Attachment IX**, the planned provision for open space and GIC facilities in KTN NDA are generally adequate to meet the demand in accordance with the requirements of HKPSG and relevant government departments except the following.
- 7.2 Although there are shortfalls in kindergarten, the Education Bureau has advised that given their latest estimation, the planned provision in KTN NDA would be adequate to serve the planned population.
- 7.3 According to the population-based planning standards for elderly services and child care centre recently incorporated into the HKPSG, there will be shortfalls in child care centre, neighbourhood elderly centre, community care services facilities and rehabilitation services. In applying the standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. During the detailed design study, Social Welfare Department (SWD) has been consulted and all the social welfare facilities proposed by SWD are already reserved in the planned public housing sites or GIC developments in KTN NDA. In 2020 Policy Address, there is a policy to reserve floor space equivalent to 5% of the domestic GFA in public housing developments for social welfare facilities. Currently, there are still spare reserved social welfare floor space in some public housing sites for accommodating additional social welfare facilities if requested by SWD. Planning Department (PlanD) and concerned departments will work closely together to monitor the situation.

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

A list of the proposed amendments shown on the draft KTN OZP at Attachment II is at **Attachment V**.

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

- 9.1 The following proposed amendments have been incorporated in the draft Notes for the relevant zones at **Attachment III** with addition in ***bold and italics*** and deletion

in ~~crossed-out~~ for Members' consideration.

Deletion of the Notes for "CDA" zone

- 9.2 In relation to **Amendment Items G1 and G2** as mentioned in paragraphs 4.10 and 4.11 above, the Notes for "CDA" zone is proposed to be deleted.

"R(B)" zone

- 9.3 In relation to **Amendment Items A1, B1 and G1** as mentioned in paragraphs 4.1 and 4.11 above, the Remarks of the Notes for "R(B)" zone are proposed to be revised to incorporate the development restrictions of the "R(B)1" and "R(B)2" zones.

"R(C)" zone

- 9.4 In relation to **Amendment Item G2** as mentioned in paragraph 4.11 above, the Remarks of the "R(C)" zone are proposed to be revised to incorporate the development restrictions of "R(C)1" zone.

"OU(BTP)" zone

- 9.5 In relation to **Amendment Item B1** as mentioned in paragraph 4.1, the Notes for "OU(BTP)" zone and its Remarks are proposed to be revised to delete the wording relating to the "OU(BTP)1" zone.

Technical Amendments

- 9.6 To align with the revised Master Schedule of Notes agreed by the Board on 28.12.2018, technical amendments are proposed to the Notes for "R(A)", "R(B)", "V", "OU" annotated "Commercial/Residential Development with Public Transport Interchange", "OU" annotated "Mixed Use" and "G/IC" zones to reflect 'Market' as a use subsumed under 'Shop and Services'.

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

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. 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. 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.

**11. Plan Number**

Upon exhibition for public inspection, the Plan will be renumbered as S/KTN/3.

**12. Consultation**

Consultation with North District Council (NDC) and Sheung Shui District Rural Committee (SSDRC)

- 12.1 The SSDRC and NDC were consulted on 14.7.2022 and 26.7.2022 respectively on

the proposed OZP amendments.

- 12.2 The SSDRC did not raise any specific comment on the proposed amendments in KTN NDA. Nevertheless, some general concerns were raised, including adequacy of recreational facilities, reprovisioning of affected existing brownfield operations, and early implementation of sewerage system in village areas.
- 12.3 In NDC consultation, the discussion generally focused on Items A1 and B1 to rezone the two sites from “OU(BTP)” to “R(B)1” for residential use. A few members raised concerns that shifting the high-tech function to San Tin Technopole (which is in Yuen Long District) would deplete the high-tech job opportunities in North District. They also concerned about the planned public transport connection from KTN NDA to the future San Tin Technopole. There were also concerns on the reprovisioning arrangement for the affected business operations. A member has reservation to Items G1 and G2 as the villagers at Yin Kong raised objection to the s.12A application. Although members did not raise any question on other amendment items, the NDC agreed to object to the proposed amendments to the KTN OZP.
- 12.4 For SSDRC’s general concerns, recreational facilities are planned in accordance with the HKPSG; the Government has established policy in respect of the compensation to the affected business operations; and sewerage system in village areas is being planned and implemented by concerned government departments.
- 12.5 For NDC’s views, the proposed rezoning of about 3ha I&T land in KTN for residential use is one of the recommendations of NMDS to shift the I&T land use function of these sites to San Tin Technopole. The NMDS covers both the North and Yuen Long Districts. Both the KTN NDA and San Tin Technopole will be served by Northern Link. To achieve a better home-job balance, the NMDS estimated that the overall number of jobs in NMDS would be around 650,000 jobs. For KTN NDA, in order to provide more job opportunity, the Government has proposed to build a government offices in Area 29, i.e. Item C above, which is the Government’s initiative to take the lead to relocate more jobs to the Northern Metropolis. Besides, the expanded capacity of the planned hospital would also provide more jobs in KTN. Rezoning the two B&T sites for residential use could provide more flats in the short term.
- 12.6 Regarding Items G1 and G2, the public comments on the s.12A application were submitted to the Committee for consideration on 1.6.2022 when the RNTPC considered the application.

#### Departmental Consultation

- 12.7 The following B/Ds have been consulted on the proposed amendments and CEDD’s technical assessment reports. Their comments have been incorporated where appropriate. Concerned B/Ds have no objection to/no adverse comment on the proposed amendments and no insurmountable problem have been raised by the B/Ds consulted.

- (a) Secretary for Education
- (b) Secretary for Development
- (c) Secretary for Health
- (d) Commissioner for Innovation and Technology
- (e) Commissioner for Transport
- (f) Director of Environmental Protection
- (g) Antiquities and Monuments Office, Development Bureau
- (h) Government Property Agency
- (i) District Land Officer/North, Lands Department (LandsD)
- (j) Chief Estate Surveyor/ New Development Area, LandsD
- (k) Chief Highway Engineer/New Territories East, Highways Department
- (l) Chief Highway Engineer/Railway Development Office, Highways Department
- (m) Chief Engineer/Mainland North, Drainage Services Department
- (n) Chief Engineer/Construction, Water Supplies Department
- (o) Director of Agriculture, Fisheries and Conservation
- (p) Project Manager/North, CEDD
- (q) Director of Architectural Services Department
- (r) Director of Leisure and Cultural Services
- (s) Director of Social Welfare
- (t) District Officer (North), Home Affairs Department
- (u) Director of Housing
- (v) Chief Town Planner/Urban Design & Landscape, PlanD

#### Public Consultation

12.8 If the proposed amendments are agreed by the Committee, the draft KTN OZP (to be renumbered to S/KTN/3 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 NDC and SSDRC will be informed on the proposed amendments during the exhibition period of the draft OZP.

### **13. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved KTN OZP No. S/KTN/2 as shown on the draft KTN OZP No. S/KTN/2A at **Attachment II** (to be renumbered to S/KTN/3 upon exhibition) and its Notes at **Attachment III** and that they are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft KTN OZP No. S/KTN/2A (to be renumbered as No. S/KTN/3) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP and agree that the revised ES is suitable for publication together with the OZP.

**14. Attachments**

<b>Plans 1a-1c</b>	OZP amendment plans
<b>Plans 2a-2e</b>	Site Plans
<b>Plans 3a-3d</b>	Aerial Photos
<b>Plans 4a-4d</b>	Photomontages
<b>Attachment I</b>	Approved KTN OZP No. S/KTN/2
<b>Attachment II</b>	Draft KTN OZP No. S/KTN/2A
<b>Attachment III</b>	Draft Notes for the draft KTN OZP No. S/KTN/2A
<b>Attachment IV</b>	Draft ES of draft KTN OZP No. S/KTN/2A
<b>Attachment V</b>	List of Proposed Amendments shown on the draft OZP No. S/KTN/2A
<b>Attachment VI</b>	General Layout of the KTN NDA First Phase and Remaining Phase Developments
<b>Attachment VII</b>	Master Layout Plan of s.12A Application No. Y/KTN/2
<b>Attachment VIII</b>	Technical Assessment Report
<b>Attachment IX</b>	Provision of Major Community Facilities and Open Space in KTN NDA

**FANLING, SHEUNG SHUI AND  
YUEN LONG EAST DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT  
SEPTEMBER 2022**