

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

**RNTPC Paper No. 3/24**

**For Consideration by**

**the Rural and New Town Planning Committee on 10.5.2024**

**PROPOSED AMENDMENTS TO  
THE APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/20**

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OUTLINE ZONING PLAN NO. S/NE-KTS/20**

**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Kwu Tung South (KTS) Outline Zoning Plan (OZP) No. S/NE-KTS/20 (**Attachment I**) as shown on the draft OZP No. S/NE-KTS/20A (**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 26.3.2024, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft KTS OZP which was subsequently renumbered as S/NE-KTS/20. On 16.4.2024, the Secretary for Development referred the approved KTS OZP to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 26.4.2024 under section 12(2) of the Ordinance.

**3. Background**

- 3.1 On 27.10.2023, the Rural and New Town Planning Committee (the Committee) of the Board agreed to a s.12A application No. Y/NE-KTS/17 for rezoning of a site to the south of Kam Hang Road and east of Hang Tau Road (location shown on **Attachment VI**) from "Recreation" ("REC") and "Agriculture" ("AGR") to "Residential (Group B)" ("R(B)") to facilitate a proposed residential development.
- 3.2 On 27.10.2023, the Committee also agreed to another s.12A application No. Y/NE-KTS/16 for rezoning of a site to the north of Kam Hang Road (location shown on **Attachment VI**) from "REC" to "Government, Institution or Community (1)" ("G/IC(1)") to facilitate a proposed residential care home for the elderly (RCHE) with retail shops on the ground floor.

- 3.3 The proposed amendments to the OZP are mainly to take forward the decisions of the Committee regarding the two agreed s.12A applications (i.e. Amendment **Items A and B** on **Plan 1**). Opportunity is also taken to revise the Notes of the OZP to align with the latest Master Schedule of Notes to Statutory Plans (MSN), include other technical amendments to other parts of the Notes of the OZP, and update the ES of the OZP to reflect the latest planning circumstances.

#### **4. Proposed Amendments to the OZP**

Amendment Item A – amendment to reflect an agreed s.12A application to facilitate a private residential development (Plans 1, 2a, 3 and 4a)

- 4.1 The amendment item is to take forward the Committee’s agreement to a s.12A application (No. Y/NE-KTS/17) on 27.10.2023 for rezoning of a site (about 10,072m<sup>2</sup>) to the south of Kam Hang Road and east of Hang Tau Road from “REC” and “AGR” to “R(B)” for a proposed private residential development with a maximum plot ratio (PR) of 2.4 and maximum building height (BH) of 72mPD. According to the indicative scheme submitted under the application (i.e. the indicative Master Layout Plan (MLP) at **Attachment VII**), the proposed development comprises two residential blocks of 19 storeys over one basement carpark with a domestic gross floor area (GFA) of about 23,732m<sup>2</sup> providing about 360 flats. The s.12A application was agreed mainly on the grounds that the proposed residential use is not incompatible with the surrounding land uses; the proposed PR and BH is considered in line with the regional planning context and BH profile of Kwu Tung North and Kwu Tung South; there is no insurmountable technical issue, and no adverse departmental comment.
- 4.2 The site is mainly occupied by plant nursery and active farmland, with open storage of vehicles at the southern portion (**Plans 2a, 3 and 4a**). The surrounding areas are predominantly rural in nature with low-density and low- to medium-rise existing/planned residential developments, domestic structures and tree groups. To the north across Kam Hang Road is a “Comprehensive Development Area (2)” (“CDA(2)”) zone with maximum PR and BH of 3 and 75mPD respectively. That zone is currently occupied by cultivated agricultural land, domestic structures, trees, vehicle park and open storage of construction materials. To the east of the site is an “AGR” zone mainly occupied by domestic structures and unused/vegetated land and the site of Amendment Item B mentioned under paragraphs 4.4 to 4.6. To the south are low-density and low-rise residential developments, including Casas Domingo in a “Residential (Group C)1” zone (with maximum PR of 0.43 and maximum BH of 3 storeys). To the west across Hang Tau Road is a “CDA(3)” zone with maximum PR of 2 and maximum BH of 70mPD, which is mainly unused land with trees. To the further northeast of the site are domestic structures and the site under construction for approved application No. A/NE-KTS/506 (zoned “CDA(1)”) (**Plan 1**) for comprehensive residential development with maximum PR of 3.059 and maximum BH of 81.5mPD. To the further north across Fanling Highway is the Kwu Tung North New Development Area (KTN NDA) (**Plan 1**).
- 4.3 To take forward the agreed application, it is proposed to rezone the site from “REC” and “AGR” to “R(B)” with maximum PR of 2.4 and maximum BH of 72mPD. The

Committee's concern on the tree preservation raised in the consideration of the s.12A application is reflected in the ES of the OZP as appropriate.

Amendment Item B – amendment to reflect an agreed s.12A application to facilitate a private residential care home for the elderly (Plans 1, 2b, 3 and 4b)

- 4.4 The amendment item is to take forward the Committee's agreement to another s.12A application (No. Y/NE-KTS/16) on 27.10.2023 for rezoning of a site (about 1,710m<sup>2</sup>) to the north of Kam Hang Road from "REC" to "G/IC(1)" to facilitate a proposed private RCHE with retail shops on the ground floor with a maximum BH of 8 storeys (excluding basement). According to the indicative scheme submitted under the application (i.e. the indicative MLP at **Attachment VIII**), the proposed development consists of one 8-storey RCHE (roof at about 36.7mPD), with retail shops on ground floor and a sewage treatment plant in basement. The proposed development, with total GFA of about 5,025m<sup>2</sup> (equivalent to PR of about 2.94), will provide about 150 bed spaces with supporting facilities under private operation. The proposed retail use (about 645m<sup>2</sup> in GFA) is intended to serve the daily supporting needs of the existing and planned residential developments in the immediate neighbourhood, noting that the nearest existing market shopping centre in the area is about 0.9km to the west of the site. The s.12A application was agreed mainly on the grounds that the proposed RCHE with retail uses together with its scale are not incompatible with the surrounding land uses; there is no insurmountable technical issue, and no adverse departmental comment.
- 4.5 The site is partly vacant and partly occupied by temporary structures for storage, and a village-type refuse collection point (RCP)<sup>1</sup> (**Plans 2b, 3 and 4b**). The surrounding area is predominantly rural in nature with low-density and low- to medium-rise residential developments, domestic structures, cultivated land and unused land. To the further north and northwest are the "CDA(1)" and "CDA(2)" zones respectively mentioned in paragraph 4.2 (**Plan 1**). To the west are the "AGR" zone also mentioned in paragraph 4.2 and the site of Amendment Item A mentioned in paragraphs 4.1 to 4.3 (**Plan 1**).
- 4.6 To take forward the agreed application, it is proposed to rezone the site from "REC" to "G/IC(1)" with a maximum BH restriction of 8 storeys (excluding basement).

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

- 5.1 Taking into account the proposed amendments mentioned above, the planned population of the KTS area is estimated to be about 32,600 persons. Based on the planned population and the relevant requirements under the Hong Kong Planning Standards and Guidelines (HKPSG), the existing and planned provisions for major GIC facilities and open space in the KTS area are generally sufficient to meet the demand as shown in **Attachment V**, except for the followings:

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<sup>1</sup> A village-type RCP (with a site of about 10m<sup>2</sup>) located at the proposed run-in/out of the development at Kam Hang Road will be affected according to the indicative MLP of application No. Y/NE-KTS/16. As indicated by the applicants of the application, an ultimate solution for relocation of the RCP will be worked out to the satisfaction of the Food and Environmental Hygiene Department and the local community.

- (a) there will be shortfalls in the planned provision for classrooms of primary/secondary schools and hospital beds in the KTS area, while the Education Bureau and Health Bureau would adopt a wider spatial context/cluster in the assessment of provision for such facilities. On the other hand, the shortfall of kindergartens/nursery could be met by the existing/planned facilities in the adjoining area of KTN NDA and Fanling/Sheung Shui New Town;
- (b) there will be shortfalls in rehabilitation, child and elderly care facilities in the KTS area. As the HKPSG requirements for these facilities are long-term goals, the provision would be addressed by Social Welfare Department 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. Besides, these facilities could be incorporated in new developments or redevelopments in consultation with the relevant government departments when opportunities arise. The proposed development under the proposed Amendment Item B will provide a 150-place RCHE, which will aid the supply of RCHE in the area; and
- (c) while there will be a deficit of about 2.28ha of planned district open space in the KTS area, there is a surplus of about 6.82ha of planned local open space within the planning area. The overall provision of open space is considered generally adequate to meet the demand of the planned population.

## **6. Proposed Amendments to the Matters Shown on the OZP**

The above proposed amendments as shown on the draft KTS OZP No. S/NE-KTS/20A at **Attachment II** are as follows:

### **Amendment Item A** (about 1ha)

To rezone a site to the south of Kam Hang Road and east of Hang Tau Road from “REC” and “AGR” to “R(B)” with stipulation of a maximum BH of 72mPD.

### **Amendment Item B** (about 0.17ha)

To rezone a site to the north of Kam Hang Road from “REC” to “G/IC(1)” with stipulation of a maximum BH of 8 storey.

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

- 7.1 The proposed amendments have been incorporated in the draft Notes of the OZP at **Attachment III** with additions in ***bold and italics*** and deletions in ~~single crossed-out~~ for Members’ consideration.

“R(B)” zone

- 7.2 In relation to Amendment **Item A**, a new set of Notes for “R(B)” zone with user schedule, planning intention and Remarks is incorporated.

“G/IC” zone

- 7.3 In relation to Amendment **Item B**, ‘Shop and Services (on ground floor in “G/IC(1)” only’) is added as Column 1 use for the “G/IC(1)” sub-zone. Moreover, Remarks for “G/IC(1)” zone are also incorporated.

Technical Amendments

- 7.4 Opportunity is taken to revise the other parts of the Notes based on the latest MSN, which include moving ‘Government Refuse Collection Point’ and ‘Public Convenience’ uses from Column 2 to Column 1 in the Notes for the “Village Type Development” (“V”) zone, and adding ‘Field Study/Education/Visitor Centre’ under Column 2 of the “V” zone.
- 7.5 Review has also been undertaken on the need for ‘filling of pond or excavation of land’ clause in the Remarks of the Notes for non-conservation-related zonings. Since there is currently no pond in the “Open Space” (“O”) zone and the Drainage Services Department (DSD) has no concern on excavation of land within the “O” zone from drainage perspective, opportunity is taken to delete the Remarks of the “O” zone. For the “REC” zone, due to DSD’s concern on filling of pond from drainage perspective, the ‘filling of pond’ portion will be retained in Remarks (c) of the Notes for the “REC” zone while ‘excavation of land’ will be deleted.

**8. Revision to the 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, and updated to reflect the latest planning circumstances. Opportunity is also taken to consolidate the minor relaxation statements for individual zonings into one general statement under the section of “LAND USE ZONINGS”. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ~~single crossed-out~~ are at **Attachment IV** for Members’ consideration.

**9. Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/NE-KTS/21.

## 10. Consultation

### Departmental Consultation

10.1 The following B/Ds have been consulted on the proposed amendments. 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) District Lands Officer/North, Lands Department
- (c) Director of Environmental Protection
- (d) Commissioner for Transport
- (e) Chief Highway Engineer/New Territories East, Highways Department
- (f) Chief Engineer/Mainland North, DSD
- (g) Chief Engineer/Construction, Water Supplies Department
- (h) Chief Building Surveyor/New Territories West, Buildings Department
- (i) Director of Agriculture, Fisheries and Conservation
- (j) Project Manager/North, Civil Engineering and Development Department
- (k) Director of Architectural Services Department
- (l) Director of Leisure and Cultural Services
- (m) Director of Food and environmental hygiene
- (n) Director of Social Welfare
- (o) Director of Electrical and Mechanical Services
- (p) District Officer (North), Home Affairs Department
- (q) Director of Fire Services
- (r) Chief Town Planner/Urban Design & Landscape, PlanD

### Public Consultation

10.2 During the processing of the two s.12A applications relating to Amendment **Items A and B**, public consultations were conducted in accordance with the provisions under the then Ordinance.

10.3 The Sheung Shui District Rural Committee (SSDRC) was consulted on 6.3.2024 on the proposed OZP amendments. The SSDRC did not raise any specific comment on the proposed amendments except for the Village Representatives of Hang Tau, who expressed grave concerns on the adverse traffic impacts to the capacity of existing road network, as well as adverse fung shui impact, to be brought about by the proposed residential development under proposed Amendment Item A in particular. Similar comments/views were received during the public inspection periods of the two s.12A applications between April 2022 and August 2023. The public comments and local views on the applications were considered by the Committee on 27.10.2023.

10.4 If the proposed amendments are agreed by the Committee, the draft KTS OZP No. S/NE-KTS/20A (to be renumbered as S/NE-KTS/21 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 North District Council and SSDRC will be informed on the proposed amendments during the exhibition period of the draft OZP.

## 11. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved KTS OZP No. S/NE-KTS/20 as shown on the draft KTS OZP No. S/NE-KTS/20A at **Attachment II** (to be renumbered to S/NE-KTS/21 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 KTS OZP No. S/NE-KTS/20A (to be renumbered as S/NE/KTS/21) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and agree that the revised ES is suitable for exhibition together with the OZP.

## 12. **Attachments**

<b>Attachment I</b>	Approved Kwu Tung OZP No. S/NE-KTS/20 (reduced size)
<b>Attachment II</b>	Draft Kwu Tung OZP No. S/NE-KTS/20A
<b>Attachment III</b>	Draft Notes for the Draft Kwu Tung OZP No. S/NE-KTS/20A
<b>Attachment IV</b>	Draft ES for the Draft Kwu Tung OZP No. S/NE-KTS/20A
<b>Attachment V</b>	Provision of Major Community Facilities and Open Space in KTS
<b>Attachment VI</b>	Site Location of s.12A applications No. Y/NE-KTS/16 and 17
<b>Attachment VII</b>	Indicative MLP of s.12A Application No. Y/NE-KTS/17
<b>Attachment VIII</b>	Indicative MLP of s.12A Application No. Y/NE-KTS/16
<b>Plan 1</b>	Proposed Amendment Items
<b>Plans 2a and 2b</b>	Site Plans
<b>Plans 3</b>	Aerial Photos
<b>Plans 4a and 4b</b>	Site Photos

**PLANNING DEPARTMENT**  
**MAY 2024**