

**PROPOSED AMENDMENTS TO THE
APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH
OUTLINE ZONING PLAN (OZP) NO. S/NE-LYT/17 AND
APPROVED HOK TAU OZP NO. S/NE-HT/5**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (LYT OZP) No. S/NE-LYT/17 (**Attachment I**) as shown on the draft LYT OZP No. S/NE-LYT/17A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance);
- (b) the revised Explanatory Statement (ES) of the LYT 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 LYT OZP, and is suitable for exhibition together with the draft LYT OZP and its Notes;
- (c) the proposed amendment to the approved Hok Tau OZP No. S/NE-HT/5 (HT OZP) (**Attachment V**) as shown on the draft HT OZP No. S/NE-HT/5A (**Attachment VI**) and its Notes (**Attachment VII**) are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (d) the revised ES of the HT OZP (**Attachment VIII**) should be adopted as an expression of the planning intentions and objectives of the Board for various land use zonings of the HT OZP, and is suitable for exhibition together with the draft HT OZP and its Notes.

2. Status of the Current OZPs

- 2.1 On 2.2.2016, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft LYT OZP, which was subsequently renumbered as S/NE-LYT/17. On 19.2.2016, the approved OZP No. S/NE-LYT/17 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 17.10.2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft HT OZP, which was subsequently renumbered as S/NE-HT/5. On 27.10.2006, the approved OZP No. S/NE-HT/5 was exhibited for public inspection under section 9(5) of the Ordinance.

- 2.3 On 29.9.2020, the CE in C referred both the approved LYT and HT OZPs to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 9.10.2020, the reference back of the OZPs was notified in the Gazette under section 12(2) 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 of Hong Kong. It was reaffirmed in the 2014 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. To meet and expedite housing land supply in the short and medium terms, the Government has been carrying out various land use reviews and rezoning suitable sites as appropriate and, where the original intended use is no longer required, converting the land for housing development.
- 3.2 Against the above background, the ex-Burma Lines Military Site (known as the Queen's Hill Site) was rezoned in 2015 from "Government, Institution or Community(2)" ("G/IC(2)") to "Residential (Group A)" ("R(A)") for public housing development (now Queens Hill Estate and Shan Lai Court), "Residential (Group B)" ("R(B)") for medium-density private housing development, international school and district open space.
- 3.3 To further meet the pressing public housing needs, the Government has decided to allocate the "R(B)" site for public housing purpose. In order to optimize the development potential, the "R(B)" site together with a small portion of area¹ to its immediate south zoned "R(A)" (the Site) was examined by the Civil Engineering and Development Department (CEDD) under an Engineering Feasibility Study (EFS) to ascertain the feasibility for a higher-density public housing development. According to the findings of the EFS, it is concluded that the proposed public housing development at the Site, with a maximum Plot Ratio (PR) of 7.0 (including a domestic and non-domestic PR of 6.5 and 0.5 respectively) would not result in any insurmountable technical problems.
- 3.4 In connection with the proposed amendments, opportunity is also taken to reflect the existing cemetery use of Sung Him Tong Sung Chan Wui Kei Tuk Kau Fan Cheung (SHT Cemetery) (崇謙堂崇真會基督教墳場). Currently, the western portion of the SHT Cemetery is zoned "Agriculture" ("AGR") on the LYT OZP, whereas its eastern portion falls within an area zoned "Green Belt" ("GB") on the HT OZP. To reflect the existing cemetery use and achieve more efficient planning control, it is proposed to rezone the whole SHT Cemetery to "Other Specified Uses" annotated "Cemetery" ("OU(Cemetery)").
- 3.5 Apart from the corresponding amendments to the Notes in connection with the above proposed amendments, technical amendments to other parts of the Notes of the OZPs have also been made to incorporate the latest revision of the Master Schedule of Notes to Statutory Plans.

¹ The small portion with an area of about 0.17 ha in the south of "R(B)" site is currently zoned "R(A)", which does not form part of the development area of the public housing development.

4. Proposed Amendments

4.1 Amendment Items A1 and A2 – Proposed Public Housing Development to the North of Shan Lai Court (Plans 1a, 2, 3 and 4a to 4b)

The Site and its Surrounding (Plans 2 and 3)

- 4.1.1 The Site (about 4.14 ha) is on Government land located in the eastern fringe of Lung Yeuk Tau area and to the immediate north of Shan Lai Court. The Site comprises platforms of different levels ranging from about 24mPD to 50mPD with vacant structures of the ex-Burma Lines Military Site, vegetation and tree groups. The ground level is generally descending from the centre to north and northwest adjoining Fu Tei Pai Village, with the south-eastern portion sloping down to Shan Lai Court. The Site is currently accessible by Lung Ma Road leading to Sha Tau Kok Road – Lung Yeuk Tau.
- 4.1.2 To the south and southwest are public housing developments including Shan Lai Court and Queens Hill Estate in the “R(A)” zone (subject to a maximum PR of 6 and BH restriction of 145mPD). To the further north and west are village houses and rural settlements, and active/fallow agricultural land. Vegetation and tree groups could be found in “GB” zone to the east. To the further southwest within the “Open Space” zone is mainly vacant land with some building structures of the ex-Burma Lines Military Site.

Rezoning Proposal

- 4.1.3 As announced in the 2014 Policy Address, the Government considers that except for the north of Hong Kong Island and Kowloon Peninsula, which are more densely populated, it is feasible to generally increase the maximum domestic PR currently permitted for the other density zones in the territory by around 20% as appropriate. Furthermore, in view of the increasing acute demand for public housing, the Executive Council agreed in December 2018 to allow further increase of domestic PR for public housing sites by 10% (i.e. up to 30% in total) where technically feasible.
- 4.1.4 Taking into account the above policy directive for intensification of the maximum PR for public housing sites, the site context, the results and recommendations of the EFS, it is proposed to rezone the Site from “R(B)” and “R(A)” to “Residential (Group A)1” (“R(A)1”) for public housing development subject to a maximum PR and BH restriction of 7.0 (including non-domestic PR of 0.5) and 175mPD respectively. When compared with the “R(B)” zone subject to a PR of 3.6, the number of units to be provided at the “R(A)1” site would be increased from about 1,900 to about 4,028.

4.1.5 The conceptual layout is at **Plan 6**. The major preliminary development parameters are as follows:

| | |
|--|---|
| Site Area ⁽¹⁾ | about 4.14 ha |
| Maximum Plot Ratio ⁽²⁾ | 7.0 |
| Maximum Building Height | 175mPD |
| Number of Building Block | Residential towers: 6 Welfare block: 1 |
| Estimated No. of Flats (Estimated Population) | 4,028 (11,300) |
| Target Completion Year | 2030/2031 |
| Non-domestic Facilities ⁽³⁾ | <ul style="list-style-type: none"> • Kindergarten • Retail facilities |
| Social Welfare Facilities (SWFs) ⁽⁴⁾ | Not less than 5% of the domestic gross floor area (GFA) will be reserved for the provision of SWFs, including elderly and rehabilitation facilities |
| Parking Facilities | Ancillary car parking spaces and loading/unloading bays will be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) |

Notes:

- (1) PR calculation will be based on Net Site Area of about 3.4 ha which excludes slopes, and is subject to change at the detailed design stage.
- (2) The maximum PR of 7.0 includes a domestic PR of 6.5 and a non-domestic PR of 0.5.
- (3) The provision of the non-domestic facilities will be subject to confirmation by relevant Government departments at the detailed design stage.
- (4) Provision of SWFs may be adjusted subject to the advice from the Social Welfare Department and Housing Department at detailed design stage. Such facilities are assumed to be exempted from PR calculation.

Land Use Compatibility and Development Intensity

4.1.6 Whilst the Site is located at the eastern fringe of Lung Yeuk Tau, the area has been developed to a high-density public housing developments (i.e. Queens Hill Estate and Shan Lai Court at a maximum PR of 6 and BH restriction of 145mPD) intermixed with the rural settlements mainly to its north and west. To include the Site as part of a larger scale of the public housing development, the proposed development with a maximum PR of 7 and BH restriction of 175mPD is generally in line with the current housing policy, and considered compatible with the nearby public housing development and its development intensity.

Technical Assessments

4.1.7 In 2015, an EFS was conducted to ascertain the technical feasibility of rezoning proposals for the proposed public and private housing developments in the “R(A)” and “R(B)” sites respectively. The findings of the EFS indicated that it was technically feasible with no insurmountable problems subject to various proposed mitigation measures/upgrading works arising

from the proposed housing developments. To further ascertain the potential impacts arising from the current rezoning of the Site from “R(B)” for private housing development at a PR of 3.6 to “R(A)1” for public housing development at a PR of 7, a separate EFS has been carried out covering various aspects including traffic, environment, landscape, visual, air ventilation, water supply, sewerage, drainage, etc. The preliminary findings of the EFS has reconfirmed that the current rezoning proposal is considered technically feasible with insignificant adverse impacts on the surrounding areas. The various assessments are set out in the Planning Report under the EFS at **Attachment IX** and are summarized in the paragraphs below. A full set of assessment reports will be deposited at the meeting for Members’ inspection.

Traffic Aspect

- 4.1.8 Taking into account the proposed public housing development at the “R(A)1” site, the Traffic Impact Assessment (TIA) (Section 3 of **Attachment IX**) reveals that there would not be significant adverse traffic impact on the surrounding area arising from the additional population intake.
- 4.1.9 The Site is currently accessible via Lung Ma Road leading to Sha Tau Kok Road – Lung Yeuk Tau (**Plan 2**). Taking into account the traffic mitigation measures as proposed in the previous EFS including upgrading Lung Ma Road to a 7.3m wide two-lane carriageway, junction improvement works at Sha Tau Kok Road/Lung Ma Road, Sha Tau Kok Road/Sui Wan Road and provision of Fanling Bypass (Eastern Section) by 2025, etc. (**Plan 7**), it is concluded that relevant road junctions would be operating within acceptable capacity, and no additional traffic improvement works is required arising from the proposed public housing development with additional population intake.
- 4.1.10 Regarding the public transport services in the area, additional six franchised bus and one green mini-bus routes are proposed to cater for additional public transport demand from the proposed development and better serve the wider district. To ensure sufficient space serving the demand for loading and unloading of franchised buses, four bus boarding bays, two bus alighting bays and two stacking bays are proposed to cater for the public transport need. Besides, two pedestrian footpaths on both sides as well as one cycling track at the southern portion of Lung Ma Road have been provided and connected to Sha Tau Kok Road and Fanling/Sheng Shui New Town (**Plan 2**). To enhance accessibility of villagers from Fu Tei Pai to Queens Hill Estate, Shan Lai Court and the proposed development, a pedestrian connection with 1.5m wide would also be provided along the western and northern boundary of the Site (**Plan 6**).
- 4.1.11 The TIA concludes that the proposed public housing development will not cause significant adverse traffic impact on the local and nearby road links. The Commissioner for Transport (C for T) has no in-principle objection to the proposed housing development from traffic engineering point of view.

Environmental Aspect

4.1.12 Preliminary Environmental Review (PER) has been conducted to ascertain the environmental impacts arising from the proposed public housing development on air quality, noise, water quality, waste management and land contamination. The findings are summarised in Section 7 of the Planning Report (**Attachment IX**). The PER concludes that with the implementation of appropriate mitigation measures, no insurmountable environmental impact associated with the proposed housing development would be anticipated. In particular, regarding the road traffic noise impacts during the operation phase, with proper layout design, such as avoiding provision of sensitive uses of the welfare block that rely on openable window at non-compliance areas, it is anticipated that the noise limit level would be complied with. The Director of Environmental Protection (DEP) has no in-principle objection to the proposed development.

Landscape and Ecological Aspects

4.1.13 According to the Landscape and Visual Impact Assessment (LVIA) (Section 8 of **Attachment IX**), there are approximately 1,475 trees within and near the boundary of the Site with no registered Old and Valuable Trees (OVTs). The existing trees surveyed are general species commonly found in Hong Kong, with poor to fair health condition and low to medium amenity value. Among the surveyed trees, 1,456 trees are found within the Site. Of them, 1,433 would be felled (including 5 undesirable species) while 5 trees at south-western portion of the Site would be retained in-situ. They are generally common species with poor to fair conditions. 18 *Aquilaria Sinensis* (土沉香) at the Site would be transplanted off-site. For the remaining 19 trees near the eastern boundary of the Site, they would be retained in-situ (**Plan 6**).

4.1.14 As transplanting and tree compensation within the Site are not feasible, it is recommended to mitigate the landscape impact by off-site compensatory planting with about 1,428 trees of native species and transplanting of 18 *Aquilaria Sinensis*. The loss would be compensated at a ratio of about 1:1 in terms of quantity on a piece of Government land of about 0.83 ha together with other proposed public housing sites in North District² near Tong Hang, which is about 1.5km to the southwest of the Site (**Plan 8**). The compensation area is currently covered by shrubland habitat, which has a potential value of vegetation diversity and ecological enhancement through planting of native species. The compensated trees could form ecological linkage with the existing woodland in the vicinity near Tong Hang Village when the newly planted trees are established. Besides off-site compensation and transplanting, about 240 new heavy standard trees and 685 whip trees will be planted within the Site as part of the landscape treatment for the proposed housing development, which could achieve the overall site green coverage of about 30%. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on the LVIA. Director of Agriculture, Fisheries and Conservation

² Proposed public housing sites including Tai Tau Leng, Ching Hiu Road, Fanling Area 17 and Choi Shun Street will be considered at the same meeting.

(DAFC) and District Lands Officer/North of Lands Department have no in-principle objection to the proposed off-site compensatory planting/transplanting.

- 4.1.15 In terms of ecological aspect, two floral species and 13 faunal species of conservation importance were recorded within the Site, which are commonly found in Hong Kong. Among them, the two floral species, including *Aquilaria Sinensis* and *Cibotium barometz* (金毛狗) would be transplanted and preserved as far as possible. For the faunal species, including 10 bat species, it is considered that the impact would be minimal with appropriate mitigation measures including avoidance of construction works during roosting period and installation of bat exclusion device during the course of demolition process. Considering their high mobility and adaptability, potential injury or mortality of these faunal species is considered minor.
- 4.1.16 With the implementation of appropriate mitigation measures, no insurmountable environmental and ecological impact is anticipated. In view of the above, DEP and DAFC have no in-principle objection to the proposed development from environmental and ecological perspectives.

Visual and Air Ventilation Aspects

- 4.1.17 The Site is located to the north of Shan Lai Court comprising slope platforms at the levels ranging from 24mPD to 50mPD. It is surrounded by high-rise housing developments with BH restriction of about 145mPD to the south and southwest, and some tree groups to the east of the Site. Rural settlements and village houses in Fu Tei Pai Village are to the west and north of the Site respectively.
- 4.1.18 According to the LVIA, the overall visual impact of the proposed development is considered as ‘moderately adverse’ (**Plans 9a to 9h**). The proposed development with the future ground floor level of about 32mPD and a BH up to 175mPD would result in changes in the visual character and loss of some visual permeability to some selected viewpoints. Whilst one viewing point is graded ‘significantly adverse’ at Sha Tau Kok Road footbridge (**Plan 9e**), the view point is transient in that visual sensitivity to footbridge users or travelers is relatively lower due to shorter visual duration. The amenity planting at the foreground could also help soften the visual impact of the proposed development. Mitigation measures have been proposed to minimize adverse visual impact including the approximately 20-25m visual corridors, building separations of not less than 13m among building blocks, appropriate building design and amenity planting (**Plan 6**).
- 4.1.19 The proposed housing development is generally in line with the housing policy to optimize the land use and increase housing land supply for public housing development. Besides, the proposed development is not entirely incompatible in terms of development scale and height with Shan Lai Court and Queens Hill Estate located to the south and southwest of the Site. The overall visual impact is considered acceptable with proposed mitigation measures. CTP/UD&L, PlanD has no adverse comment on the LVIA.

- 4.1.20 According to the Air Ventilation Assessment (Expert Evaluation) (AVA-EE) (Section 9 of **Attachment IX**), to enhance the wind performance of the proposed development and minimize the localized ventilation impact on the surroundings, open voids at podium level, building separations between blocks, and setting back of 10m for the residential blocks at the northern and eastern boundary of the Site would be adopted (**Plan 6**). The submitted AVA-EE has demonstrated that the proposed public housing development would not have significant adverse impact on the surrounding environment in terms of air ventilation. As such, CTP/UD&L of PlanD has no adverse comment on the AVA-EE.

Heritage Aspect

- 4.1.21 In terms of heritage aspect, a Heritage Impact Study on Queen's Hill Barracks was conducted to assess any potential heritage impact on the military structures at the Site associated with proposed infrastructure works as well as site formation works. A total of 38 buildings with 1 to 2-storey are found within the Site built between 1950s to 1980s. Having considered that the military structures are among those remaining post-war military facilities in the New Territories and that these buildings would be demolished during the site formation works, the Antiquities and Monuments Office (AMO) recommended that mitigation measures including 3D scanning, cartographic and photographic recording should be carried out prior to the commencement of demolition/construction works. AMO has no in-principle objection to the proposed public housing development.

Infrastructural Aspect

- 4.1.22 The EFS reveals that there is no insurmountable problem in terms of drainage, sewerage and water supply aspects, following the implementation of the proposed upgrading works. To cater for additional population arising from the proposed public housing development, additional sewerage, drainage and watermain provisions would be suitably connected with the proposed development to the existing manholes at the south of the Site. The findings are summarised in Sections 4 to 6 of the Planning Report (**Attachment IX**).

5. Provision of GIC Facilities and Open Space

- 5.1 With the proposed housing development, the planned population for Lung Yeuk Tau OZP would be about 63,400. Taking also into account the planned population of 1,900 under the Hok Tau OZP, the total planned population for the two areas would be about 65,300. Based on the requirements in HKPSG and the planned population, as shown in **Attachment X**, most of the GIC facilities including kindergarten, primary school and secondary school may not generally meet the demand of the planned population. Nevertheless, provision of GIC facilities would be considered together with Fanling/Sheung Shui New Town and North District. The planned provision of such GIC facilities in North District as a whole is generally adequate (**Attachment XI**), which could supplement the need of the planned population in the area.

GIC Facilities

- 5.2 According to the HKPSG, there will be a shortage of about 359 hospital beds for the planned population in the area, such provision is assessed on a wider district basis and can be addressed by the provision in the adjoining areas. One hospital is proposed in Kwun Tung North (KTN) New Development Area (NDA) with information on the number of bed to be determined at the later stage. Hospital Authority and Food and Health Bureau will comprehensively review the overall demand and provision of hospital facilities in the territory and determine whether there is a need of site reservation for additional hospital to meet the demand.
- 5.3 Although there is a shortfall in social welfare facilities such as Child Care Centre, Community Care Services Facilities and Residential Care Homes for the Elderly, the HKPSG requirements for these facilities are a long-term goal, the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate. These facilities should be carefully planned/reviewed by relevant government departments/bureaux and the premises-based GIC facilities could be incorporated in future development when opportunities arise.

Open Space

- 5.4 A shortfall of district open space and local open space could be addressed by the provision in Fanling/Sheung Shui New Town and adjacent areas. Taking into account the surplus of about 3.39 ha of district open space in North District, there would be sufficient provision of district open space in the wider district basis. For local open space, the demand can be partly met by the surplus provision of about 30.91 ha in Fanling/Sheung Shui New Town and partly supplemented by the provision within the proposed development. The provision of open space will be closely monitored in consultation with Leisure and Cultural Services Department in accordance with the HKPSG. Land use review will be conducted to identify potential sites for open space provision when and as appropriate.

6. Amendment Item A on the HT OZP and Item B on the LYT OZP - Reflecting SHT Cemetery (Plans 1b, 1c and 5)

Background

- 6.1 The SHT cemetery is located to the south of the Shung Him Tong Village with an area of about 0.35 ha under private ownership. It was gazetted as a cemetery in 1931 and is a private cemetery under Part 2 of the Fifth Schedule of the Public Health and Municipal Services Ordinance (Cap. 132). The western portion of the cemetery was subsequently covered by the first LYT statutory plan gazetted in 1990 with the remaining eastern portion incorporated in the first HT statutory plan gazetted in 2000. Since the private cemetery use was in existence immediately before the first publication of the relevant statutory plans, such use was considered as an existing use (EU) under the Ordinance. The graves of the cemetery were fully occupied in early 2000s, a columbarium in the form of a memorial wall with the capacity of accommodating 574 niches was approved in 2004 with the written

consent from Food and Environmental Hygiene Department (FEHD).

- 6.2 The cemetery is partly zoned “AGR” and partly “GB” on the LYT and HT OZPs respectively. It is paved, partly fenced off and lined with graves on the slope area with a memorial wall located at the northwest of the site near the main entrance. The site is currently accessible by a local track connecting to Sha Tau Kok Road – Lung Yeuk Tau (**Plan 5**).
- 6.3 A rezoning application No. Y/NE-LYT/12 was submitted by the Tsung Tsin Mission of Hong Kong Fanling Tsung Kyam Church in 2018 to reflect the cemetery and columbarium uses on the site. As the columbarium was considered as part and parcel of the private cemetery under the Private Cemeteries Regulation (Cap. 132 BF), which is an EU under the Ordinance, it was therefore not necessary to apply for such use. The Rural and New Town Planning Committee of the Board considered that the rezoning application was not required and agreed that such application would not be further processed at the meeting on 4.1.2019. The relevant LYT and HT OZPs would be amended to reflect the EU when opportunity arises (**Attachment XII**).
- 6.4 Opportunity is now taken to reflect the existing private cemetery use by excising an area from the HT OZP (about 0.17 ha) for incorporation into the LYT OZP, the whole cemetery (about 0.35 ha) will be rezoned from “GB” and “AGR” to “OU(Cemetery)”. The Notes for the zone will also restrict the number of niches to 574. As advised by C for T, additional niches may cause potential traffic impacts, particularly during festival days. As such, any minor relaxation of the restriction on the maximum number of niches should be considered by the Board under section 16 of the Ordinance (**Attachment III**).

7. Proposed Amendments to Matters shown on the OZPs

- 7.1 The proposed amendments as shown on the draft LYT OZP No. S/NE-LYT/17A (**Attachment II**) are as follows:

- (a) Amendment Items A1 and A2 (about 4.14 ha)

Rezoning of an area to the north of Shan Lai Court from “R(B)” (Item A1) and “R(A)” (Item A2) to “R(A)1” with a maximum PR of 7.0 and a maximum BH restriction of 175mPD as stipulated on the Plan.

- (b) Amendment Item B (about 0.35 ha)

Incorporation of a piece of land to the south-east of Shung Him Tong Village from the HT OZP, and rezoning that piece of land together with its adjoining land to the west from “GB” and “AGR” to “OU(Cemetery)”.

- 7.2 The proposed amendment as shown on the draft HT No. S/NE-HT/5A (**Attachment VI**) is as follows:

(a) Amendment Item A (about 0.17 ha)

Excision of a piece of land to the south-east of Shung Him Tong Village from the planning scheme area of the HT OZP for incorporation into the LYT OZP.

8. Proposed Amendments to the Notes of the OZPs

- 8.1 The following proposed amendments have been incorporated in the draft Notes of the OZPs (with additions in ***bold and italics*** and deletions in '~~crossed-out~~') at **Attachments III** and **VII** for Members' consideration.

"R(A)" zone on LYT OZP

- 8.2 In relation to Items A1 and A2 as mentioned in paragraph 4.1 above, the Notes for "R(B)" zone will be deleted while the Remarks for "R(A)" zone will be revised to incorporate the development restrictions for the "R(A)1" sub-zone. In determining the maximum plot ratio for the purpose of "R(A)1" sub-zone, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded. To allow flexibility, the Notes of the "R(A)" zone will also specify that 'Public Vehicle Park (excluding container vehicle)' use is always permitted on land designated "R(A)1".

"OU(Cemetery)" zone on LYT OZP

- 8.3 Incorporation of a set of Notes for "OU(Cemetery)" zone with remarks restricting the number of niches to 574. Any minor relaxation of the restriction on maximum number of niches would require planning permission from the Board.

Technical amendments on LYT and HT OZPs

- 8.4 To incorporate the revised Master Schedule of Notes to Statutory Plan agreed by the Board on 28.12.2018, the following technical amendments will be made to the Notes to reflect 'Market' as a use subsumed under 'Shop and Services' under the Broad Use Terms and Definition of Terms used in Statutory Plans:

LYT and HT OZPs

- (a) deletion of 'Market' from Column 2 use in "Village Type Development" zone; and
- (b) revising 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 use of "Government, Institution or Community" zone.

LYT OZP

- (c) revising 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 use of "R(A)" zone.

9. Revision to the Explanatory Statements of the OZPs

The ESs of the OZPs have 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 OZPs. The proposed amendments to the ESs of the OZPs (with additions in ***bold and italics*** and deletions in '~~crossed-out~~') are at **Attachments IV and VIII** for Members' consideration.

10. Plan Numbers

Upon exhibition for public inspection, the LYT OZP will be renumbered as S/NE-LYT/18 whilst the HT OZP will be renumbered as S/NE-HT/6.

11. Consultation

Consultation with North District Council and Rural Committee

- 11.1 PlanD and CEDD jointly consulted the North District Council (NDC) on 12.10.2021, and Fanling District Rural Committee (FLRC) on 22.10.2021 on the findings of the EFS and the proposed amendments to the LYT and HT OZPs.
- 11.2 In general, NDC and FLRC members supported more public housing supply to meet the needs of the community. Nonetheless, there were concerns on the traffic impacts on the local road network. Their major comments/views are summarized as follows:
 - (a) in response to the Northern Metropolis Development Strategy announced in the 2021 Policy Address, a holistic review on transport planning in North District should be taken forward instead of partial junction improvement works to cope with potential adverse traffic impact;
 - (b) the previously completed junction improvement works proposed for Queen's Hill development may not be able to alleviate traffic impact generated by the proposed development. Relevant Government departments should consider diverting traffic by constructing new trunk roads. Besides, it was also doubtful how the construction of Fanling Bypass (Eastern Section) could alleviate the traffic pressure;
 - (c) whilst there are several new bus routes proposed to serve the population intake of Queen's Hill development, more transport options should be explored, i.e. provision of red mini buses, and more direct mini-bus routes to major urban areas to enhance efficiency and alleviate traffic pressure in

Fanling/Sheung Shui New Town area should be provided;

- (d) more community facilities such as divisional police station, sports centre and swimming pool should be provided in North District;
- (e) the proposed high-rise development might have visual obstruction to the newly constructed Shan Lai Court opposite to the Site; and
- (f) the technical amendment on SHT cemetery is welcomed, which could reflect the existing use of cemetery.

Responses from Relevant Government Bureaux/Departments

Transport infrastructures

- 11.3 In December 2020, the Highways Department and the Transport Department (TD) commenced the Strategic Studies on Railways and Major Roads beyond 2030 (the RMR 2030+ studies) to explore the layout of railway and major road infrastructure and conduct preliminary engineering and technical assessments for their alignments and supporting facilities. The RMR 2030+ studies would ensure that the planning of large-scale transport infrastructure will complement or even reserve capacity to meet the long-term development needs of Northeast New Territories.
- 11.4 Regarding the potential traffic impact arising from the proposed development, the findings and recommendations of the TIA summarized in paragraphs 4.1.8 to 4.1.11 above are relevant. Taking into account the public and private housing developments in “R(A)” and “R(B)” sites respectively in the previously completed EFS, junction improvement works have been implemented for the Queen’s Hill development. Together with Fanling Bypass (Eastern Section) in place, traffic between developments along Sha Tau Kok Road and Fanling Highway could be directly connected, and bypassing the road network at Fanling/Sheung Shui New Town. Considering the additional population intake generated from the proposed development, adverse traffic impact is insignificant. The proposed development is acceptable from traffic point of view with the implementation of the completed/planned traffic improvement works.

Public transport services

- 11.5 Regarding the provision of public transport services, paragraph 4.1.10 above is relevant. Additional six franchised bus and one green mini-bus routes are proposed and commenced in-phase according to the different stages of population intake. TD would closely monitor the efficiency and the demand for public transport services in Queen’s Hill area in future and the provision of bus and mini-bus routes will be further reviewed if necessary.

Provision of more GIC facilities in North District

- 11.6 As shown in the **Attachment XI**, the existing and planned provision of GIC facilities in North District are generally adequate to meet the demand of the overall planned population in accordance with the requirements of the HKPSG. For the shortfall in planned sports centre in North District, provision of an additional sports centre will be considered in the Fanling North NDA development.

Visual compatibility

- 11.7 Regarding the concern on visual compatibility, appropriate mitigation measures including visual corridors, building separations among building blocks, appropriate building design and amenity planting will be adopted to minimize potential impacts.

Existing use of SHT Cemetery

- 11.8 As stated in paragraphs 6.1 to 6.4 above, the amendment is to reflect the existing use without changing the land use. The proposed restriction on the number of columbarium niches is in line with the approval granted by FEHD. As such, no change on the scale and existing land use is resulted.

Departmental Consultation

- 11.9 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 Development;
- (b) Secretary for Transport and Housing;
- (c) Secretary for Education;
- (d) Secretary for Food and Health;
- (e) District Land Officer/North, Lands Department;
- (f) Antiquities and Monuments Office, Development Bureau;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Commissioner for Transport;
- (i) Chief Highway Engineer/New Territories East, Highways Department;
- (j) Chief Engineer/Mainland North, Drainage Services Department;
- (k) Chief Engineer/Construction, Water Supplies Department;
- (l) Director of Fire Services;
- (m) Director of Agriculture, Fisheries and Conservation;
- (n) Director of Environmental Protection;
- (o) Project Manager/North, North Development Office, CEDD;
- (p) Head of Geotechnical Engineering Office, CEDD;
- (q) Director of Electrical and Mechanical Services;
- (r) Director of Leisure and Cultural Services;
- (s) Director of Social Welfare;
- (t) District Officer (North), Home Affairs Department;
- (u) Director of Food and Environmental Health;

- (v) Director of Health;
- (w) Director of Housing;
- (x) Commissioner of Police; and
- (y) Chief Town Planner/Urban Design & Landscape, Planning Department.

Public Consultation

- 11.10 If the proposed amendments are agreed by the Committee, the draft LYT OZP No. S/NE-LYT/17A (to be renumbered to S/NE-LYT/18 upon exhibition), draft HT OZP No. S/NE-HT/5A (to be renumbered as S/NE-HT/6 upon exhibition) and their Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZPs to the Board during the two-month statutory public inspection period. The NDC and FLRC will be informed on the proposed amendments during the exhibition period of the draft OZPs.

12. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved LYT OZP No. S/NE-LYT/17 as shown on the draft LYT OZP No. S/NE-LYT/17A at **Attachment II** (to be renumbered as S/NE-LYT/18 upon exhibition) and its Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance;
- (b) adopt the revised ES at **Attachment IV** for the draft LYT OZP No. S/NE-LYT/17A (to be renumbered as S/NE-LYT/18 upon exhibition) 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 will be suitable for exhibition together with the OZP;
- (c) agree to the proposed amendments to the approved HT OZP No. S/NE-HT/5 as shown on the draft HT OZP No. S/NE-HT/5A at **Attachment VI** (to be renumbered as S/NE-HT/6 upon exhibition) and its Notes at **Attachment VII** are suitable for public exhibition under section 5 of the Ordinance; and
- (d) adopt the revised ES at **Attachment VIII** for the draft HT OZP No. S/NE-HT/5A (to be renumbered as S/NE-HT/6 upon exhibition) 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 will be suitable for exhibition together with the OZP.

13. Attachments

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| Attachment I | Approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/17 (reduced to A3) |
| Attachment II | Draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/17A |
| Attachment III | Revised Notes of the Draft Lung Yeuk Tau and Kwan Tei South |

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|------------------------|---|
| | OZP No. S/NE-LYT/17A |
| Attachment IV | Revised ES of the Draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/17A |
| Attachment V | Approved Hok Tau OZP No. S/NE-HT/5 (reduced to A3) |
| Attachment VI | Draft Hok Tau OZP No. S/NE-HT/5A |
| Attachment VII | Revised Notes of the Draft Hok Tau OZP No. S/NE-HT/5A |
| Attachment VIII | Revised ES of the Draft Hok Tau OZP No. S/NE-HT/5A |
| Attachment IX | Planning Report of the Proposed Housing Development |
| Attachment X | Provision of Major Community Facilities and Open Space in Lung Yeuk Tau and Hok Tau Areas |
| Attachment XI | Provision of Major Community Facilities and Open Space in North District |
| Attachment XII | Extract Minutes of the Rural and New Town Planning Committee Meeting held on 4.1.2019 in relation to SHT Cemetery |
| Plans 1a to 1c | Location Plans |
| Plan 2 | Site Plan |
| Plan 3 | Aerial Photo |
| Plans 4a to 4b | Site Photos |
| Plan 5 | Site Plan |
| Plan 6 | Conceptual Layout of Proposed Public Housing Development |
| Plan 7 | Major Traffic Improvement Works in Lung Yeuk Tau Area |
| Plan 8 | Proposed Landscape Mitigation Plan |
| Plans 9a to 9h | Photomontages of Proposed Public Housing Development |

PLANNING DEPARTMENT
NOVEMBER 2021