

TOWN PLANNING BOARD

**TPB Paper No. 10942
For Consideration by the
Town Planning Board on 1.12.2023**

DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/19

**CONSIDERATION OF
REPRESENTATIONS NO. TPB/R/S/NE-KTS/19-R1 TO R3
AND COMMENTS NO. TPB/R/S/NE-KTS/19-C1 TO C2**

**DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/19
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/NE-KTS/19-R1 TO R3
AND COMMENTS NO. TPB/R/S/NE-KTS/19-C1 TO C3**

Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/NE-KTS/19-)	Commenters (No. TPB/R/S/NE-KTS/19-)
<p><u>Item A</u> Stipulation of Area (a) and Area (b) and building height restrictions (BHR) for a “Comprehensive Development Area” (“CDA”) site to the north of Hang Tau Village fronting Hang Tau Road</p> <p><u>Item B</u> Rezoning of a site to the south of Kwu Tung Road and to the west of Hang Tau Road from “CDA”, “Agriculture” (“AGR”) and an area shown as ‘Road’ to “CDA(3)” with stipulation of BHR</p> <p>Amendments to the Notes (a) Revision to the Remarks of the Notes for “CDA” zone to incorporate development restrictions for Area (a) & Area (b) of “CDA” zone and for “CDA(3)” sub-area, and to delete site coverage restrictions</p> <p>(b) Revision to the Notes in accordance with the Revised Master Schedule of Notes to Statutory Plans</p>	<p>Total: 3</p> <p><u>Support Item B (1)</u> R1: Hinying Limited represented by Llewelyn-Davies Hong Kong Limited</p> <p><u>Oppose (2)</u> <u>Items A and B</u> R3: Individual</p> <p><u>Oppose the Plan</u> R2: Chairman of the Fanling District Rural Committee</p>	<p>Total: 2</p> <p><u>Provide Views in response to R2 (1)</u> C1 (also R1): Hinying Limited represented by Llewelyn-Davies Hong Kong Ltd.</p> <p><u>Provide Adverse Views on Item B (1)</u> <u>Not Specified</u> C2 (also R3): Individual</p>

Note: The names of all representers and commenters are attached at **Annex III**. A soft copy of their submissions is sent to Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_NE-KTS_19.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1 **Introduction**

- 1.1 On 12.5.2023, the draft Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/19 (the OZP) (**Annex I**) was exhibited for public inspection under section 5 of the pre-amended Town Planning Ordinance (the pre-amended Ordinance¹). The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month exhibition period, a total of three valid representations were received. On 25.8.2023, the representations were published for three weeks for public comments. Upon expiry of the publication period, two valid comments on the representations were received.
- 1.3 On 3.11.2023, the Town Planning Board (the Board) decided to consider all the representations and comments collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representations and comments. The list of representers and commenters and their submissions are at **Annex III and IV** respectively. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2 **Background**

Item A – Section 12A (s.12A) application for Proposed Private Residential Development

- 2.1 On 10.12.2021, the Rural and New Town Planning Committee (the Committee) of the Board agreed to a s.12A application No. Y/NE-KTS/13 for proposed amendments to a “CDA” site to the north of Hang Tau Village fronting Hang Tau Road by dividing it into Area (a) and Area (b) for separate developments with an increase in development intensity to facilitate proposed residential developments.

Item B – s.12A application for Proposed Private Residential Development

- 2.2 On 28.10.2022, the Committee partially agreed to another s.12A application No. Y/NE-KTS/15 for rezoning a site to the south of Kwu Tung Road and to the west of Hang Tau Road from mainly zoned “CDA” with minor portions zoned “AGR” and an area shown as ‘Road’ to “CDA(3)”, instead of “Residential (Group B)” as proposed by the applicant, with an increase in development intensity to facilitate a proposed residential development.

Amendments to the Notes of the OZP

- 2.3 In relation to the above amendment items, the Notes of the OZP have been revised accordingly. Opportunity has also been taken to incorporate other technical

¹ The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

amendments into the Notes of the OZP for reflecting the latest revision of the Master Schedule of Notes to Statutory Plans, as well as to update the Explanatory Statement (ES) of the OZP to reflect the latest planning circumstances.

Amendments to the OZP

- 2.4 On 21.4.2023, the Committee agreed that the above amendments to the approved Kwu Tung South OZP No. S/NE-KTS/18 were suitable for exhibition under section 5 of the pre-amended Ordinance for public inspection. The relevant RNTPC Paper No. 2/23 is available at the Board's website² and the extract of minutes of the said RNTPC meeting is at **Annex V**. Accordingly, the draft Kwu Tung South OZP renumbered as S/NE-KTS/19 was gazetted on 12.5.2023.

3 Local Consultation

Prior to Submission of the Proposed Amendments to the Committee

- 3.1 During the processing of the respective s.12A applications relating to Items A and B, the applications were published for public comments in accordance with the provisions of the pre-amended Ordinance. In considering the two applications on 10.12.2021 and 28.10.2022, the Committee had taken into account the public comments received over the respective publication periods.

Upon Gazettal of the Draft OZP

- 3.2 On 12.5.2023, the draft OZP was gazetted for public inspection under section 5 of the pre-amended Ordinance. The Members of North District Council (NDC), Fanling District Rural Committee (FDRC) and Sheung Shui District Rural Committee were also notified on the same date that members of the public can submit representations on the amendments in writing to the Secretary of the Board during the exhibition period of the OZP. On 29.6.2023, an Information Paper on the proposed amendments was circulated to the members of the Committee on Land Development, Housing and Works of the NDC. One representation (**R2**) is submitted by the Chairman of FDRC who is also a NDC member.

4 The Representation Sites and the Surrounding Areas

Representation Site under Item A

- 4.1 Item A site, with a total area of about 1.87ha, is situated at the north of Hang Tau Village fronting Hang Tau Road (**Plan H-2a**). Area (a) (about 1.8ha with about 0.03ha Government land) is currently occupied by 1 to 2-storey houses/structures, active agricultural land, vacant land with scattered containers and construction materials,

² The RNTPC Paper No. 2/23 is available at the Board's website at:
https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/717_rnt_agenda.html

where is directly accessible via Hang Tau Road. Area (b) (about 0.7ha with about 0.05ha owned by Tso Tong and about 0.02ha Government land) is currently occupied by some domestic structures and is accessible via local track connecting Hang Tau Road. The surrounding areas are mainly rural in nature. To the north of the site across the local track are mainly domestic structures, active agricultural land and storages. To the immediate east is Hang Tau Road and the Drainage Services Department Hang Tau Sewage Pumping Station. To the further north is Sister Aquinas Memorial Women's Treatment Centre. To the further east across Hang Tau Road are domestic structures and Beas River Country Club. To the immediate south and west are domestic structures, village houses and open storage yard (**Plan H-3a and H-4**).

- 4.2 Item A site comprises two portions (Area (a) and Area (b)) under "CDA" zone, with Area (a) subject to a maximum plot ratio (PR) and building height (BH) of 1.41(with maximum non-domestic PR of 0.18) and 41mPD respectively; and Area (b) subject to a maximum PR of 1.23 and BH of 34mPD. According to the indicative scheme, Area (a) would be developed into a private residential development with retail facilities and a 100-place residential care home for the elderly (RCHE). For Area (b), a separate residential development with same domestic PR as Area (a) would be developed. Stipulation of Area (a) and Area (b) for the "CDA" site is intended to facilitate separate developments of Area (a) and Area (b) under different ownership. The conceptual layout plan and landscape master plan are at **Drawings H-1a to H-1c**. The major development parameters of the indicative scheme are summarised below:

	Area (a)	Area (b)	Total
Site Area	17,990.9m ²	733m ²	18,723.9m ²
PR	1.41	1.23	1.4
- Domestic	1.23	1.23	1.23
- Non-domestic	0.18 (including retail and RCHE)	-	0.17
BH			
- Residential Blocks	7 to 8 storeys (maximum 40.3mPD)	6 storeys (33.55mPD)	6 to 8 storeys (maximum 40.3mPD)
- Retail	1 storey	-	-
- RCHE	2 storeys	-	-
Number of Flats	302	18	320
Designed Population	846	51	897
Private open space	1,340m ²	54m ²	1,394m ²

Representation Site under Item B

- 4.3 Item B site, with a total area of about 1.97ha, is located to the south of Kwu Tung Road and to the west of Hang Tau Road (**Plan H-2b**). The site is mostly covered by weeds, with a small portion in the north being paved and with trees along the periphery. The surrounding area is predominantly rural in nature with low-rise low-density residential developments, abandoned meander and mitigation woodland. The northern part of

Kwu Tung South is gradually transforming into a medium-rise and medium density residential neighbourhood. Areas to the north-east of the site have been rezoned to “CDA(1)” and “CDA(2)” for PR/BH of 3.059/81.5mPD and 3/75mPD respectively (**Plan H-1**). To the east across Hang Tau Road are low-rise low-density residential developments, i.e. Casas Domingo within “Residential (Group C)1” (“R(C)1”) (PR of 0.43) zone as well as Shui Ming Villa and other domestic structures within “Recreation” (“REC”) zone, active agricultural land, plant nursery and storages. To the south and southeast are the Hong Kong Girl Guides Association Jockey Club Beas River Lodge and some domestic structures. To the immediate west are Sheung Yue River and an abandoned meander and mitigation woodland areas under the Rural Drainage Rehabilitation Scheme for Sheung Yue River maintained by the Agriculture, Fisheries and Conservation Department (AFCD). To the further west and northwest across Sheung Yue River is a large scale low-rise low-density residential development known as Valais within “R(C)2” zone (PR of 0.4). To the north is Kwu Tung Road (**Plans H-3b and H-4**).

- 4.4 Item B site is zoned “CDA(3)” subject to a maximum PR of 2 and a maximum BH of 70mPD. Any development at the site should not adversely affect the ecological, amenity and landscape value of the mitigation woodland and wetland. If the development would unavoidably affect the existing mitigation woodland and wetland, the applicant should also submit technical assessment(s) including Ecological Impact Assessment and/or compensatory proposal(s) with implementation arrangements such as tree buffer and appropriate blocking layout to minimise the disturbance to the neighbouring habitat. According to the indicative scheme, Item B site would be developed into a comprehensive residential development. The indicative master layout plan, landscape master plan, and urban design consideration plan are at **Drawings H-2a to H-2c**. The major development parameters of the indicative scheme are summarised below:

Site Area	About 19,700m ²
PR	Not more than 2
BH	67.75mPD – 70mPD (15 to 16 storeys)
Number of Blocks	6
Number of Flats	About 909
Designed Population	About 2,455
Communal Private open space	Not less than 2,455m ²
Tentative Completion Year	2027

Planning Intention

- 4.5 The “CDA” zone is intended for comprehensive development/redevelopment of the area for residential uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 4.6 The Notes of “CDA” zone specifies that an applicant for permission for development

on land designated “CDA” shall prepare a Master Layout Plan for the approval of the Board.

5 **The Representations**

5.1 **Subject of Representations**

5.1.1 Amongst the three representations received, one (**R1**)³ supports Item B; the Chairman of Fanling District Rural Committee (**R2**) opposes the OZP; and an individual (**R3**) opposes both Items A and B.

5.1.2 The major grounds of representations and PlanD’s responses, in consultation with relevant government departments, are summarised in paragraph 5.2 below.

5.2 **Supportive Representation - Major Grounds and Responses**

Item B

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) The amendment reflects the Committee’s decision to partially approve the s.12A application, and the proposed development restrictions are in line with the s.12A approval. The proposed rezoning to “CDA(3)” would have merit of expediting housing supply and meet the acute demand for private housing, while retaining appropriate planning control by the Board.	R1
Responses	
(a) The supportive views are noted.	

5.3 **Adverse Representation - Major Grounds and Responses**

Item A

5.3.1 Development Scale and Technical Impacts

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) In March 2017, the Item A site was rezoned from “REC” to “CDA” subject to a maximum PR of 0.4, site coverage (SC) of 20% and BH of 3 storeys including car park to take forward an agreed s.12A application for permission of 30 detached houses. The current scale with BH of 40mPD is	R3

³ Submitted by the applicant of the s.12A application No. Y/NE-KTS/15 relating to the “CDA(3)” zone under Item B.

	out of compliance with the original intention of villa development.	
(2)	The Director of Agriculture, Fisheries and Conservation (DAFC) commented in the s.12A stage that the mature trees within the site should be preserved as far as possible. However, there is no details as to how DAFC's recommendations will be observed under the current proposal.	R3
(3)	No Traffic Impact Assessment (TIA) was submitted by the applicant of the s.12A application No. Y/NE-KTS/13 to address local residents' concern on potential adverse traffic impact.	R3
(4)	There were insufficient drainage facilities and 80% of the site shall be covered by concrete. As a result, the proposed development would lead to serious flooding in the village but there is no information to address the drainage issue. Besides, any adverse impacts generated from the proposed development to the watercourse nearby should be avoided.	R3
Responses		
(a)	<p>In response to (1):</p> <p>Item A is to take forward the decision of the Committee in December 2021 on the agreed s.12A application No. Y/NE-KTS/13 to divide the "CDA" site into Area (a) and Area (b) with an increase in development intensity to facilitate separate developments.</p> <p>Kwu Tung as a whole is undergoing transformation in both land use and planning context in recent years. Further north across Fanling Highway is the Kwu Tung North New Development Area (KTN NDA). Locating to the south of the KTN NDA across Fanling Highway, northern part of KTS is also gradually transformed into a medium-density residential neighbourhood. The development intensity and BH profile of Kwu Tung area is gradually descending from the north at sites in KTN NDA (PR 4.2 to 7.8 and BH over 100mPD upon approval of the s.16 application No. A/KTN/93) to the "CDA(1)", "CDA(2)" and "CDA(3)" zones (PR 2 to 3.059 and BH over 70mPD) in Kwu Tung South area which have recently been rezoned for medium-rise and medium density residential developments. Given the intended stepped PR/BH profile descending from the KTN NDA town centre in the north towards the rural setting in the southern part of Kwu Tung South area, the BHRs at Item A site is considered in line with this regional context, while incorporating design and mitigation measures to minimize the potential visual impact. However, as the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) considers that the proposed development with incorporation of design and mitigation measures</p>	

will still generate slightly adverse visual impact, the design and mitigation measures would be subject to the scrutiny of CTP/UD&L, PlanD and the Committee in the subsequent s.16 planning application stage.

(b) In response to (2):

According to the Landscape Master Plan (LMP) (**Drawing H-1c**) and Tree Preservation Proposal (TPP) submitted under the s.12A application No. Y/NE-KTS/13, there are 60 trees within the Item A site and its immediate surrounding. Among them, 11 trees would be retained and 49, including 8 dead trees, would be felled. A total of 106 new heavy standard trees would be planted at Area (a) for compensation. A green buffer for tree planting would be provided along the site boundary. CTP/UD&L, PlanD has no objection to the application while DAFC has no adverse comment on the application. The development details and other technical aspects, including the LMP and TPP, of the proposed development would be subject to the scrutiny of concerned government departments and the Committee in the subsequent s.16 planning application stage.

(c) In response to (3):

The applicant had conducted and submitted a TIA as part of the s.12A application No. Y/NE-KTS/13 with mitigation measures. The TIA concluded that the proposed development would not bring about insurmountable problems. Specifically, the applicant proposed to set back the development for widening of Hang Tau Road with provision of green mini bus (GMB) lay-by and pedestrian crossing outside Item A site, as requested by the Transport Department (TD). These measures could help improve the traffic manoeuvring and improvement to public transport services. The applicant also proposed to retain the existing local tracks within Item A site along the boundary as right-of-way for public use (**Drawing H-1b**). Commissioner for Transport (C for T) has no adverse comment on the TIA as well as the improvement works.

(d) In response to (4):

A Drainage Impact Assessment (DIA) has been conducted by the applicant which concludes that with the proposed upgrading of various existing drainage pipe capacities by the applicant in the vicinity of Item A site, the drainage system along Hang Tau Road to the channel shall be capable to receive increased runoff from the proposed development, and will further improve drainage performance for future redevelopment in the adjoining "R(D)" zone and in Hang Tau Tai Po Village. As such, no unacceptable drainage impact is anticipated upon implementation of the upgrading works. The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has no objection to the application given that the drainage proposal would be subject to the scrutiny of DSD in the s.16 planning application stage.

The applicant also proposed to adopt measures to control pollution in the proposed drainage system and the watercourse nearby, e.g. provision of silt traps and petrol interceptor, prevention and containment of spills, catch basin cleaning, and erosion control, etc. DAFC, the Director of Environmental Protection (DEP) and concerned government departments have no comment from environmental perspective.

5.3.2 Provision of Open Space and GIC Facilities

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) There is no information about government, institution or community (GIC) facilitates as well as children's playground and recreational facilities to serve future population at Item A site.	R3
Responses	
<p>(a) A 100-place privately-operated RCHE will be provided in Area (a) by the applicant of s.12A application No. Y/NE-KTS/13. The Director of Social Welfare (DSW) supports the provision and considers that it could provide an alternative choice for the elderly who could afford the market price. The proposed development will provide about 320 flats accommodating about 897 population. Private local open space of about 1,394m², above the Hong Kong Planning Standards and Guidelines (HKPSG) requirement (i.e. 897m²), is proposed to serve the residents including children's playground and recreational facilities (Drawing H-1c) as illustrated in the indicative scheme. While there will be a deficit of about 2.2ha of planned district open space (DOS) in Kwu Tung South area, there is a surplus of about 6.9ha 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.</p> <p>The planned provision of GIC facilities in the Kwu Tung South area or North District are generally sufficient to meet the demand of the planned future population, except for hospital bed, child care centre, community care services facilities for elderly and RCHE (Annex VI). The provision of GIC facilities are long-term target and the actual provision would be subject to the consideration of the relevant departments during the planning and development process. PlanD and concerned departments will work closely together to ensure that additional GIC facilities will be included in new development proposals in KTS and the North District.</p>	

Item B

5.3.3 Public Benefit of the Development

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) Item B site comprises 28% of Government land and it is unknown what public benefit this “CDA” zoning can bring about.	R3
Responses	
<p>(a) The amendment is in line with the prevailing policy on enhancing housing and land supply through optimisation of the existing land resources, which could help meet the acute demand for private housing. The Government land within the site is currently vacant mostly covered by weeds. The strip of the Government land along Hang Tau Road is elongated in shape while the Government land in the northern and southern portions of the Item B site are small in size (around 1,505m² and 708m² respectively). Given the sizes and shapes of the Government land, their potential for separate development is limited. Incorporation of these Government land into the adjoining private land for comprehensive development are considered appropriate and could achieve better planning as well as enhancing land utilization. Moreover, the proposed development would bring forth traffic improvement measures for the benefit of both future residents and the local community.</p> <p>Furthermore, two pieces of the Government land are existing planting areas (total area: about 610m²) currently managed by AFCD, which are located at the northern and southern parts of Item B site, will form part of the proposed development in the future under the re-grant lot (Drawing H-2c and Plan H-2c). The planting areas which were created under the Rural Drainage Rehabilitation Scheme for Sheung Yue River are not of conservation importance. To compensate the loss of the planting areas, four pieces of land (total area: about 649m²) are proposed to be re-provided on the project proponent’s land outside Item B site as well as the adjoining strips of Government Land to form holistic compensatory planting areas by the applicant to the satisfaction of AFCD for hand-over to the Government for future management and maintenance. The compensatory planting arrangement is already in the process of implementation.</p>	

5.3.4 Provision of Waterfront Promenade

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) The proposed footprint of the “CDA(3)” zone at certain points will obstruct the possibilities of extending the	R3

waterfront promenade. There is no details on the implication of the proposed development on public enjoyment of the waterfront. The riverside location should not be privatized and should be devoted to recreational and community use.	
Responses	
<p>(a) There is an existing footpath (Plan H-4b) along the section of Sheung Yue River which will be retained for public access and pedestrian circulation. The proposed development would not affect this existing footpath. In fact, according to the indicative scheme submitted by the applicant under s.12A application No. Y/NE-KTS/15 (Drawing H-2b), a 4m-wide tree buffer zone along the western boundary, which would enhance the visual quality for users of the footpath. Furthermore, the planting areas to the east of the footpath are Government land (Plan H-2c) will also be retained as mitigation woodland under the Rural Drainage Rehabilitation Scheme. DAFC has no comment on the application from nature conservation point of view. Relevant amendments to the ES of the OZP have also been made to incorporate the requirements to minimise the potential adverse impacts and disturbance on the meander of Sheung Yue River and its wildlife habitat.</p>	

5.3.5 Environmental and Other Aspects

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) There is no detail on tree felling and the district is deficient in DOS. Besides, the environmental issues should be resolved before allowing the proposed development to go ahead.	R3
Responses	
<p>(a) In response to (1):</p> <p>Technical assessments on various aspects including environmental, landscape and tree preservation proposal were conducted to ensure technical feasibility in support of the s.12A application (No. Y/NE-KTS/15) under Item B. The assessments indicate that the proposed development is technically feasible in terms of environmental aspect. DEP and DAFC have no objection to/adverse comment on the application.</p> <p>Regarding tree felling, according to the LMP and TPP of the s.12A application No. Y/NE-KTS/15, there are 275 trees of invasive and common species in fair to poor conditions within Item B site. Amongst them, 10 trees would be retained, 2 would be transplanted, and 263 (including 24 dead trees) would be felled. A total of 239 new heavy standard trees would be planted for compensation. CTP/UD&L, PlanD has no objection to the application from</p>	

landscape planning perspective. The development details and other technical aspects, including the LMP and TPP, of the proposed development would be subject to the scrutiny of concerned government departments and the Committee in the subsequent s.16 planning application stage.

In respect of the concern on deficiency in DOS, the proposed development will provide about 909 flats accommodating about 2,455 population. Private local open space of not less than 2,455m² is proposed according to the HKPSG requirement to meet the need of the residents. The responses in paragraph 5.3.2(a) regarding open space provision are relevant.

5.3.6 Impacts Generated by Amendment Items A and B

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) The development of the Northern Metropolis with lots of public housing developments and infrastructure/construction works have affected Sha Tau Kok Road and caused severe traffic congestion, noise and air pollution as well as sewage problems, which have caused serious disturbances to the livelihood of the community.	R2
Responses	
<p>(a) In response to (1):</p> <p>The amendment items are to take forward the two s.12A planning applications which were agreed/partially agreed by the Committee. Both applicants have submitted technical assessments, including Environmental Assessment and TIA, which have taken into account the committed developments at the time of application. The technical assessments confirmed that there would be no insurmountable technical impact arising from the proposed developments with the implementation of appropriate mitigation/improvement measures. Concerned government departments have no objection to/adverse comment on the applications. The Committee has taken into consideration all the public comments received, finding of relevant technical assessments, and comments from the relevant government departments</p>	

6 Comments on Representations

- 6.1 Two comments on representations were received including one (**C1**, also **R1**) submitted by the applicant of 12A application No. Y/NE-KTS/15 and the other submitted by an individual (**C2**, also **R3**). **C1** provides responses to **R2** regarding cumulative impact brought by new developments in the Northern Metropolis, and states that the applicant of the approved application No. Y/NE-KTS/15 has conducted various technical assessments for the proposed residential development, which has already taken into consideration the cumulative impacts and sufficiently addressed all the comments from various government departments. Further updates of technical reports will be conducted to ascertain the technical feasibility of proposed residential development at the s.16 planning application stage. The views of **C1** are noted and the responses are similar to PlanD's responses in paragraphs 5.3.5 and 5.3.6 above.
- 6.2 **C2** provides adverse views on Item B on the grounds that almost 30% of Item B site is Government land but there is no provision of community facilities. All technical assessments were conducted by the applicant and there is no independent assessment by the Government. There is no indication that Committee Members' concerns on wildlife, the meander, flora and fauna, preservation of the natural habitat along Sheung Yue River, BH and tree compensation have been addressed. The views of the comment are similar to the grounds of representations. The responses in paragraphs 5.3.4 and 5.3.5 above are relevant. Regarding the provision of GIC facilities, the responses in paragraph 5.3.2 above are relevant.

7 Departmental Consultation

- 7.1 The following government departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:
- (a) DAFC;
 - (b) DSW;
 - (c) Chief Highway Engineer/New Territories East, Highways Department; and
 - (d) CTP/UD&L, PlanD.
- 7.2 The following government departments have been consulted and they have no comment on the representations and comments:
- (e) District Lands Officer/North, Lands Department;
 - (f) Chief Building Surveyor/NTW, Buildings Department;
 - (g) C for T;
 - (h) Chief Engineer/Construction, Water Supplies Department;
 - (i) Director of Electrical and Mechanical Services;
 - (j) Chief Architect/ASC, Architectural Services Department;
 - (k) Director of Leisure and Cultural Department;
 - (l) Director of Environmental Protection;
 - (m) CE/MN, DSD;

- (n) District Officer (North), Home Affairs Department; and
- (o) Project Manager/North, Civil Engineering and Development Department.

8 Planning Department's Views

- 8.1 The supportive views of **R1** on Item B is noted.
- 8.2 Based on the assessments in paragraph 5.3 above, PlanD does not support the adverse views and objections of **R2** and **R3**, and considers that the OZP should not be amended to meet the representations for the following reasons:
- (a) Items A and B are to take forward two s.12A applications which were agreed by the Rural and New Town Planning Committee taking into consideration all the public comments received, finding of relevant technical assessments, and comments from the relevant government departments. The proposed amendments are considered appropriate (**R2 and R3**);
 - (b) relevant technical assessments on traffic, environmental, landscape and visual aspects have been conducted under the two s.12A applications and confirmed that there is no insurmountable technical impact arising from the proposed developments with the implementation of appropriate mitigation/improvement measures. The development details and other technical aspects of the proposed development would be subject to the scrutiny of concerned government departments and the Committee in the subsequent s.16 planning application stage (**R2 and R3**);
 - (c) the planned provision of Government, institution and community facilities in Kwu Tung South are generally sufficient to meet the demand of the planned population except for some GIC facilities. The provision of community facilities will be closely monitored by the relevant Government bureaux/departments. The Government would continue adopting a multi-pronged approach to further enhance the provision of Government, institution and community to serve the district needs (**R3**); and
 - (d) the overall provision of open space is considered generally adequate to meet the demand of the planned population. Private open space would be provided in the proposed developments to meet the needs of the future residents in the area (**R3**).

9 Decision Sought

- 9.1 The Board is invited to give consideration to the representations and comments taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the OZP to meet/partially meet the representations.
- 9.2 Should the Board decide that no amendment should be made to the OZP to meet the representations, Members are also invited to agree that the OZP, together with the Notes

and updated Explanatory Statement, are suitable for submission under section 8 of the pre-amended Ordinance to the Chief Executive in Council for approval.

10 Attachments

Annex I	Draft Kwu Tung South OZP No. S/NE-KTS/19 (reduced size)
Annex II	Schedule of Amendments Incorporated into the Draft Kwu Tung South OZP No. S/NE-KTS/19
Annex III	List of Representers and Commenters
Annexes IVa and IVb	Submission of Representers and Commenters
Annex V	Extract of Minutes of RNTPC Meeting held on 21.4.2023
Annex VI	Provision of Major GIC Facilities and Open Space in Kwu Tung South Area
Drawings H-1a and H-1c	Indicative Development Scheme of Amendment Item A
Drawings H-2a to H-2c	Indicative Development Scheme of Amendment Item B
Plan H-1	Location Plan of the Representation Sites
Plans H-2a to H-2c	Site Plans of the Representation Sites
Plans H-3a and H-3b	Aerial Photos of the Representation Sites
Plans H-4a and H-4b	Site Photos of the Representation Sites

**PLANNING DEPARTMENT
DECEMBER 2023**