

**SCHEDULE OF AMENDMENTS INCORPORATED INTO
THE DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/15**

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of a piece of land fronting Hang Tau Road from “Recreation” (“REC”) to “Comprehensive Development Area” (“CDA”).
- Item A2 – Rezoning of a piece of land at Hang Tau Tai Po from “REC” to “Residential (Group D)” (“R(D)”).
- Item A3 – Rezoning of a site occupied by Serenity Garden to the immediate north of Hang Tau Village from “REC” to “Residential (Group D)1” (“R(D)1”).
- Item A4 – Rezoning of a site occupied by the existing Hang Tau Sewage Pumping Station from “REC” to “Government, Institution or Community” (“G/IC”).
- Item B1 – Rezoning of a site occupied by Ascot Park from “Open Space” to “Residential (Group C)2” (“R(C)2”).
- Item B2 – Rezoning of three small areas occupied by Ascot Park from “REC” to “R(C)2”.
- Item C1 – Rezoning of a strip of land at Fan Kam Road to the southwest of Ying Pun from “Agriculture” (“AGR”) to an area shown as ‘Road’.
- Item C2 – Rezoning of a strip of land at Fan Kam Road to the southwest of Ying Pun from “G/IC” to an area shown as ‘Road’.
- Item C3 – Rezoning of a strip of land along the Dongjiang watermain from area shown as ‘Road’ to “AGR”.

II. Amendments to the Notes of the Plan

- (a) Incorporation of plot ratio (PR), site coverage and building height (BH) restrictions for the new “CDA” site fronting Hang Tau Road in the Remarks of the Notes for the “CDA” zone.
- (b) Incorporation of a set of Notes for the new “R(D)” zone, including the sub-zone “R(D)1” zone, with stipulation of PR and BH restrictions with exemption and minor relaxation clauses.

Annex II-1

就草圖作出申述
Representation Relating to Draft Plan

參考編號

Reference Number:

170522-004430-20363

TPB/R/S/NE-KTS/15-1

提交限期

Deadline for submission:

24/05/2017

提交日期及時間

Date and time of submission:

22/05/2017 00:44:30

提出此宗申述的人士

Person Making This Representation:

先生 Mr. CHEUNG LAP MING

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/NE-KTS/15

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
第A2項	支持 Support	此建議改動有助促進取締區內殘舊的臨時構建物，改善區內還境

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

第A2項，建議將現時規劃為馬路的一段坑頭路，向南延伸規劃至坑頭村內，使有足夠闊度供消防車進內坑頭村，保障坑頭村村民安全。
同樣，建議現該段馬路向西規劃延伸至雍翠苑區(a)，該日後該地段發展時，可預留土地供消防車進入雍翠苑。

方利集團有限公司
FONNIE HOLDINGS LIMITED

Annex II-2

19 May 2017

Town Planning Board
15/F North Point Government Offices,
333 Java Road,
North Point, Hong Kong

TPB/R/S/NE-KTS/15-2

Attn: Secretary of the TPB

**Representation on Amendments to
the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/15**

Dear Sir,

We refer to the amendments to the Draft Kwu Tung South OZP No S/NE-KTS/15 gazetted on 24.3.2017.

As a landowner within the area proposed to be rezoned "CDA" under the amendments, we hereby lodge our representation under s6 of the Town Planning Ordinance, as detailed in the attached Objection Statement.

More specifically, we object to:

Amendments to Matters shown on the Plan Item A1 – Rezoning of a piece of land fronting Hang Tau Road from "Recreation" ("REC") to "Comprehensive Development Area" ("CDA") and the related:

Amendments to the Notes of the Plan (a) - Incorporation of plot ratio (PR), site coverage and building height (BH) restrictions for the new "CDA" site fronting Hang Tau Road in the Remarks of the Notes for the "CDA" zone.

To meet our representation, we request the Town Planning Board to:

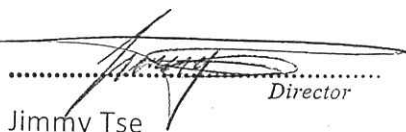
- Rezone the proposed "CDA" zone fronting Hang Tau Road, under Amendment Item A1 above to "R(D)" zone and apply the Statutory Notes for the "R(D)" zone to such land area.

If considered necessary by the Town Planning Board, in relation to that above, we would accept our landholding to be rezoned to "Residential D (Group 2)", with the Notes to the "R(D)" zone requiring the applicant in the "R(D)2" zone to submit a 'landscape & design proposal' and 'implementation programme' for approval by the Town Planning Board.

In that attached we provide justification for our representation and shall be pleased to attend a hearing on the representation in due course. Should you have any queries on this representation, please contact Mr. Jimmy Tse at

Yours sincerely,

For and on behalf of
FONNIE HOLDINGS LIMITED


.....
Director

Jimmy Tse

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

1. Person Making This Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構*)
Fonnie Holdings Limited

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)

Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構*)

3. Details of the Representation
申述詳情

Draft plan to which the representation relates
與申述相關的草圖

Draft Kwu Tung South OZP No. S/NE-KTS/15

* Delete as appropriate
Please fill "NA" for inapplicable item 請刪去不適用者
請在不適用的項目填寫「不適用」

3. Details of the Representation (Continued) (use separate sheet if necessary)
 申述詳情(續)(如有需要,請另頁說明)

Nature of and reasons for the representation 申述的性質及理由

Subject matters [@] 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Amendments to Matters shown on the Plan Item A1	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the Written Representation Attached
Amendments to the Notes of the Plan (a)	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the Written Representation Attached
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the draft plan? If yes, please specify the details.
 對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。

Rezone the proposed "CDA" zone fronting Hang Tau Road, under Amendment Item A1 above to "R(D)" zone and apply the Statutory Notes for the "R(D)" zone to such land area.

If considered necessary by the Board, in relation to that above, we would accept our landholding to be rezoned to "Residential D (Group 2)", with the Remarks on the Notes to the "R(D)" zone requiring the applicant in the "R(D)2" zone to submit a 'landscape & design proposal' and 'implementation programme' for approval by the Board

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
 請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

Please refer to the Written Representation attached


.....

.....

.....

5. Signature 簽署

Signature
簽署



JIMMY TSE

Name in Block Letters 姓名（以正楷填寫）

“Representer” / Authorized Agent*
「申述人」/ 獲授權代理人*

Director

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 * of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Fonnie Holdings Limited

Company/Organization Name and Chop (if applicable)
公司 / 機構名稱及蓋章（如適用）

Date
日期 19.5.2017

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this representation which includes making available the name of the “representer” for public inspection when making available this representation for public inspection; and
- (b) facilitating communication between the “representer” and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
- (b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the “representer” in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. A “representer” has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第 486 章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

* Delete as appropriate

* 請刪去不適用者

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

WRITTEN REPRESENTATION to THE TOWN PLANNING BOARD

On

AMENDMENTS TO DRAFT KWU TUNG SOUTH OZP No. S/NE-KTS/15

Under s.6(1) of the Town Planning Ordinance

This Representation refers to items under the Schedule of Amendments to the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/15 gazetted on 24 March 2015. The particulars of the amendment items to which this representation refers are as follows:

AMENDMENTS TO MATTERS SHOWN ON THE PLAN - ITEM A1

Rezoning of a piece of land fronting Hang Tau Road from "Recreation" ("REC") to "Comprehensive Development Area" ("CDA").

&

AMENDMENT TO THE NOTES OF THE PLAN - ITEM (a)

Incorporation of plot ratio (PR), site coverage (SC) and building height (BH) restrictions for the new "CDA" site fronting Hang Tau Road in the Remarks of the Notes for the "CDA" zone.

NB: The Written Representation focuses on Amendment Item A1 as Amendment Item (a) is in effect the specific control under Amendment Item A1. If the Town Planning Board (the Board) uphold the representation and rezone our land in the previous "REC" zone to "R(D)" or "R(D)2", Amendment Item (a) is null and void.

REASONS FOR WRITTEN REPRESENTATION

1. **AMENDMENT MATTERS TO THE PLAN – ITEM A1 – Rezoning of a piece of land fronting Hang Tau Road from "Recreation" ("REC") to "Comprehensive Development Area" ("CDA").**
- 1.1 Our landholding (see location plan in **Figure 1**), comprising 17,685 sq.m. is proposed as a "Comprehensive Development Area" ("CDA") zone, following the successful approval of our s12A Application for such a zone in December 2012 (**Figure 2** refers). It is relevant to state up front that our landholding is the only land in the "REC" zone, now rezoned "CDA". Therefore should the Board uphold this representation, there will be no other implications for any other private land within the previous "REC" zone area.
- 1.2 There is no doubt that the proposed "CDA" zoning of our land is due solely to our submission of a s12A Application in early 2012 seeking to excise the land from the "REC" zone for residential development. That application was approved on 7.12.2012. However some four years on, there is now no strong planning justification for the "CDA" rezoning, because major changes in the local decision-making context no longer support the need for such rezoning. These changes are elaborated below:
 - A. **Material Change in LOCAL Planning Circumstances since s12A Application Approval in 2012**
- 1.3 In 2012 when our s12A Application was considered and approved for rezoning to "CDA", the planning circumstances, as noted in RNTPC Paper No. Y/NE-KTS/5B at the time were:

- (a) ALL surrounding land use to the west of Hang Tau Road was for RECREATION (REC) Use. The planning intention of this "REC" Zone was to encourage *"development of active and/or passive recreation and tourism/eco-tourism"* and support facilities. There was in fact a general presumption against GENERAL RESIDENTIAL DEVELOPMENT in the "REC" zone. However the Board's intention to rezone the area surrounding our land from "REC" to "R(D)" zone, significantly alters the local planning context in that the previous non-recreational uses are replaced by a positive encouragement of 'flats' and 'houses', upon application to the Board. At the same time land uses permitted with approval under the previous "REC" zone have been widened significantly under the proposed "R(D)" zone to include "Institutional Use", "Place of Recreation & Culture", "Recyclable Collection Centre" and "School". Such change in planning intention and permitted land use are a MATERIAL CHANGE IN PLANNING CIRCUMSTANCES, from the prevailing context when the s12A application was considered and approved by the RNTPC in 2012.
- (b) Under the previous "REC" zone, New Territories Exempted House (NTEH) and recreational support housings were not permitted to exceed a maximum plot ratio of 0.2 and maximum building height of 2 storeys (6m). The OZP amendment covering that "REC" zone now doubles the maximum potential development intensity and increases the maximum building height, to a plot ratio of 0.4 and building height of 3 storeys (9m) respectively. Such a CHANGE IN DEVELOPMENT PARAMETERS IS A MATERIAL CHANGE IN LOCAL PLANNING CIRCUMSTANCES when the s12A application was considered by the RNTPC in December 2012. It warrants revisiting the original grounds for proposing our land be rezoned to "CDA".

B. No Longer Any Planning Justification for the Single "CDA" Zone

- 1.4 In our view, the decision to rezone the remaining "REC" zone for "R(D)" housing necessitates a rethink of the appropriateness. In many other cases, such material change in local planning circumstances has been sufficient reason to reject or approve planning applications. The key consideration espoused in these cases refers back to the planning principle identified in TPB PG-35C which established that *"any material change in planning circumstances since the original permission was granted (such as a change in the planning policy/land-use zoning for the area)"*, is relevant to the planning decision. This, coupled with the Board's own Master Schedule of Notes Guidelines confirm the necessity to take *"into account the local circumstances"* (para 3 refers) when considering uses listed in the Master Schedule of Notes to statutory plans.
- 1.5 Yes, our s12A application was the 'trigger' for the gazetted change in planning intention for the local area. But in so doing, the Planning Department should have met with ourselves to learn whether, in light of the intended changes, the Applicant still wanted to proceed with that "CDA" zoning, in light of the possibility of applying the more ubiquitous "R(D)" zoning. Given such choice and as this representation reveals, we do not want our land to be zoned "CDA", but instead included in the wider "R(D)" zone amendment. If we had been consulted on this matter, we are certain that Planning Department would appreciate that, after four years of waiting to redevelop, there is no longer particular planning merit to retain our land as a "CDA" zone. When it was the only land use change proposed and the surrounding land use was zoned "REC" (four years earlier) there was some such merit as noted in the RNTPC paper on our s12A application, but with wholesale change of that zone to "R(D)" type development, there no longer exists a need for our land to be rezoned "CDA".
- 1.6 In terms of planning intention, there is little effective difference between that guiding the proposed "CDA" zone and that of the "R(D)" zone, as summarised in the table below:

"CDA" Zone	"R(D)" Zone
<i>"for comprehensive development of the areas for residential uses with the provision of open space and supporting facilities"</i>	<i>"for improvement and upgrading of existing temporary structures within the rural areas through redevelopment ...into permanent buildings"</i>

Table 1: Comparison of Planning Intention for Proposed "CDA" and "R(D)" zones

- 1.7 Despite different wording, the underlying planning intentions of both "CDA" and "R(D)" zones essentially aim at the same purpose i.e. to improve and upgrade the rural environment in the previous "REC" zone to permanent housing, subject to control by the Board.
- 1.8 There is also little difference in the existing land particulars of the private land within the two zones. Take a look at Planning Department's Plan 5 in the RNTPC Paper Y/NE-KTS/5B, showing the current land use covering the proposed amendment areas. The description of our land is that it contains temporary containers, workshops and open storage of building materials and a vacant house, which are the exact same existing uses in the surrounding "R(D)" zone (refer to para. 9.3.3 of the Explanatory Statement). So the planning intention for the "R(D)" zone i.e. *"for improvement and upgrading of existing temporary structures within the rural areas through redevelopment ...into permanent buildings"*, applies also to our landholding.
- 1.9 The previous planning rationale for zoning our landholding as "CDA" is because it is "sizeable" and in "private ownership". But from the Land Status in Planning Department's Figure 5 in the RNTPC Paper No. Y/NE-KTS/5B, over approximately 85% of the "REC" zone is in private ownership and if one reviews previous applications in the same zone, some of these private lots are also "sizeable", but zoned "R(D)". Even the Government Land in the northeast portion of the "REC" zone, now zoned "R(D)", is "sizeable". Therefore the fact that our landholding is private and sizeable NO LONGER JUSTIFIES rezoning it as the ONLY "CDA" zone on the amended OZP,
- 1.10 Strictly speaking, our landholding, being a discreet enclave of private land (designated Site A) and more importantly fronting Hang Tau Road (a public road) would, in land use planning terms, warrant lower priority for rezoning "CDA" than other similar sized private land parcels in Site E on Plan 5 of the "Land Use Review of the "REC" Zone in Hang Tau Tai Po on the Approved Kwu Tung South OZP No. S/NE-KTS/14" (RNTPC Paper No. 9/14). The reason is that, under such planning control, these private land parcels could really facilitate comprehensive development and provide common access and servicing, which benefits implementation of the planning intention. The location of our land does nothing for comprehensive redevelopment in Site E and hence should be zoned "R(D)".

C. No Loss of Planning Control in Rezoning the "CDA" zone to "R(D)" Zone

- 1.11 The statutory Notes to both "CDA" and "R(D)" zones state the same development parameter for new low rise, low density residential development i.e. a maximum of PR 0.4 and 3 storeys (9m) and in both zones, such residential development MUST BE APPROVED BY THE BOARD. So we see no real difference in the Board's planning control over new housing development in either zone.

"CDA" Zone	"R(D)" Zone
"zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of the development, taking account of various environmental, traffic, infrastructure and other constraints"	"It is intended for low-rise, low density residential development subject to planning permission from the TPB"

2: Comparison of Planning Control for New Housing Under Proposed "CDA" and "R(D)" zones

- 1.12 The technical submission requirements of planning applications under each zone are also very similar. The Notes to the "CDA" zone state the usual technical submission requirements (which we have already demonstrated compliance with in obtaining approval of the s12A Application in 2012) and while not so specific, para. 9.3.2 of the Explanatory Statement of the OZP reveals that any application in the proposed "R(D)" zone must also *"prove to the Board that the proposed development would be acceptable in traffic, drainage, sewerage and environmental perspectives (i.e. TIA, DIA, SIA and EA)"*. The same TIA, DIA, SIA and EA submissions must be submitted under the "CDA" zone. The only difference in technical submissions required under both zones is the "CDA" zone's requirement for a "landscape and design proposal" and a "development programme". However, practically, any master plan submitted for housing development in the "R(D)" zone will also need to show landscape and design features. THEREFORE THERE IS NO DIFFERENCE IN PLANNING CONTROL IF OUR LAND IS ZONED "R(D)".

D. The Inclusion of Another Private Land Parcel in the "CDA" Zone Is Unwarranted and Both Parcels Should be Zoned "R(D)"

- 1.13 Our s12A Application site boundary covered ONLY the lot area of our private landholding. The OZP amendment now proposes to extend the "CDA" zone boundary to include a small tract of Government Land and another private land parcel in the northeast corner previously zoned "REC" (see **Figure 3**). No justification is presented in the OZP's Explanatory Statement for the inclusion of such other land.
- 1.14 Landowners are all too aware of the problems inherent in grouping unrelated private land into a single "CDA" zone, which include delays in implementation and obstruction by the other landowner for one reason or another. There are many cases where "CDA" zone development has not proceeded due to the attitude of the minority landowner in the CDA zone. The planning principle adopted by the Board for consolidation of private land into a single "CDA" zone is that there must be clear public benefits derived. In the case of the proposed amendment, no such benefits are evident. The second private land parcel (i.e. 1127 RP in D.D.92) is small (about 635.6 sq.m), is separated from our land by a tract of Government Land and therefore readily and independently redevelopable to a maximum of PR 0.4 with planning permission. It also enjoys independent access to Hang Tau Road via an existing track and therefore a clear candidate for rezoning to "R(D)" - the same as our landholding.
- 1.15 It is incumbent upon the Board to inform the landowners why the two private land parcels are included in the proposed "CDA" zone and the pro rata inclusion of the intervening government land. Where there is no overriding public gain or including such parcels of private land into a "CDA" zone, then such land should be zoned for separate implementation, which is achieved if rezoned to "R(D)".

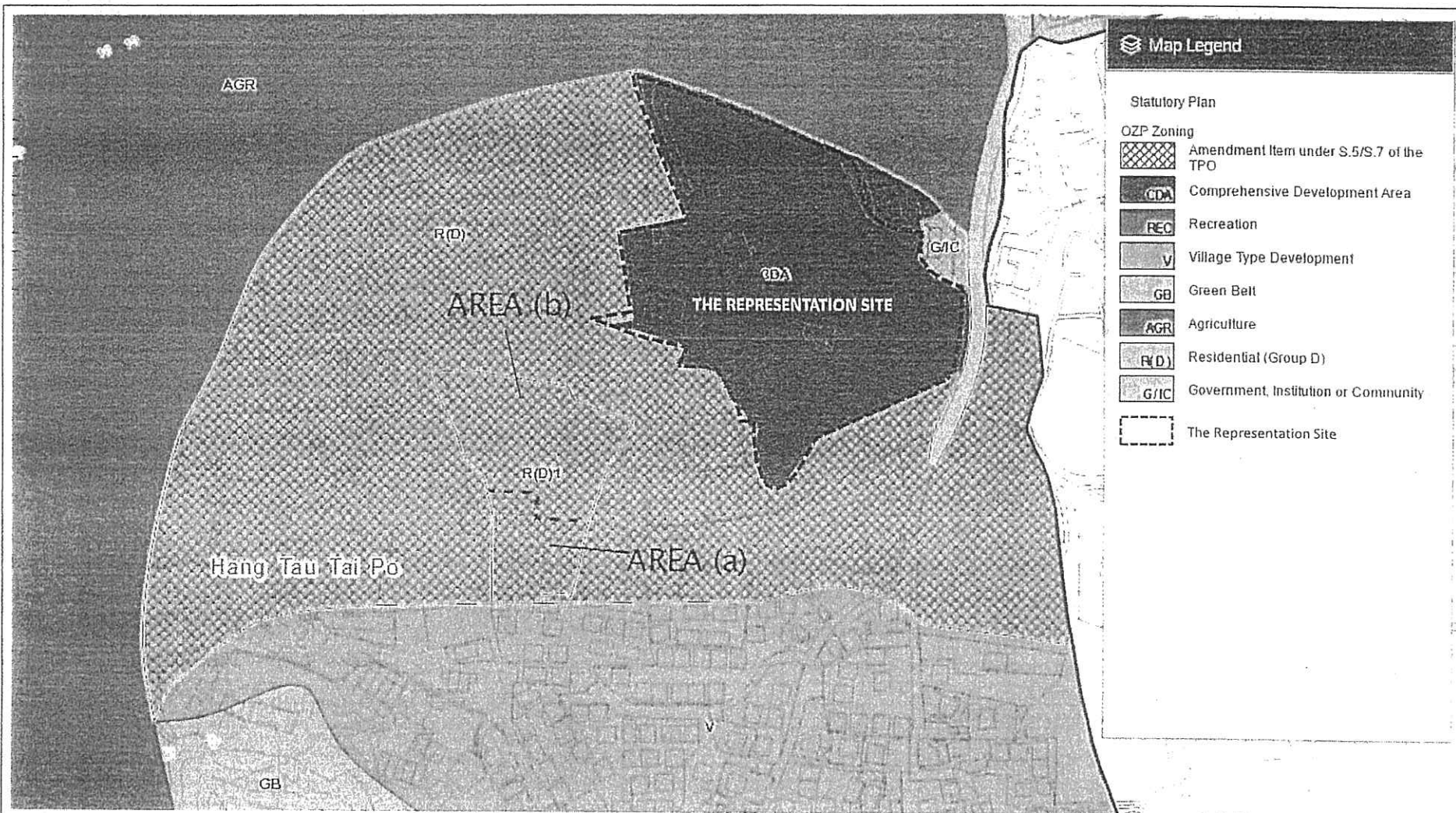
2. CONCLUSION

- 2.1 The Representation will be met by the Board's agreement to :

- a) Rezone the proposed "CDA" zone fronting Hang Tau Road, under Amendment Item A1 above to "R(D)" zone and apply the Statutory Notes for the "R(D)" zone to such land area.

If considered necessary by the Board, in relation to that above, we would accept our landholding to be rezoned to "**Residential D (Group 2)**", with the Remarks on the Notes to the "R(D)" zone requiring the applicant in the "R(D)2" zone to submit a '*landscape & design proposal*' and '*implementation programme*' for approval by the Board (**Figure 4** refers).

18.5.2017



Base map:

Source: Statutory Planning Portal 2

Draft Kwu Tung South Outline Zoning Plan No.: S/NE-KTS/15 (Gazetted under Section 5 on 24/03/2017)

Project

Written Representation to the Town Planning Board on Amendments to Approved Kwu Tung South OZP No. S/NE-KTS/14

Title

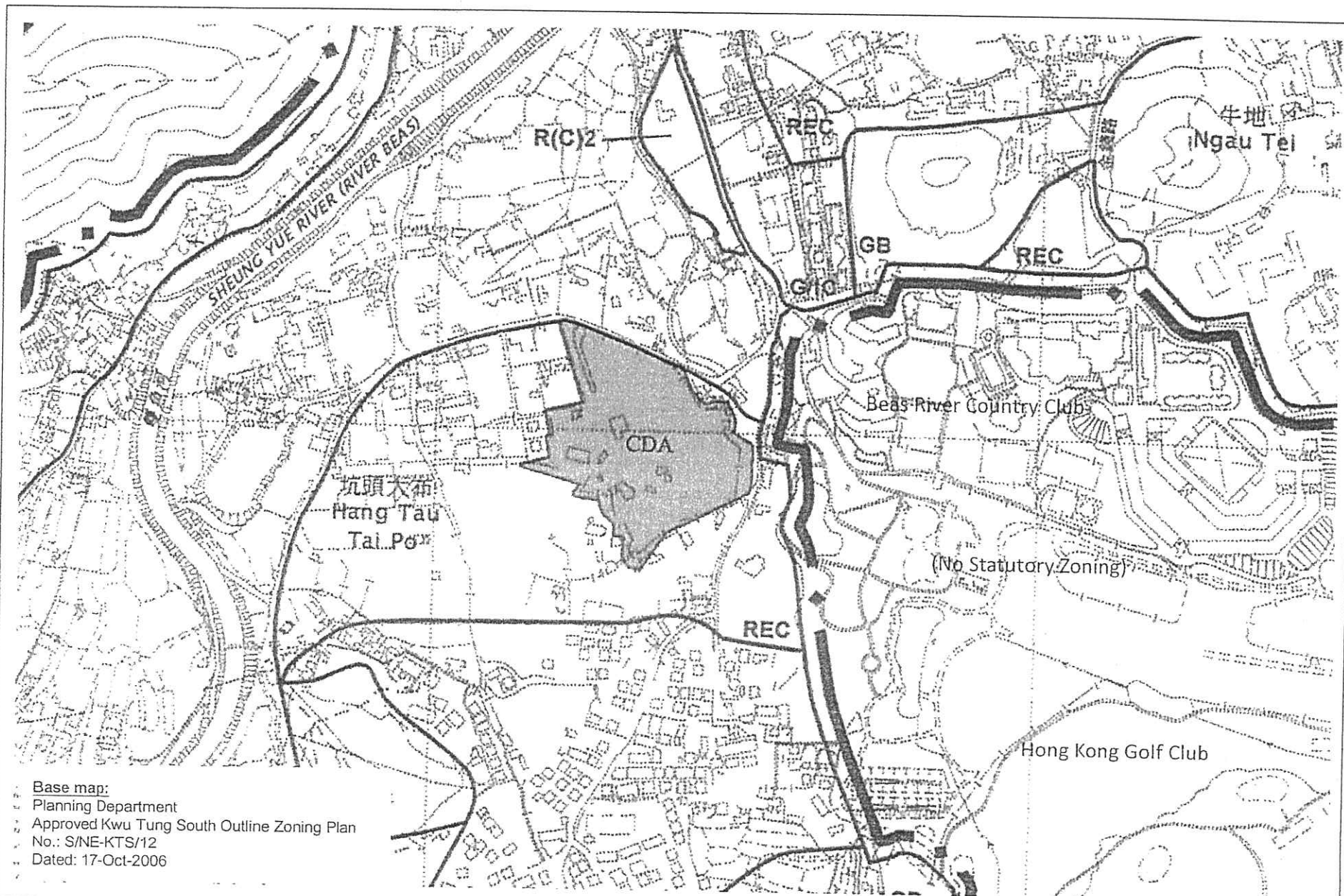
Location Plan for the Representation Site
(Extracted from the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/12)

Figure

1

Date

19 May 2017



Project

Written Representation to the Town Planning Board on Amendments to Approved Kwo Tung South OZP No. S/NE-KTS/14

Title

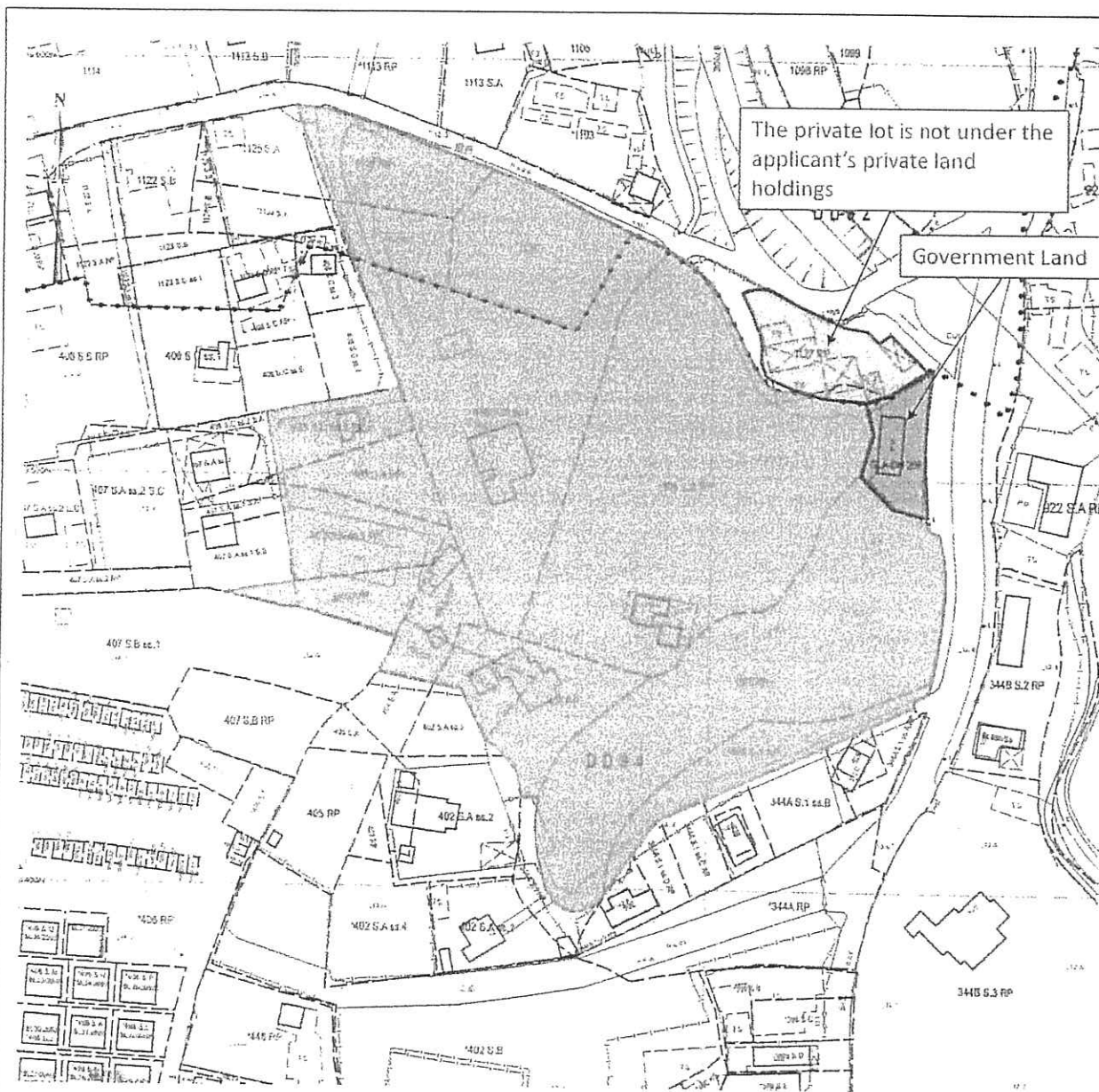
The Proposed "CDA" Zone under S12A Application No. Y/NE-KTS/5 (Approved on 7.12.2012)

Figure

2

Date

19 May 2017



Demarcation District	Lot No.	Lease
D.D.92	1124 RP	New Grant 2491
	1125 RP	New Grant 2491
	1126	New Grant 2491
D.D.94	343 RP	Gov't Lease
	344A S.1. RP	New Grant 4582
	402 S.A. RP	Gov't Lease
	404 RP	New Grant 7611
	407 S.A. RP	Gov't Lease
	407 S.A. ss1 RP	Gov't Lease
	408 S.A. RP	New Grant 2491
	408 S.C. ss2 RP	New Grant 2491
	408 S.D. ss1	New Grant 2491
	408 S.D. RP	New Grant 2491
	408 RP	New Grant 2491

 Applicant's Private Land Holdings

Base map:
Survey and Mapping Office, Lands Department
Lot Index Plan No.: ISO602112011
Dated: 23-Nov-2011

SCALE 1:1000
metres 10 0 10 20 30 40 50 metres

Project

Written Representation to the Town Planning Board on Amendments to Approved Kwu Tung South OZP No. S/NE-KTS/14

Title

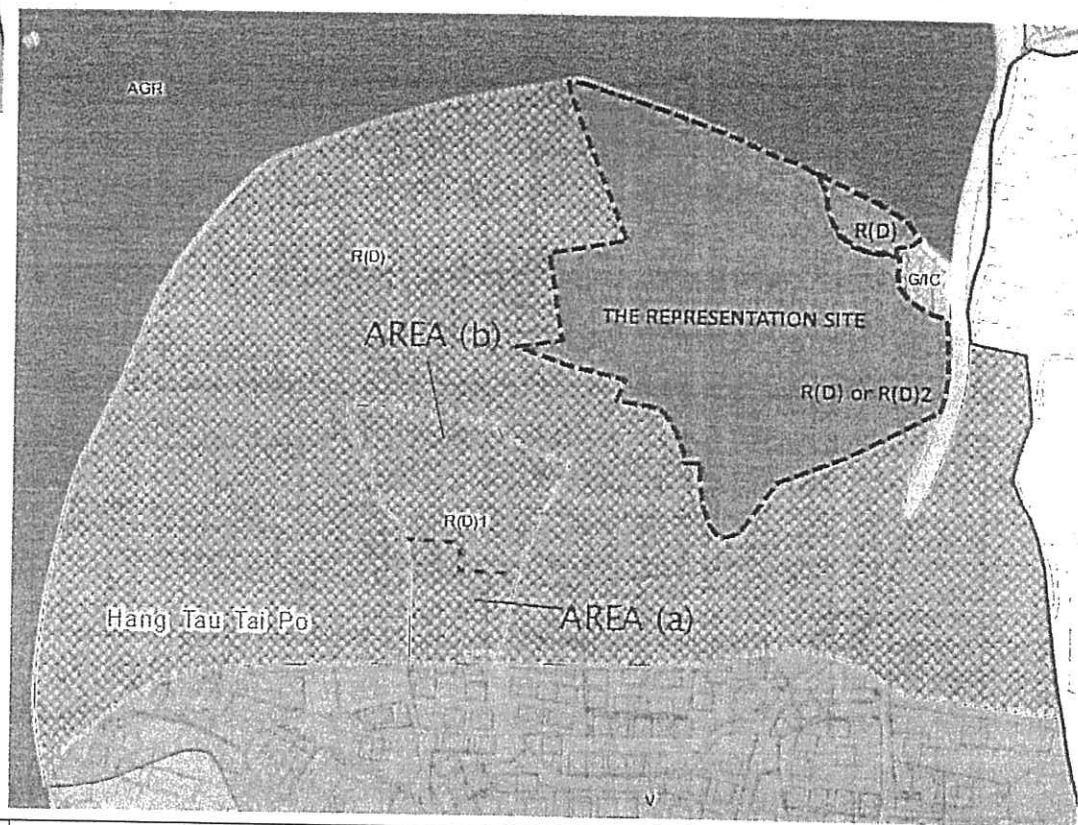
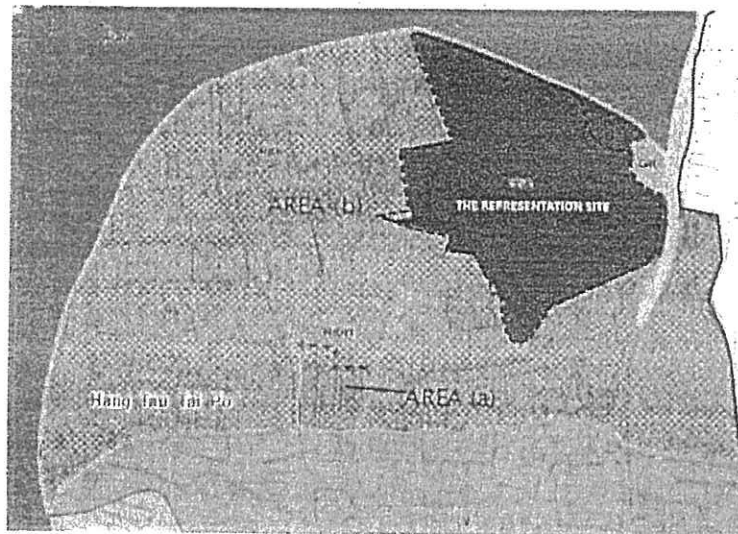
Applicant's Private Land Holdings

Figure

3

Date

19 May 2017



Base map:

Source: Statutory Planning Portal 2
Draft Kwu Tung South Outline Zoning Plan No.: S/NE-KTS/15 (Gazetted under Section 5 on 24/03/2017)

Project

Written Representation to the Town Planning Board on Amendments to Approved Kwu Tung South OZP No. S/NE-KTS/14

Title

Recommendation

Figure

4

Date

19 May 2017

方利集團有限公司
FONNIE HOLDINGS LIMITED

Annex II-2a

11 August 2017

Town Planning Board
5/F North Point Government Offices,
333 Java Road,
North Point, Hong Kong

REGISTERED

Attn: Secretary of the Town Planning Board

**Representation on Amendments to
the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/15**

Dear Sir,

Reference is made to our Written Representation made on 19.5.2017 in respect of the captioned Amendment to the statutory plan.

We would like to clarify that there is a typo on Paragraph 1.3(a) of our Written Representation. The typo is corrected and the concerned paragraph is re-written as follows: -

Para. 1.3 (a) ALL surrounding land use to the west of Hang Tau Road was for RECREATION (REC) Use. The planning intention of this "REC" Zone was to encourage *"development of active and/or passive recreation and tourism/eco-tourism"* and support facilities. There was in fact a general presumption against GENERAL RESIDENTIAL DEVELOPMENT in the "REC" zone. However the Board's intention to rezone the area surrounding our land from "REC" to "R(D)" zone, significantly alters the local planning context in that the previous non-residential uses are replaced by a positive encouragement of "flats" and "houses", upon application to the Board. At the same time land uses permitted with approval under the previous "REC" zone have been widened significantly under the proposed "R(D)" zone to include "Institutional Use", "Place of Recreation & Culture", "Recyclable Collection Centre" and "School". Such change in planning intention and permitted land use are a MATERIAL CHANGE IN PLANNING CIRCUMSTANCES, from the prevailing context when the s12A application was considered and approved by the RNTPC in 2012.

Thank you for your kind attention. Should you have any queries on this representation, please contact Mr. Jimmy Tse at .

Yours sincerely

For and on behalf of
FONNIE HOLDINGS LIMITED


Jimmy Tse Director



tpbpd

寄件者:

寄件日期:

24日05月2017年星期三 23:42

收件者:

tpbpd

主旨:

Kwu Tung South OZP S/ NE-KTS/14 Amendments

TPB/R/S/NE-KTS/15-3

Kwu Tung South OZP S/ NE-KTS/14 Amendments

Dear TPB Members,

That no government dept has put forward any plans for recreational use of the REC zones sites does not mean that there is no need for recreational facilities in the district. On the contrary it indicates that the depts are not doing their jobs in developing the sites to reflect their intended use.

OZPs go through extensive consultation so there must have been intended uses and consensus as to the intended community facilities at the time the OZP was drawn up. Are we to understand that now even though the number of residents is increasing suddenly there is no longer any need for recreational space and amenities?

Despite the large number of village houses and other developments, the recreation facilities in the district are all geared towards the rich, like the Hong Kong Golf Club and the Bees River Country Club. The annual membership fees for these facilities are significant and well out of the reach of ordinary folk and there is also the issue of debentures.

Amendment Item A1 – Rezoning of a piece of land fronting Hang Tau Road from “Recreation” (“REC”) to “Comprehensive Development Area” (“CDA”)

Object to CDA zoning

The images indicate and the gist supports it that much of this site is active agriculture land. It is unacceptable that it be disturbed and built on. This section should be retained as REC or rezoned a Agriculture to reflect its current usage.

The brownfield section only should be used for Residential

Amendment Item A2 – Rezoning of a piece of land at Hang Tau Tai Po from “REC” to “Residential (Group D)” (“R(D)”)

Object to Res zoning

Again it is obvious that a substantial section of the site is under cultivation or is grassed and there are a number of trees. These sections should be protected from development. Only those sections to the North with existing residential units should be zoned Res.

Item A3 – Rezoning of a site occupied by Serenity Garden to the immediate north of Hang Tau Village from “REC” to “Residential (Group D)1” (“R(D)1”)

As this is an existing development then rezoning is inevitable even if not desirable.

Item A4 – Rezoning of a site occupied by the existing Hang Tau Sewage Pumping Station from “REC” to “Government, Institution or Community” (“G/IC”).

As this is an existing development then rezoning is inevitable but must be with a tree protection clause.

Item B1 – Rezoning of a site occupied by Ascot Park from “Open Space” to “Residential (Group C)2” (“R(C)2”).

As this is an existing development then rezoning is inevitable even if not desirable.

Item B2 – Rezoning of three small areas occupied by Ascot Park from “REC” to “R(C)2

As this is an existing carpark and brownfield site rezoning while not desirable is inevitable.

I would point out that Item B1 removes a large tract of Open Space from the district and it is unacceptable that there is no mention of providing compensatory OS that should be considered in one of the A sites.

Plan 6 shows that if all the amendments are approved there will be no natural elements in the district apart from some ornamental trees on the periphery of the planned ‘small houses’. This is unacceptable in a rural setting.

And talking about small houses, how come so many have been constructed on Rec zoning? It is quite obvious that at least one cluster is not genuine ‘small houses’ but a development for sale to outsiders. Have the applications been properly vetted.

It would appear that going forward the plan is to approve more small houses, this is contrary to the sentiment of the general public who believe that such developments should not be encouraged, should be contained within the village environs plus the 300sqft buffer zone.

Members should also question whether starving a growing district of GIC facilities is in line with the 2030+ Vision and promises of a better quality living environment going forward.

*5.2 The provision of G/IC facilities in the Kwu Tung South area is generally sufficient to meet the requirements of the planned population according to Hong Kong Planning Standards and Guidelines. Although there are shortfall of educational facilities in the Kwu Tung South area in terms of classrooms of Primary School and indergarten/Nursery, the requirements could be fully met by the surplus provision in Fanling/Sheung Shui New Town. In Fanling/Sheung Shui New Town, there are surplus in Secondary School, Primary School, Kindergarten/Nursery Class classrooms, Integrated Children and Youth Services Centre, Integrated Family Services Centre, Library and Sports Centre. **The shortfalls can be solved by sharing those facilities among the nearby areas.***

*9.15 The existing and planned population in the Kwu Tung South area is about 10,704 and 16,581 respectively. While the land use proposals would generate additional population, there would maintain a surplus in both planned district open space and local open space on the Kwu Tung South OZP, both standing at 2.43 ha and 10.57 ha respectively. **It is anticipated** that both the district and local open space provisions to meet the planned population in the Kwu Tung South area would be sufficient.*

Really, could we have some concrete data on this?

There are also significant sewerage and road conditions to be considered.

These amendments represent a concreting over of every green section of the district open to ordinary citizens. The housing policy has gone too far. It cannot consume and bypass every other government policy relating to environment, quality of life, encouraging a more active and healthy lifestyle, etc.

Members must ensure that there is an equitable balance so that mistakes made decades ago in urban areas are not replicated in districts currently under development.

Mary Mulvihill

檔案編號: 城規會/古洞南/2017/024/LHH

TPB/R/S/NE-KTS/15-4

敬啟者:

S/NE-KTS/15

古洞南分區計劃大綱草圖

本人反對上述規劃申請，現時青山公路古洞段已非常繁忙，而進入坑頭是必須使用到青山公路古洞段，若把康樂用地發展為住宅地，只會加劇大頭嶺回旋處交通擠塞惡化，因駕駛人士普遍使用該回旋處轉入青山公路古洞段，同時亦加重坑頭路的負擔。政府必須優先解決北區交通擠塞問題，才考慮改變土地發展用途。

此致

城市規劃委員會秘書

廖興洪

北區區議員



日期: 2017年5月24日

Form N

Annex III

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填寫的表格及支持有關意見的文件（倘有），必須送交香港北角渣甸道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tob/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣甸道333號北角政府合署15樓-電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣甸道333號北角政府合署17樓及新界沙田上禾輋路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tob/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格。填寫的資料宜中英文雙備。倘若未能提供所需資料，則委員會可把有關意見視為不曾提出。

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) 侯福達區議員	
2. Authorized Agent (if applicable) 獲授權代理人 (如適用) Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)	
3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	古洞南分區計劃大綱草圖編號 S/NE - KTS/15
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	申述編號：TPB/R/S/NE-KTS/15-1

* Delete as appropriate

* 請刪去不適用者

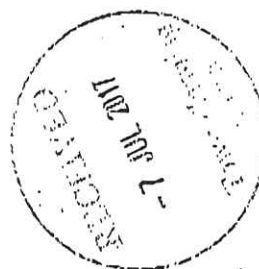
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Parts 1, 2 and 3 第1、第2及第3部分

Form No. S6A
TOWN PLANNING BOARD

**COMMENT ON REPRESENTATION RELATING TO
DRAFT PLAN UNDER SECTION 6A(1) OF
THE TOWN PLANNING ORDINANCE (CAP.131)**

**根據《城市規劃條例》（第131章）
第6A(1)條對草圖的申述提出意見**



Form No. S6A 表格第 S 6 A 號

3. Details of the Comment (Continued) (use separate sheet if necessary)
意見詳情 (續) (如有需要, 請另頁說明)

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

就上述的申述, 本人認為申述並沒有考慮到路段業權的問題, 因此反對有關申述。

有關申述是要將現時規劃為馬路的一段坑頭路, 向南延伸至坑頭村及向西延伸至雍翠苑, 使有足夠闊度供消防車進入坑頭村內, 保障坑頭村村民及雍翠苑安全。本人為上水鄉郊區議員, 經常收到許多村民投訴, 指出入坑頭的道路(位於坑頭雍翠苑大圍至蓬萊食堂道路(街燈編號=V1571))過於狹窄, 使得大型車輛未能出入, 經常導致交通擠塞問題。

由於交通擠塞及路型不平問題過於嚴重, 本人就該段道路的工程及問題與政府部門、村民及路段的業權人士溝通過, 但與路段擁有人未能達成共識, 甚至發生口角情況。本人認為有關申述擴闊雖有迫切性, 但又作表面的考慮, 並沒有真正考慮到路段的業權問題。有關路段為私人土地, 本人認為應先處理路段業權的問題, 才作規劃, 故反對有關申述。

Part 3 Continued) 第3部分 (續)

4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the comment. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署



"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Hau Fuk Tat 侯福達

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 * of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date
日期

6-7-2017

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這份意見所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規例指引的規定作以下用途：

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "commenter" in this comment may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "commenter" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第486章）的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求。其地址為香港北角政府大樓333號北角政府合署15樓。

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

* in the appropriate box

請在適當的方格內加上「✓」號

Parts 4 and 5 第4及第5部分

Summary of Representations and Comment and Planning Department's Responses

No.	Representer and Related Comment	Grounds and Proposals	Planning Department's Responses
R1	Mr. CHEUNG Lap Ming	<p>R1 supports Item A2 to rezone a site from “REC” to “R(D)” for residential development. The rezoning would facilitate phasing out existing dilapidated temporary structures and improving the environment in the area.</p>	<ul style="list-style-type: none"> Noted.
		<p><u>R1's Proposal</u></p> <ul style="list-style-type: none"> To extend the section of Hang Tau Road currently shown as ‘Road’ southwards to Hang Tau Village to allow emergency vehicular access (EVA) going to the village. To extend the section of Hang Tau Road westwards to Serenity Garden Area (a) that could reserve land for future EVA. 	<ul style="list-style-type: none"> See paragraph 6.3.1 of the TPB Paper.
C1	Mr. Hau Fuk-tat (North District Council member)	<p>C1 opposes R1's proposal for extension of the section of Hang Tau Road southwards and westwards. The main grounds are:</p> <ul style="list-style-type: none"> R1 has not taken into account the land ownership issue. The commenter has received complaints from villagers regarding the section of the existing village access near the entrance of Serenity Garden and 蓬萊食堂 which is too narrow for large vehicles resulting in traffic congestion. Consensus cannot be reached with the concerned landowners for widening the 	<ul style="list-style-type: none"> See paragraph 6.4 of the TPB Paper.

No.	Representer and Related Comment	Grounds and Proposals	Planning Department's Responses
		<p>access. Although there is imminent need for road extension, the land ownership issue should be resolved prior to the planning of road extension.</p>	
R2	Fonnie Holdings Limited	<p>R2 opposes Item A1 to rezone the site from “REC” to “CDA”. R2 owns about 95% of the land of the “CDA” site. The main grounds are:</p> <p><u>No planning merit for rezoning “CDA”</u></p> <ul style="list-style-type: none">• When the s.12A application submitted by R2 for rezoning a site from “REC” to “CDA” was approved by the Board in 2012, the adjoining area was zoned “REC”. The recent rezoning of the area adjoining A1 site from “REC” to “R(D)” significantly alters the local planning context in that the previous non-residential uses are replaced by a positive encouragement of ‘flat’ and ‘house’ and more land uses are always permitted by the Board compared to the previous “REC” zone. The permitted PR and BH are increased from 0.2 to 0.4 and 2 storeys to 3 storeys respectively. The appropriateness of the “CDA” zoning should be re-considered due to the material change in local planning circumstances.• After 4 years of the approval of the s.12A application, there is no longer particular planning merit to rezone the land under the approved s.12A application to	<ul style="list-style-type: none">• See paragraphs 6.3.2 to 6.3.7 of the TPB Paper.

No.	Representer and Related Comment	Grounds and Proposals	Planning Department's Responses
		<p>“CDA” due to the wholesale rezoning of the adjoining area from “REC” to “R(D)”. Both the “CDA” and “R(D)” zones have similar underlying planning intentions, and the sites have similar existing land uses, land ownership pattern and site size. Moreover, A1 site being a discreet enclave of private land and fronting Hang Tau Road, has lower priority for rezoning as “CDA” than other private land parcels with similar size.</p> <p><u>Difficult to implement the “CDA” zone</u></p> <ul style="list-style-type: none">• The approved s.12A application for rezoning to “CDA” zone covers only the land owned by R2. The “CDA” site currently involves another private lot and a strip of government land, in addition to R2’s land (Plan H-4b), which would delay and obstruct implementation of the site. There is no public gain to consolidate private land under different ownership and government land into a single “CDA”.• The other private land of the “CDA” site is separated from the land parcel of R2 by a strip of government land and is readily and independently redevelopable. It also enjoys independent access to Hang Tau Road via an existing village access, which is suitable for rezoning to “R(D)”, same as the land owned by R2.	

No.	Representer and Related Comment	Grounds and Proposals	Planning Department's Responses
		<p><u>R2's Proposal</u></p> <ul style="list-style-type: none">• R2 proposes to rezone the site of Item A1 from "CDA" to "R(D)" or to rezone his land to "R(D)2" with requirements on submission of 'landscape and design proposal' and 'implementation programme' for approval of the Board, if necessary.• Both the "CDA" and "R(D)" zones have the same development parameters for residential use and require planning permission from the Board and submission of similar technical assessments except that "CDA" zone requires additional information of 'landscape and design proposal' and 'development programme'. Practically, master plan submitted under "R(D)" zone will need to show landscape and design features. Therefore, there is no difference on planning control if Item A1 is zoned "R(D)".	<ul style="list-style-type: none">• See paragraph 6.3.8 of the TPB Paper.
R3	Ms. Mary Mulvihill	<p><u>Items A1 and A2</u></p> <p>R3 opposes Items A1 and A2 to rezone the sites from "REC" zone to "CDA" and "R(D)" respectively. The main grounds are:</p> <ul style="list-style-type: none">• The number of residents is increasing suddenly. R3 queries if there is no longer any need for recreational space.	<ul style="list-style-type: none">• See paragraph 6.3.9 of the TPB Paper.

No.	Representer and Related Comment	Grounds and Proposals	Planning Department's Responses
		<ul style="list-style-type: none">• Part of A1 site is active agricultural land and should not be disturbed. Only the brownfield section should be used for residential use. A substantial section of A2 site is under cultivation and covered by vegetation/trees. These should be protected from development. Only those sections to the north with existing residential units should be zoned for residential use.• It is unacceptable in a rural setting that there will be no natural elements in the district apart from some ornamental trees on the periphery of the planned houses.• R3 queries why so many Small Houses are built in the previous "REC" zone. At least one cluster is not genuine Small Houses. The current rezoning is for Small Houses development. They should be confined within the village 'environs' and the 300ft	<ul style="list-style-type: none">• See paragraph 6.3.10 of the TPB Paper.• There are "Green Belt" and "Agriculture" zones, golf course and Sheung Yue River in the vicinity of A1 to A4 sites. The surrounding areas are predominantly rural in character with natural landscape setting. For A1 and A2 sites, any residential development within the "CDA" and "R(D)" zones requires planning permission from the Board and the applicant has to demonstrate that there is no unacceptable landscape impact to the site and the surrounding areas. Besides, landscape treatment will be required for future developments.• Some houses were in existence before the area was designated as "REC" zone in 1994. There are 3 planning applications, involving 17 Small Houses, approved with conditions by the Board between 1999 and 2004. These Small Houses

No.	Representer and Related Comment	Grounds and Proposals	Planning Department's Responses
		<p>buffer zone.</p> <ul style="list-style-type: none"> Provision of government, institution and community and sewerage facilities as well as road conditions should be considered. <p><u>Items A3, A4, B1 and B2</u></p> <ul style="list-style-type: none"> Rezoning of these sites is undesirable but inevitable in view of the as-built developments. Removal of a large "Open Space" zone under Item B1 without compensation is unacceptable. 	<p>are all located within the village 'Environs' of Hang Tau.</p> <ul style="list-style-type: none"> See paragraph 6.3.11 of the TPB Paper. Any residential development in A1 and A2 sites requires planning permission from the Board. Submission of relevant technical assessments such as TIA and SIA would be required to demonstrate the proposed development would be acceptable from traffic, sewerage and other perspectives. Noted. See paragraph 6.3.11 of the TPB Paper.
		<p><u>R3's Proposal</u></p> <ul style="list-style-type: none"> to retain the section of A1 site under cultivation as "REC" zone or rezone it to "AGR" zone. to protect Item A2 from development, except the sections in the north with residential units. 	<ul style="list-style-type: none"> See paragraph 6.3.10 of the TPB Paper. See paragraph 6.3.10 of the TPB Paper.

No.	Representer and Related Comment	Grounds and Proposals	Planning Department's Responses
		<ul style="list-style-type: none"> to impose a tree protection clause for Item A4 site. to consider compensatory "Open Space" zone in Item A. 	<ul style="list-style-type: none"> Item A4 for rezoning a site from "REC" to "G/IC" is to reflect the as-built Drainage Services Department Hang Tau Sewage Pumping Station which is under a Permanent Government Land Allocation (PGLA) – DN 296. A 'preservation of trees' clause has already been imposed in the Engineering Conditions of the PGLA-DN296. See paragraph 6.3.11 of the TPB Paper.
R4	Mr. Liu Hing Hung (North District Council member)	R4 opposes the OZP (without indicating any specific item) on the grounds that the existing Castle Peak Road – Kwu Tung is busy and it is the only way to access Hang Tau. Rezoning the "REC" site in Hang Tau Tai Po for residential development will deteriorate the traffic congestion problem in Tai Tau Leng Roundabout and increase pressure on Hang Tau Road.	<ul style="list-style-type: none"> See paragraph 6.3.12 of the TPB Paper.

Extract of the Minutes of the Meeting of District Minor Works and Environmental Improvement Committee of North District Council held on 15.5.2017

第 3 項——《古洞南分區計劃大綱草圖編號 S/NE-KTS/15》所載修訂項目
(委員會文件第 21/2017 號)

35. 主席歡迎下列代表列席會議：

規劃署高級城市規劃師／粉嶺、林秀霞女士
上水 2

規劃署規劃助理／粉嶺、上水 1 李燕婷女士

36. 林秀霞女士利用投影片介紹委員會文件第 21/2017 號。有關投影片載於附件二。

(彭華英先生於此時離席。)

37. 曾勁聰議員表示，規劃署應全面考慮整個北區的發展。現時大頭嶺迴旋處經常出現交通擠塞問題，甚至倒塞至區內其他道路。他認為有關部門應在推動住宅發展的同時著手解決區內面對的交通問題，避免人口增多，加重地區的交通負荷。此外，他亦詢問有關部門為何未有拉直位於營盤西南面的一段粉錦公路。他希望當局確保該段道路的闊度足以容納行人、騎單車人士和汽車。

38. 劉其烽議員表示，修訂項目 A1 建議將「康樂」地帶改劃為「綜合發展區」地帶，並發展 30 幢屋宇。他指出於該處發展屋宇會加重粉錦公路的交通負荷，令區內的交通擠塞問題惡化，故不贊成有關修訂項目。

(李國鳳議員於此時離席。)

39. 劉國勳議員詢問上述文件內提出有關《古洞南分區計劃大綱草圖編號 S/NE-KTS/15》(下稱「大綱草圖」)的修訂項目是否只是反映過往已獲城市規劃委員會(下稱「城規會」)批准修訂圖則的規劃申請。他亦詢問規劃署提出有關修訂是否為了配合當局未來的發展計劃。

40. 侯漢碩先生表示，坑頭村村民主要依靠坑頭路出入，加上該區的道路狹窄，不方便車輛行駛。他認為於該處發展屋宇前應先解決該區的交通問題。

41. 彭振聲議員表示，既然修訂項目 A1 已獲城規會批准改劃該處的土地用途，他不理解規劃署現時來諮詢委員會的目的。目前修訂項目 A1 的土地有不少露天倉庫和工場等，如將「康樂」地帶改劃為「綜合發展區」地帶，他詢問規劃署會否改劃區內其他地方作「康樂」用途，以免減少了區內「康樂」地帶的面積。此外，他詢問有關部門有否就於修訂項目 A1 的土地發展 30 幢屋宇作出交通影響評估，或研究如何疏導該處的交通。

42. 黃宏滔議員表示，規劃署應宏觀而長遠地規劃地區的土地用途。他認為當局提出大綱草圖的修訂項目時，應同時採取相應的交通配套改善措施，以配合未來區內居民對交通服務的需要。此外，他指出粉錦公路的交通負荷已接近飽和，而拉直位於營盤西南面的一段粉錦公路應可改善該段道路的交通情況，故認為有關部門應沿用當年建議的粉錦公路更改路線。如有關部門認為不須更改該段道路現時的走線，應向委員會提交相關資料以便委員會作詳細考慮。

43. 蘇西智議員表示，過往未曾有部門就涉及私人發展的規劃申請諮詢委員會意見。他不理解是次規劃署向委員會提交上述文件的目的。

44. 李冠洪議員詢問是次規劃署向委員會提交上述文件的目的。他認為如有個別人士或私人發展商希望申請改劃土地用途，應自行向城規會提交申請，過往未曾有部門就有關規劃申請諮詢委員

會意見。他指出當局過往建議修訂分區計劃大綱圖均會向委員會提供相關背景資料。

45. 張京樑先生表示，根據上述文件，城規會於 1994 年已同意把修訂項目 B1 及 B2 的土地發展低密度住宅，亦即現時翡翠園所在的位置。該幅土地現時為「休憩用地」及「康樂」地帶，然而住宅用途並不屬「休憩用地」地帶的准許用途，他詢問城規會當時為何會同意有關的規劃申請。他亦不理解規劃署現時才徵詢委員會意見的目的。

46. 林秀霞女士就委員的意見、建議和提問綜合回應如下：

- (a) 規劃申請主要有 2 類，分別為根據《城市規劃條例》(下稱「條例」)第 16 條作出的申請，和根據條例第 12A 條而作出的申請。法定圖則(即分區計劃大綱圖或發展審批地區圖)的「註釋」訂明各土地用途地帶經常准許的用途(即「第一欄」用途)，以及必須先取得城規會的許可方可進行的用途(即「第二欄」用途)。任何不屬「第二欄」用途而為期不超過三年的臨時土地用途，亦可向城規會申請規劃許可；
- (b) 根據條例第 16 條作出的申請主要涵蓋上述「第二欄」用途或其他不超過三年的臨時用途，而根據條例第 12A 條作出的申請，一般是申請改變某幅土地在法定圖則上的土地用途規劃。規劃署收到根據條例第 16 條和第 12A 條而作出的申請時，會按現行機制徵詢相關區議員的意見。申請人在提交申請時或須就擬議用途的影響進行技術評估，及建議緩解措施；
- (c) 就修訂項目 A1 方面，申請人早前根據條例第 12A 條申請將位於坑頭大布的「康樂」地帶的東北面部分改劃為「綜合發展區」地帶，以便將來進行住宅發展。在城規會同意有關改劃申請後，有關修訂項目已收納在大綱草圖內，進行為期兩個月的公眾諮詢，收集市民或其他持分者就圖則修訂的申述，供城規會考慮。如大綱草圖根據條例的規定獲核准，而申請人欲於該土地發展住宅，他仍須按條例第 16 條向城規會提交具詳細發展計劃的規劃申請；

- (d) 修訂項目 A1 是因應該土地業主早前提出並獲批的規劃申請而收納在大綱草圖內，並非因當局推行的發展項目而提出。申請人提交上述規劃申請時，已因應相關部門要求就該土地的擬議住宅發展及修訂項目 A2 的土地用途改劃進行交通影響評估和敏感度測試。根據有關評估報告，於上述兩個修訂項目的土地進行住宅發展對交通的影響不大。申請人將來根據條例第 16 條申請於該土地發展住宅時，須諮詢運輸署，並就是否擴闊該處的道路作出詳細建議；
- (e) 因應上述規劃申請，規劃署檢討了坑頭大布「康樂」地帶其餘土地的規劃用途，並提出修訂項目 A2 至 A4 的建議；
- (f) 就修訂項目 A2 方面，該土地現時並不由單一業權人持有，亦有一些倉庫及工場在營運，相信未能於短期內發展住宅。任何人士如欲於「住宅(丁類)」地帶發展住宅均須先取得城規會的許可；
- (g) 城規會於 1994 年同意一宗規劃申請將現時翡翠園所在的一幅土地發展低密度住宅。在收到該申請時，該幅土地屬發展審批地區圖中的「未指定用途」地帶，故公眾可向城規會申請於該處發展任何土地用途。規劃署後來於分區計劃大綱圖中將該土地劃為「休憩用地」和「康樂」地帶，但城規會審批有關申請仍會參考申請人提交規劃申請時的規劃土地用途以考慮是否同意有關申請；
- (h) 香港各方面的發展迅速，有不少涉及更改土地用途的發展計劃以提交規劃申請的形式進行，故部分地點在法定圖則上顯示的規劃用途與實際用途不一致。規劃署會適時檢視各法定圖則上的土地用途地帶，並提出相關修訂以反映現時已獲批並發展的用途；以及
- (i) 就委員提出有關粉錦公路擴闊工程走線的意見，現時大綱圖上顯示的路線是路政署的最新建議路線。如有需要，規劃署可向路政署了解相關資料。

47. 劉國勳議員認為上述文件未有詳細說明修訂項目的背景資

料，而若個別人士希望申請改劃土地用途，他們應自行向城規會提交申請，過往未曾有部門就有關規劃申請諮詢委員會意見。他不理解是次規劃署向委員會提交上述文件的目的，並認為委員會不宜在未有充分了解各修訂項目的情況下就文件作出任何決定。

48. 李冠洪議員表示，過往未曾有部門就涉及私人發展的規劃申請諮詢委員會意見。他指出更改土地用途會影響發展商須付的補地價金額。他重申如個別人士或私人發展商欲申請改劃土地用途，應自行向城規會提交申請。

49. 彭振聲議員詢問規劃署是否會將所有根據條例第 16 條而遞交的規劃許可申請諮詢相關區議會意見。他不理解是次規劃署向委員會提交上述文件的目的。此外，他認為如當局有意擴闊粉錦公路，應全面擴闊大頭嶺迴旋處至錦田的整段公路。

50. 侯添球先生不理解是次規劃署向委員會提交上述文件的目的。就修訂項目 B1 和 B2 方面，城規會多年前已同意於有關地段發展低密度住宅，然而該區的休憩設施不足，他詢問現時可否反對有關修訂，並將該地段保留為「休憩用地」和「康樂」地帶。

51. 鄭庭樂女士就有關擴闊粉錦公路的事宜回應表示，據了解路政署一直就相關工程進行研究，繼後會適時向區議會匯報其詳細計劃。

52. 劉國勳議員希望負責部門向區議會匯報有關擴闊粉錦公路的詳細計劃。

(何樹光議員於此時離席。)

53. 曾勁聰議員認為現時委員未有足夠資料就有關擴闊粉錦公路的工程和上述文件內各修訂項目作討論。

54. 主席認為規劃署未有提供足夠資料予委員討論上述文件。

55. 劉國勳議員建議委員會擱置討論上述文件。

56. 黃宏滔議員表示，城規會過往一直負責處理有關法定圖則的規劃申請，上述文件中部分修訂項目亦已得到城規會同意，他不

理解是次規劃署向委員會提交上述文件的目的。他認為應由城規會審核每個規劃申請，並決定是否批給許可。

57. 主席表示，於 1994 年編制分區計劃大綱圖時路政署建議於營盤西南面的粉錦公路更改路線與該區部分住宅重疊，認為如按當時的計劃推行擴闊公路工程會引起居民的反對。

58. 蘇西智議員表示，當局過往曾提議將大龍實驗農場至八鄉警署一段的粉錦公路進行改善或擴闊工程，他認為除非在警察機動部隊總部興建道路至大龍實驗農場連接粉錦公路，否則應於粉嶺高爾夫球場至八鄉警署對出的一段粉錦公路進行改善或擴闊工程。

59. 主席表示，就位於坑頭大布的「康樂」地帶修訂項目方面，修訂項目 A2 和 A3 均建議將土地改劃為「住宅(丁類)」地帶，有關地段覆蓋的範圍甚廣，然而居民出入該處只能依靠坑頭路，他認為發展住宅只會加劇該處的交通問題。

60. 林秀霞女士回應表示，「住宅(丁類)」地帶的發展密度較現時坑頭村的密度為低。就修訂項目 A1 方面，現時申請人根據條例第 12A 條提交申請要求修訂法定圖則，將該地點由「康樂」地帶改為「綜合發展區」地帶，並獲城規會同意。城規會已將有關修訂項目收納在大綱草圖內，並根據條例第 5 條展示大綱草圖，進行為期兩個月的公眾諮詢，期中亦須就圖則修訂諮詢區議會。城規會會參考委員的意見，以及市民提出的申述，決定是否更改相關修訂項目。

61. 李冠洪議員表示，過往城規會多次未有回應委員就不同的分區計劃大綱草圖提出的意見。

62. 彭振聲議員認為應由城規會負責審核每個規劃申請，並決定是否批給許可。

63. 廖興洪議員不理解規劃署處理更改土地用途的程序。修訂項目 A1 反映城規會早前已批准的規劃申請，而修訂項目 A2 和 A3 則會影響發展商須付的補地價金額，他認為有關做法並不合理。

64. 劉國勳議員詢問規劃署過往曾否就區內根據條例第 12A 條遞交的規劃申請而諮詢委員會意見。他認為現時未有足夠參考資料處理大綱草圖擬議的修訂項目。

65. 李冠洪議員表示，現時未有足夠數據考慮大綱草圖內的擬議修訂項目。

66. 主席表示，就坑頭大布的「康樂」地帶的修訂項目方面，該土地的覆蓋範圍甚廣，即使於該土地發展低密度住宅，大部分居民仍須駕駛車輛出入，大多委員均認為將該土地部分改劃為「住宅(丁類)」地帶會對該區造成不可接受的交通影響。

67. 林秀霞女士回應表示，於「綜合發展區」和「住宅(丁類)」地帶發展住宅須先根據條例第 16 條獲得城規會的規劃許可，而申請人亦須就擬議發展進行技術評估，包括交通影響評估和環境影響評估等。

68. 蘇西智議員認為委員會沒有責任支持涉及私人發展的規劃申請。

69. 主席總結表示，大多委員均未能清楚了解規劃署是次諮詢委員會的目的，亦認為委員會不用就有關文件提供意見或就有關規劃申請表態。他指出如規劃署希望委員會提供進一步意見，應向相關部門索取更多參考資料，以供委員會考慮。

(侯榮光先生於此時離席。)

TPB PG-NO. 17A

**TOWN PLANNING BOARD GUIDELINES FOR
DESIGNATION OF “COMPREHENSIVE DEVELOPMENT AREA” (“CDA”) ZONES
AND MONITORING THE PROGRESS OF “CDA” DEVELOPMENTS**

(Important Note :

The Guidelines are intended for general reference only.

Any enquiry on this pamphlet should be directed to the Secretariat of the Town Planning Board (15th Floor, North Point Government Offices (NPGO), 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835) or the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) (17th Floor, NPGO and 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin).

The Guidelines are subject to revision without prior notice.)

1. Introduction

- 1.1 The “Comprehensive Development Area” (“CDA”) zoning (or the previous “Other Specified Uses” annotated “Comprehensive Development/Redevelopment Area” zoning) was first introduced in Outline Zoning Plans (OZPs) in 1976 with the key objective to facilitate urban restructuring and to phase out incompatible development and non-conforming uses. The Town Planning Board (the Board) is empowered to designate an area as “CDA” under section 4(1)(f) of the Town Planning Ordinance (the Ordinance).
- 1.2 In general, “CDAs” are designated in the interest of the wider public although individual property owner’s right would be taken into consideration. They are designated after careful consideration of such factors as the planning intention for the area, land status, ownership and other development constraints, including the likely prospect for implementation. They will only be designated where there are no better alternative zoning mechanisms to achieve the desired planning objectives specified in Section 3.1 below.
- 1.3 To avoid planning blight caused by the withholding of piecemeal individual developments within a “CDA” zone, the Board recognizes that there is a need for close monitoring of the progress of “CDA” development. A proactive approach

is taken to facilitate development and to keep track on the progress of implementation of “CDA” sites.

2. Scope and Application

This set of Guidelines is adopted as reference for the designation of “CDAs” on statutory plans, as initiated by the Government, quasi-Government bodies as well as private development agencies, and for the subsequent monitoring of the progress of “CDA” developments.

3. Planning Intention

3.1 “CDAs” are intended to achieve such objectives as to :

- a. facilitate urban renewal and restructuring of land uses in the old urban areas;
- b. provide incentives for the restructuring of obsolete areas, including old industrial areas, and the phasing out of non-conforming uses, such as open storage and container back-up uses in the rural areas;
- c. provide opportunities for site amalgamation and restructuring of road patterns and ensure integration of various land-uses and infrastructure development, thereby optimizing the development potential of the site;
- d. provide a means for achieving co-ordinated development in areas subject to traffic, environmental and infrastructure capacity constraints, and in areas with interface problems of incompatible land-uses;
- e. ensure adequate as well as timely provision of Government, institution or community (GIC), transport and public transport facilities and open space for the development and where possible, to address the shortfall in the district; and
- f. ensure appropriate control on the overall scale and design of development in areas of high landscape and amenity values and in locations with special design or historical significance.

Land Status/Ownership/Tenure

- 3.2 Unallocated Government sites subject to modern land grant conditions, including those intended for public housing development to be implemented by the Housing Authority, would only be designated as “CDA” in special circumstances, where control on the design and layout of development is necessary because of special site constraints or the special character of the area.
- 3.3 Sites covered by an Urban Renewal Authority (URA) Development Scheme or an urban improvement scheme of the Hong Kong Housing Society (HKHS) are normally designated “CDAs” to, inter alia, prevent piecemeal development/redevelopment which would pre-empt optimum comprehensive redevelopment and urban restructuring.
- 3.4 Since fragmented land ownership will affect the prospect of implementation of “CDAs”, CDA sites involving private land, other than those of URA or HKHS, are normally expected to have a major portion of the private land under single ownership at the time of designation but each site will be considered on its individual merits. Since the designation may affect third party development/redevelopment right, the proponent would be required to indicate the land under his ownership and that he has plans to acquire the remaining portion for comprehensive development.
- 3.5 In the designation of “CDA” zoning land ownership should only be one of the considerations weighed against many other factors, such as, the need to facilitate urban renewal and restructuring of land uses in the old urban areas and to provide incentives for phasing out of incompatible and non-conforming uses. Particularly, in the case of the URA development schemes and the urban improvement schemes of HKHS, where the mechanisms for land acquisition are available, land ownership will not be an overriding factor.

Prospect for Implementation

- 3.6 There should be an indication on the likely prospect for implementation before a site is designated as “CDA”. Information on land status and provision of supporting infrastructure should be provided, and preliminary assessments should be carried out to demonstrate the technical feasibility of the proposed development. If the designation is proposed by a development agency, the likely development programme should be indicated in the proposal for consideration by the Board.

Size

- 3.7 Obviously, the larger the site, the better the opportunity for incorporating public facilities in the development, restructuring of land uses including changes to road patterns, and optimization of development potential. There is, however, no hard and fast rule to determine whether a site is sizable enough to warrant comprehensive development or redevelopment. Each site should be considered on its individual merits taking into account the planning intention for the area and the special characteristics of the site.

4. Development Parameters

- 4.1 In determining the boundary and development intensity of a “CDA” site, the existing land use pattern, the latest development requirements and the infrastructural capacity constraints in the area should be taken into account. Opportunities should be taken to incorporate, where appropriate, GIC facilities, open space, road widening, public transport and parking facilities and the provision of pedestrian linkages in the development.
- 4.2 Appropriate development mix and intensities would be specified in the Notes of the OZPs if the site is subject to various constraints, such as traffic and infrastructure capacities and environmental constraints. A Planning Brief would usually be prepared by the Planning Department to guide the development of the “CDA” site. Detailed planning requirements, including the provision of appropriate traffic and environmental mitigation measures, GIC, transport and public transport facilities and open space would be specified in the Planning Brief.

5. Mechanism for Monitoring

- 5.1 Frequent reviews of “CDA” zones would be required in order to achieve a close monitoring of the progress of development. The first review of each “CDA” site would be conducted at the end of the third year after its designation and subsequent reviews would be made on a biennial basis.

“CDA” with no Approved Master Layout Plan (MLP)/Implementation Agency

- 5.2 At the end of the third year after the designation, priority would be given to review those “CDA” sites with no approved MLP or for which no implementation agency can be identified. The following possible actions would be considered

by the Board after the review to respond to changing circumstances :

- a. to rezone to other uses the “CDA” sites which have significant implementation difficulties and slim chances of successful implementation;
- b. to revise the planning and development parameters of the “CDA” sites, where appropriate, to improve the incentives for redevelopment and hence the chance for implementation;
- c. to revise the zoning boundary in line with updated information on land status or ownership, or to subdivide the “CDA” into smaller “CDA” sites for development in phases to facilitate early implementation, where justified; and
- d. to revise and update the planning briefs for “CDA” sites to reflect the changing requirements and circumstances.

“CDA” with Approved MLP

5.3 In order to keep track on the progress of implementation, the following monitoring mechanism is adopted by the Board :

- a. should there be disagreements with the developer/agent on issues related to compliance with approval conditions, the relevant Government departments will be requested to report the issues to the Board; and
- b. a proforma would be issued to and completed by the developer/agent on a biennial basis to keep track on the progress of implementation.

Allowance for Phased Development

5.4 For “CDA” sites which are not under single ownership, if the developer can demonstrate with evidence that due effort has been made to acquire the remaining portion of the site for development but no agreement can be reached with the landowner(s), allowance for phased development could be considered. In deriving the phasing of the development, it should be demonstrated that :

- a. the planning intention of the “CDA” zone will not be undermined;
- b. the comprehensiveness of the proposed development will not be adversely affected as a result of the revised phasing;

- c. the resultant development should be self-contained in terms of layout design and provision of open space and appropriate GIC, transport and other infrastructure facilities; and
- d. the development potential of the unacquired lots within the “CDA” zone should not be absorbed in the early phases of the development, access to these lots should be retained, and the individual lot owners’ landed interest should not be adversely affected.

6. Re-designating “CDA” Sites

- 6.1 In some cases, there may be merits to rezone “CDA” sites upon completion of development to other uses such as “Residential (Group A)” or “Commercial”, to provide flexibility in subsequent modification of uses within the development without the need for submission of a revised MLP. Through regular review of “CDA” sites, the Board would, taking the specific circumstances pertaining to each “CDA” site into account, give consideration to the case of re-designating completed “CDA” developments to other land use zoning.
- 6.2 In general, the consideration for re-designation would include the following aspects :
 - a. the planning intention of maintaining comprehensive control on the overall development of the area should not be undermined. For instance, if a “CDA” site is subject to environmental constraints and the layout of the development has to allow for the provision of a buffer against the environmental nuisances, the removal of the buffer will not be desirable;
 - b. in the case of mixed developments especially for a variety of uses sharing a common podium, a re-designation of different parts of the “CDA” site to various discrete land-use zonings may only be possible provided that the planning intention of each zone could be clearly reflected; and
 - c. if part of the site is excluded from the development zone and rezoned to, say “Open Space” or “Government, Institution or Community”, it should be ensured that the resultant development intensities of the site will not be higher than those permitted under the Notes of the OZP or in the Building

(Planning) Regulations.

- 6.3 In considering the re-designation of “CDA” sites, local views should also be taken into account in order to avoid, as far as possible, unnecessary misunderstanding of the planning intention.
- 6.4 For “CDA” sites which cannot be re-designated, other measures are available to streamline the procedures for modification of uses within the completed development. For instance, some minor amendments to the approved MLP submitted under section 16A(2) of the Ordinance can be considered by the Director of Planning, the Deputy Director of Planning and the Assistant Directors of Planning of the Planning Department under delegated authority of the Board on a fast-track basis. Reference should be made to the relevant Town Planning Board Guidelines.

Town Planning Board

April 2016

**Requirement and Provision of Open Space and Major Government, Institution and
Community Facilities in Kwu Tung South Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against existing and planned provision)
			Existing Provision	Existing and Planned Provision	
District Open Space	10 ha. per 100,000 persons	1.75 ha.	1.50 ha.	2.43 ha.	0.68 ha.
Local Open Space	10 ha. per 100,000 persons	1.75 ha.	7.98 ha.	10.58 ha.	8.83 ha.
Secondary School	1 whole-day classroom for 40 persons aged 12-17	22 classrooms	26 classrooms	26 classrooms	4 classrooms
Primary School	1 whole-day classroom per 25.5 persons aged 6-11	33 classrooms	16 classrooms	16 classrooms	- 17 classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged of 3 to under 6	9 classrooms	4 classrooms	4 classrooms	- 5 classrooms
District Police Station	One for 200,000-500,000 persons	0	0	0	0
Divisional Police Station	One for 100,000-200,000 persons	0	0	0	0
Hospital	5.5 beds per 1,000 persons	100	0	0	- 100
Clinic/Health Centre	1 per 100,000 persons	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 666,000 persons	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against existing and planned provision)
			Existing Provision	Existing and Planned Provision	
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	0	0	0	0
Integrated Family Services Centre	1 per 100,000 to 150,000 persons	0	0	0	0
Library	1 district library for every 200,000 persons	0	0	0	0
Sports Centre	1 per 50,000 to 65,000 persons	0	0	0	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	0	0	0	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	0	0	0	0