

# **TOWN PLANNING BOARD**

**TPB Paper No. 10337**

**for Consideration by  
the Town Planning Board on 6.10.2017**

**Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/15**

**Consideration of Representations No. TPB/R/S/NE-KTS/15-1 to 4  
and Comment No. TPB/R/S/NE-KTS/15-C1**

**DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/15  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/NE-KTS/15-1 TO 4  
AND COMMENT NO. TPB/R/S/NE-KTS/15-C1**

<b>Subject of Representations</b>	<b>Representers (No. TPB/R/S/NE-KTS/15-1 to 4) <u>Total: 4</u></b>	<b>Commenter (No. TPB/R/S/NE-KTS/15-C1) <u>Total: 1</u></b>
<b><u>Amendment Item A1</u></b> Rezoning of a piece of land fronting Hang Tau Road from “Recreation” (“REC”) to “Comprehensive Development Area” (“CDA”)	<b><u>Amendment Item A1</u></b>	
<b><u>Amendment Item A2</u></b> Rezoning of a piece of land at Hang Tau Tai Po from “REC” to “Residential (Group D)” (“R(D)”)	<b>R2 : Fonnies Holdings Limited (FHL)</b>  <b>Oppose</b> Item A1, and propose to rezone the site from “CDA” to “R(D)”	Nil
<b><u>Amendment Item A3</u></b> Rezoning of a site occupied by Serenity Garden to the immediate north of Hang Tau Village from “REC” to “R(D)1”	<b><u>Amendment Item A2</u></b>	
<b><u>Amendment Item A4</u></b> Rezoning of a site occupied by the existing Hang Tau Sewage Pumping Station from “REC” to “Government, Institution or Community” (“G/IC”)	<b>R1: Mr. Cheung Lap Ming</b>  <b>Support</b> the rezoning from “REC” to “R(D)”	<b><u>Oppose R1</u></b>  <b>C1: Mr. Hau Fuk-tat</b> (North District Council (NDC) member)
<b><u>Amendment Item B1</u></b> Rezoning of a site occupied by Ascot Park from “Open Space” (“O”) to “Residential (Group C)2” (“R(C)2”)	<b><u>Amendment Items A1, A2, A3, A4, B1 and B2</u></b>	
<b><u>Amendment Item B2</u></b> Rezoning of three small areas occupied by Ascot Park from “REC” to “R(C)2”	<b>R3 : Ms. Mary Mulvihill</b>  <b>Oppose</b> Items A1 and A2  <b>Providing views</b> on Items A3, A4, B1 and B2	Nil
<b><u>Without Indication of Any Specific Amendment Item</u></b>	<b>R4 : Mr. Liu Hing Hung</b> (NDC member)  <b>Opposes</b> the Plan on traffic ground	Nil

## 1. Introduction

- 1.1 On 24.3.2017, the draft Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/15 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments is at **Annex I**. The amendments on the Plan mainly involved rezoning the “REC” zone at Hang Tau Tai Po to specific zonings, including “CDA” (Amendment Item (Item) A1), “R(D)” (Item A2), “R(D)1” (Item A3) and “G/IC” (Item A4) and rezoning the “O” and “REC” zones occupied by Ascot Park to “R(C)2” (Items B1 and B2) to reflect the as-built condition and tally with the lot boundary (**Plan H-1a**), as well as rezoning the “Agriculture” (“AGR”), “G/IC” and area shown as ‘Road’ at and near Fan Kam Road to the southwest of Ying Pun to an area shown as ‘Road’ and “AGR” (Items C1 to C3) to reflect the as-built alignment of existing Fan Kam Road and the existing situation respectively (**Plan H-1b**).
- 1.2 During the two-month exhibition period which ended on 24.5.2017, a total of 4 representations were received. On 23.6.2017, the representations were published for three weeks for public comments until 14.7.2017. A total of 1 comment was received.
- 1.3 On 18.8.2017, the Town Planning Board (the Board) agreed to consider all the representations (**Annex II**) and comment (**Annex III**) collectively in one group. This paper is to provide the Board with information for consideration of representations and comment. A summary of the Representations and Comment is at **Annex IV**. The representation site is shown on **Plan H-1a**.
- 1.4 The representers and commenter have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## 2. Background

### Review of the “REC” Zone at Hang Tau Tai Po

- 2.1 About 8.47 ha land at Hang Tau Tai Po fell within an area zoned “REC” under the previously approved Kwu Tung South OZP No. S/NE-KTS/14 (**Plan H-5**), which was intended primarily for recreational development for the use of the general public, encouraging the development of active and/or passive recreation and tourism/eco-tourism. The “REC” zone at Hang Tau Tai Po had been designated since the first OZP gazetted in 1994. However, no recreational use is found within the “REC” zone nor any recreational proposal put forward by concerned government departments.
- 2.2 On 7.12.2012, the Rural and New Town Planning Committee (the Committee) of the Board agreed a s.12A rezoning application No. Y/NE-KTS/5 to rezone the north-eastern portion (about 1.77 ha) of the “REC” zone to “CDA” subject to a maximum plot ratio (RP) of 0.4, site coverage (SC) of 20% and building height (BH) of 3 storeys including car park to facilitate a low-rise low-density residential development. Under the s.12A application, the applicant submitted a land use

review with technical assessments to demonstrate that it is feasible to rezone the whole “REC” zone (about 8.47 ha) for residential use with a PR of 0.4 (except those existing village houses with a higher PR). Whilst the Committee approved the concerned planning application, the Committee also requested Planning Department (PlanD) to carry out a zoning review (the 2014 Review) for the whole “REC” zone to identify suitable land uses and development intensity. On 23.5.2014, the Committee considered the recommendations of the 2014 Review and agreed to rezone the “REC” site to various zonings, including “CDA”, “R(D)” and “G/IC”, etc. For the “CDA” zone, it comprises the site of the approved s.12 application (about 1.77 ha), another private lot (about 0.05 ha) and two strips of government land (about 0.04 ha) (**Plan H-4b**) in order to facilitate comprehensive development. The current amendments on the Plan are to take forward the approved s.12A rezoning application and the recommendations of the 2014 Review.

#### Updated Zonings for Ascot Park and Fan Kam Road

- 2.3 Opportunities are also taken to update the zonings for an existing residential development, i.e. Ascot Park (Items B1 and B2) (**Plan H-1a**), and the alignment of Fan Kam Road (Items C1 to C3) (**Plan H-1b**) to reflect the as-built developments and existing situation.

### **3. Local Consultation**

- 3.1 Upon gazettal of the Plan on 24.3.2017, the District Minor Works and Environmental Improvement Committee (DMW&EIC) of NDC was consulted on the amendments to the Kwu Tung South OZP. Extract of the minutes of the meeting of DMW&EIC held on 15.5.2017 is attached for reference (**Annex V**). The DMW&EIC has the following major comments:

- (a) the increase in residential development arising from the amendments would deteriorate traffic congestion issues and cause adverse traffic impacts on the surrounding areas. Relevant traffic infrastructure should be provided to address adverse traffic impacts in the area; and
- (b) the previous alignment of Fan Kam Road near Ying Pun under the previously approved Kwu Tung South OZP should be retained (**Plan H-1b**).

- 3.2 Representatives of PlanD had provided responses in the meeting on members’ concerns as follows:

- (a) as requested by relevant government department, traffic impact assessment (TIA) with relevant sensitivity test on rezoning both Item A1 and the remaining “REC” zone at Hang Tau Tai Po (including Item A2) had been conducted under the approved rezoning application. According to the relevant assessments, low-density residential developments in Items A1 and A2 areas would not cause adverse traffic impact. Comments of Commissioner for Transport (C for T) on road widening in the area should be sought when s.16 application is submitted for residential development in Items A1 and A2; and



- (b) according to the information of Highways Department, the alignment of Fan Kam Road shown on the Plan is the latest proposed alignment (**Plan H-1b**).

#### 4. **The Representations**

##### 4.1 **Subject of Representations**

- 4.1.1 A total of 4 representations (i.e. **R1** to **R4**) were submitted by 2 members of the general public (**R1** and **R3**), FHL (**R2**), and a NDC member (**R4**), and they will be considered in the subject hearing. The representations are at **Annexe II**.

##### *Supportive Representation*

- 4.1.2 **R1** supports Item A2 for rezoning the “REC” to “R(D)” for residential development. He further suggests extending the Hang Tau Road to better serve the local community (**Plans H-2a** and **H-3a**).

##### *Adverse Representations*

- 4.1.3 **R2** opposes Item A1 for rezoning the concerned site from “REC” to “CDA”.
- 4.1.4 **R3** opposes Items A1 and A2 for rezoning the concerned sites from “REC” to “CDA” and “R(D)” respectively. **R3** also raises concerns on the provision of open space and government, institution and community (GIC) facilities in the area, and provides views on Items A3, A4, B1 and B2.
- 4.1.5 **R4** opposes the Plan on traffic ground.
- 4.1.6 The representations and a summary of grounds of representations/representers’ proposals and PlanD’s responses are at **Annexes II** and **IV** respectively.

##### 4.2 **Grounds of Representations and Representers’ Proposals**

##### **R1**

- 4.2.1 **R1** supports Item A2 for rezoning the concerned 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. **R1** further suggests extending the existing Hang Tau Road southwards and westwards to better serve the Hang Tau Village and Serenity Garden (**Plans H-2a** and **H-3a**).

##### **R2**

- 4.2.2 **R2** is submitted by FHL, the landowner of 95% of the land of the “CDA” site under Item A1 at the north-eastern portion of Hang Tau area (**Plan H-4b**). **R2** opposes Item A1 and the main grounds of the representation are summarized below:

### “CDA” Zoning

- 4.2.3 The rezoning of the area adjoining Item A1 from “REC” to “R(D)” significantly alters the local planning context. 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. There is no particular planning merit to rezone A1 site to “CDA”.
- 4.2.4 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”.
- 4.2.5 The other private land of the “CDA” site is separated from the land parcel under FHL and readily and independently redevelopable. It also enjoys independent access to Hang Tau Road via an existing village access.

### Proposal from the Representer

- 4.2.6 **R2** proposes to rezone the site of Item A1 from “CDA” to “R(D)”. If considered necessary by the Board, **R2** proposes 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.
- 4.2.7 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)”.

### **R3**

- 4.2.8 **R3** objects to both Items A1 and A2 mainly on grounds that there is still need for recreational facilities to serve the increased population in the area. **R3** states that as part of the sites of Items A1 and A2 are active agricultural land or covered with vegetation/trees, these areas should be retained as “REC” or rezoned for agricultural use. Only the brownfield sites and existing residential areas should be rezoned for residential use.
- 4.2.9 **R3** provides views on Item A3, A4, B1 and B2 that these items are inevitable to reflect the as-built development on the sites. However, **R3** raises comments on the provision of sufficient open space and GIC facilities to serve the community.

### **R4**

- 4.2.10 **R4** (submitted by a NDC member, Mr. Liu Hing Hung) raises objection to

the Plan without specifying the amendment items. **R4** states that the existing Castle Peak Road – Kwu Tung is busy and it is the only way to access Hang Tau. The “REC” site in Hang Tau Tai Po rezoned for residential development will deteriorate the traffic congestion problem in Tai Tau Leng Roundabout and increase pressure on Hang Tau Road.

## 5. The Comment on Representation

- 5.1 One comment (**C1**) was received from the NDC member of the subject constituency, Mr. Hau Fuk-tat. **C1** objects to **R1**’s proposal to extend the Hang Tau Road to the Hang Tau Village as **R1** has not taken into account the land ownership issue. **C1** states that the existing village access near the entrance of Serenity Garden and 蓬萊食堂 is narrow and result in traffic congestion problem. Efforts had been made by **C1** to widen the access, however, consensus could not be reached with the concerned landowners. **C1** opines that although there is imminent need to extend the Hang Tau Road, private land ownership issue need to be resolved.
- 5.2 The comment and a summary of the comment on representation and PlanD’s responses are at **Annexes III** and **IV** respectively.

## 6. Planning Considerations and Assessments

- 6.1 The Representation Sites and the Surrounding Area (**Plans H-1a, H-2a, H-2b, H-3a, H-3b and H-4a**)

### *Items A1 to A4*

- 6.1.1 Item A1 (about 1.87 ha), zoned “CDA”, is located at the north-eastern portion of the previous “REC” zone at Hang Tau Tai Po. The majority of the site is the subject of the aforesaid s.12A rezoning application for a proposed residential development and owned by FHL (R2) (**Plan H-4b**). It is predominantly vacant with a portion of land under active farming. The remaining portion of the site (i.e. the north-eastern tip) mainly covering a private lot owned by another owner is currently occupied by some temporary domestic structures (**Plans H-2a, H-3a and H-4a**).
- 6.1.2 Item A2 (about 5.95 ha), zoned “R(D)”, is mostly under private ownership (88%) comprising a number of lots (**Plan H-4b**). It is currently occupied by mixed land uses, including low-rise and low-density residential uses and vacant dilapidated structures in the eastern and northern portions of the “R(D)” zone, unused and vacant land in the central portion, and open storage yards, workshops and warehouses in the western portion (**Plans H-2a, H-3a and H-4a**).
- 6.1.3 Item A3 (about 0.59 ha), zoned “R(D)1”, is currently occupied by the Serenity Garden with PR of 0.4. The concerned development is the subject of an approved planning application No. A/NE-KTS/80 for a development of 13 village houses (Small Houses). Together with the ancillary/supporting facilities, including landscape area, car park, an

underground sewage treatment plant and two electricity package substations, the residential development known as Serenity Garden has been completed (**Plans H-2a, H-3a and H-4a**).

- 6.1.4 Item A4 (about 0.06 ha), zoned “G/IC”, is currently occupied by an existing sewage pumping station which was the subject of an approved planning application No. A/NE-KTS/110 for the development of Drainage Services Department (DSD)’s Hang Tau Sewage Pumping Station (**Plans H-2a, H-3a and H-4a**).
- 6.1.5 The surrounding areas of Items A1 to A4 have the following characteristics:
- (a) to its immediate south is the Hang Tau “Village Type Development” (“V”) which is occupied by village houses (**Plan H-4a**);
  - (b) to its south, southwest and west are “AGR” and “Green Belt” zones;
  - (c) to its further north and north-east are the low-rise residential developments (e.g. Goodwood Park, Valais and Casas Domingo), which are 2 to 3 storeys under “Residential (Group C)” (“R(C)”) (**Plans H-1a and H-2a**); and
  - (d) to the further east across Hang Tau Road are Beas River Country Club and Hong Kong Golf Club (**Plan H-4a**).

#### *Items B1 and B2*

- 6.1.6 Items B1 and B2 (about 0.79 ha), zoned “R(C)2”, are currently occupied by the Ascot Park. The site is situated in a predominantly rural environment. To its immediate north is an area covered by trees and vegetation; to its immediate east and south across Kam Tsin Road are low-rise and low-density village dwellings, i.e. The Royal Oaks; to the further east is the village proper of Kam Tsin Village; to the immediate west are open storage of construction materials and area covered by vegetation (**Plans H-2b and H-3b**).

## 6.2 Planning Intention

- 6.2.1 “CDA” zone is intended for comprehensive development 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. Item A1 is under “CDA” zone. Development and/or redevelopment within the “CDA” is subject to a maximum PR of 0.4, maximum SC of 20% and maximum BH of 3 storeys including car park.
- 6.2.2 “R(C)” zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood

may be permitted on application to the Board. Items B1 and B2 are under “R(C)2” zone. Development or redevelopment within “R(C)2” is subject to a maximum PR of 0.4, maximum SC of 20% and maximum BH of 3 storeys including car park.

6.2.3 “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. Items A2 and A3 are under “R(D)” and “R(D)1” respectively. Development or redevelopment within “R(D)” and “R(D)1” is subject to a maximum PR of 0.4 and maximum BH of 3 storeys (9m). For “R(D)1” zone, any building development shall be located in Area (a) and no building development (except ancillary structures) is permitted in Area (b) which shall be designated as a landscaped area with ancillary car parking and utility installations.

6.2.4 “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Item A4 is under “G/IC” zone.

### 6.3 Responses to Grounds of Representations and Representers’ Proposals

#### **R1 – Support Item A2 to rezone the site from “REC” to “R(D)”**

6.3.1 The supportive view of **R1** is noted. Regarding **R1**’s proposal of extending the Hang Tau Road southwards and westwards to better serve the village, C for T advises that the existing Hang Tau Village is served by local village access. Relevant departments have no plan to extend of Hang Tau Road into the village. Notwithstanding the above, should road extension works co-ordinated or implemented by Government be carried out in Hang Tau Village in future, such works is always permitted in accordance with the covering Notes of the Plan and C for T will provide traffic advice.

#### **R2 – Oppose Item A1 to rezone the site from “REC” to “CDA”**

##### Planning Considerations

6.3.2 **R2** submits that although the “CDA” zoning is originated from the approved s.12A rezoning application (No. Y/NE-KTS/5), the local planning context have been altered as the adjoining site under Item A2 is now rezoned from “REC” to “R(D)” for residential use. **R2** considers that there is no longer planning merit for rezoning A1 site for “CDA”. In this regard, it is noted that at the time when R2 submitted the concerned s.12A application in 2012, R2 also conducted a land use review (with technical assessments) on the remaining “REC” site and demonstrated that it is feasible to rezone the whole “REC” zone for low-rise and low-density residential use. The “CDA” zoning is indeed to reflect the request of R2 for “CDA” zoning for

his land under the s.12A application.

- 6.3.3 The A1 site (about 1.87 ha) is fronting Hang Tau Road. About 95% of A1 site is under single ownership of R2 which is mainly vacant with a small portion for agriculture use and the remaining 5% private and government land which is occupied by some temporary domestic structures (**Plans H-4a and H-4b**). In considering the s.12A rezoning application submitted by R2, although concerned departments have no in-principle objection to the application, various technical issues need to be further resolved. Amongst these, C for T requests that future development within the site should be setback to make allowance for future widening of Hang Tau Road and provide internal loading/unloading space within the future residential development. Director of Environmental Protection (DEP) has concerns that the future residential development would be affected by traffic noise from Hang Tau Road and fixed noise from the adjacent Hang Tau Sewage Pumping Station and the Beas River Country Club Sewage Treatment Plant. Detailed noise impact assessment should be conducted to identify appropriate mitigation measures, such as building setback and self-protecting building design, to address the noise impact. In summary, whilst there is no in-principle objection to the proposed residential use, there are still various technical concerns that need to be addressed through the formulation of an appropriate development scheme/layout with mitigation measures.
- 6.3.4 For the site (about 5.95 ha) under Item A2, it (comprising a number of private lots under different owners) (**Plan H-4b**) is occupied by a mix of land uses including low-density domestic uses, vacant dilapidated structures in the eastern and northern portions, unused and vacant land in the central portion, open storage yards, workshops and warehouses in the western portion (**Plan H-4a**). The current “R(D)” zoning is appropriate, which would encourage phasing out non-conforming uses and upgrading of existing temporary structures into permanent buildings through redevelopment (likely by individual landowner) and reserve the area for low-rise and low-density residential developments through the planning permission system.

“CDA” zoning is appropriate

- 6.3.5 Although the “CDA” and “R(D)” zones are subject to similar development parameters and require the submission of s.16 planning application, they have different planning intentions and requirements. For the “CDA” zoning intended for comprehensive development for residential use, the project proponent is required to submit a master layout plan to demonstrate a comprehensive design in order to achieve better layout and provision of required open space and supporting facilities to serve residents as well as better internal traffic arrangement, etc. In view of the various technical concerns as mentioned in paragraph 6.3.3, relevant departments have confirmed that the project proponent of the A1 site should submit the master layout plan, proposed development scheme and technical assessments to confirm the technical feasibility of the proposal. According to DEP’s latest advice, since the regional Shek Wu Hui sewage treatment works is reaching

its capacity and the associated upgrade is not yet completed, depending on the development programme of the proposed development, the project proponent may need to review the sewage collection and disposal arrangement in the interim period. Appropriate GIC facilities may also be considered at the planning application stage. This is in line with the Town Planning Board Guidelines for Designation of “CDA” zones and Monitoring the Progress of “CDA” Developments (TPB PG-No. 17A) (**Annex VI**) in that “CDAs” are intended to provide a means for achieving co-ordinated development in areas subject to traffic, environmental and infrastructure capacity constraints, and ensure adequate as well as timely provision of GIC facilities and open space for the development and where possible, to address the shortfall in the district.

#### Implementation of the “CDA” site

- 6.3.6 Regarding the land ownership, the area of Item A1 is about 1.87 ha in that majority of the site (about 95%) is under single ownership which is owned by R2 (**Plan H-6**). The remaining area of Item A1 (about 5%) comprises one private lot and two strips of government land. Propensity of implementation of the “CDA” zone under Item A1 is high due to majority of the site under a single ownership. Being sandwiched between a road and R2’s land, it is reasonable to include the remaining area into the “CDA” zone to achieve comprehensive development.
- 6.3.7 The planning intention of “CDA” zone is for comprehensive development of the area. Including the 5% area not owned by R2 in the “CDA” site would not significantly affect the implementation of the CDA development. According to TPB PG-No. 17A (**Annex VI**), if the developer can demonstrate with evidence that due effort has been made to acquire the remaining portion of the site but no agreement can be reached with the landowners, allowance for phased development could be considered provided that the planning intention of the “CDA” zone will not be undermined; the comprehensiveness of the proposed development will not be adversely affected; the resultant development will be self-contained; and the development potential of the unacquired lot(s) will not be absorbed in the early phases of the development and the individual lot owners’ landed interest will not be adversely affected.

#### *Response to R2’s Proposal*

- 6.3.8 **R2** proposes to rezone the A1 site from “CDA” to “R(D)”; or “R(D)2” with the requirement on the submission of ‘landscape and design proposal’ and ‘implementation programme’. As mentioned in the above, the “CDA” zoning is appropriate as it allows comprehensive development with appropriate development layout to address the various technical concerns. It also provides appropriate planning control to achieve the planning intention of comprehensive development of the whole “CDA” zone with the provision of the open space and other supporting facilities. However, the “R(D)” (or “R(D)2”) zoning proposed by R2 does not have such a planning control and developing the A1 site into several smaller piecemeal developments is possible under the “R(D)” zoning. The “R(D)” zoning

also has different planning intention which is primarily for improvement and upgrading of existing temporary structures into permanent buildings. Thus, “R(D)” or “R(D)2” zoning is considered not appropriate for the A1 site.

### **R3**

- 6.3.9 **R3** objects the rezoning of A1 and A2 sites as there is still need for recreational facilities. The previous “REC” zone had been designated on the Kwu Tung South OZP since 1994. Given the large portion of land under private ownership (about 7.64 ha out of total 8.47 ha/about 90%), the planning intention for “REC” zone could only be realized through private initiatives. No recreational use is currently found within the “REC” zone and no proposal for public recreational facility has been received since 1994. Regarding the provision of recreational facilities, there is no shortfall of public recreational facilities in the Kwu Tung South area. Director of Leisure and Cultural Services has not indicated any requirement of retaining site for recreational facilities in the area. Rezoning of the sites for residential development would meet the housing demand. It would also help to phase out the existing rural industrial/open storage uses and result in an enhancement of the local environment.
- 6.3.10 Whilst a small piece of land in the north-eastern part of A1 site is currently used for agricultural use, the A2 site is mainly occupied by domestic uses and vacant structures, vacant land, open storage yards, workshops and warehouses (**Plan H-4a**). Although Director of Agriculture, Fisheries and Conservation considers that active agricultural land should be retained as far as possible, he has no strong view on the rezoning of A1 and A2 sites for residential uses taken into account the small scale and isolated location of the agricultural use and the background of the sites that both sites had been designated for “REC” zone since the first OZP gazetted in 1994.
- 6.3.11 **R3** also raises a general comment on the provision of sufficient open space and GIC facilities to serve the community. The provision of open space and GIC facilities in the area is generally sufficient to meet the requirements of the planned population according to Hong Kong Planning Standards and Guidelines (HKPSG), apart from educational facilities of primary school and kindergarten/nursery (**Annex VII**). According to HKPSG, reservation of sites specifically for nursery classes and kindergartens is usually not necessary, the need for such establishments could be taken into account in public housing estates and large-scale private development projects where appropriate. For primary school, reservation of sites should be made on a district basis. Hence, the demands on such educational facilities for Kwu Tung South could be met by sharing those facilities among the nearby areas such as Fanling/Sheung Shui New Town. Relevant Government developments consulted has no request for reserving land in Hang Tau Tai Po area for GIC facilities. Besides, some GIC facilities and open space are planned in the nearby Kwu Tung North New Development Area.



## **R4 – Concerns on Traffic Impact**

6.3.12 **R4** opposes the Plan on traffic ground. Under the rezoning application in 2012, the applicant has conducted a TIA on potential low-density residential development on the whole previous “REC” site which demonstrated that it is feasible to rezone the whole “REC” zone for residential developments with a PR of 0.4 for A1 and A2 sites. C for T has recently advised that the relatively low-density developments in A1 and A2 sites can be tolerated from traffic engineering view point as the traffic impact on Hang Tau Road and Tai Tau Leng Roundabout would be minimal and the future developers of these 2 sites shall conduct TIAs to demonstrate no unacceptable traffic impact and to recommend necessary local improvement measures to mitigate the traffic impact. As advised by C for T, the proposed flyover at Tai Tau Leng Roundabout under the North East New Territories New Development Area project managed by Civil Engineering and Development Department will further alleviate traffic conditions at Tai Tau Leng Roundabout. Other Items A3, A4, B1 and B2 are to reflect the as-built developments.

### 6.4 Responses to Grounds of Comment

**C1**’s comment that **R1** failed to take into account land ownership issue in its proposal of extending Hang Tau Road is noted. C for T advises that the existing Hang Tau Village is served by local village access. Relevant departments have no plan to extend of Hang Tau Road into the village. Nevertheless, should road extension works co-ordinated or implemented by Government be carried out in Hang Tau Village in future, such works is always permitted in accordance with the covering Notes of the Plan and C for T will provide traffic advice.

## **7. Consultation**

7.1 The following Government bureau/departments have been consulted and their comments have been incorporated in the above paragraphs or **Annex IV**, where appropriate.

- (a) Secretary for Education;
- (b) Commissioner for Transport;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Director of Environmental Protection;
- (e) Director of Leisure and Cultural Services; and
- (f) Director of Social Welfare.

7.2 The following departments have no comment on the representations and comment:

- (a) District Lands Officer/North, Lands Department;
- (b) Chief Building Surveyor/New Territories West, Buildings Department;

- (c) Chief Highway Engineer/New Territories East, Highways Department;
- (d) Chief Engineer/Mainland North, Drainage Services Department;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (g) Director of Fire Services;
- (h) Project Manager (New Territories East), Civil Engineering and Development Department; and
- (i) District Officer (North), Home Affairs Department.

## **8. Planning Department's Views**

- 8.1 The supportive views of **R1** on rezoning of a site from “REC” to “R(D)” (Item A2) are noted.
- 8.2 Based on the assessments in paragraph 6 above and the following reasons, Planning Department does not support **R2** to **R4** and considers that the Plan should not be amended to meet the representations:

### **R2**

- (a) The rezoning of the site under Amendment Item A1 (the A1 site) as “CDA” is appropriate as it would facilitate a comprehensive development with provision of open space and supporting facilities and facilitate appropriate control on the layout having regard to the environmental and traffic constraints. To facilitate implementation of the “CDA” site, phased development could be proposed in accordance with the Town Planning Board Guidelines No. TPB PG-No. 17A.
- (b) The proposal of rezoning the A1 site to “R(D)” or “R(D)2”, which is primarily intended for upgrading existing temporary structures into permanent buildings, may result in piecemeal developments in the site defeating the planning intention of comprehensive development of the site.

### **R3**

- (c) The rezoning of the sites under Amendment Items A1 and A2 as “CDA” and “R(D)” zones respectively is appropriate as there is no planned recreational development on the sites. The proposed residential uses would help meet the housing demand and phase out the existing rural industrial/open storage uses, resulting in an enhancement of the local environment.
- (d) Adequate land has been reserved for open space and GIC facilities to serve the planned population.

### **R4**

- (e) The rezoning incorporated in the Plan would not result in insurmountable traffic problem to the area. TIA has been conducted and confirmed the technical feasibility of the proposed residential development under

Amendment Items A1 and A2. Besides, the project proponents of the “CDA” and “R(D)” sites are required to submit planning application with relevant technical assessments for the Board’s consideration. Other Amendment Items A3, A4, B1 and B2 are to reflect the as-built developments.

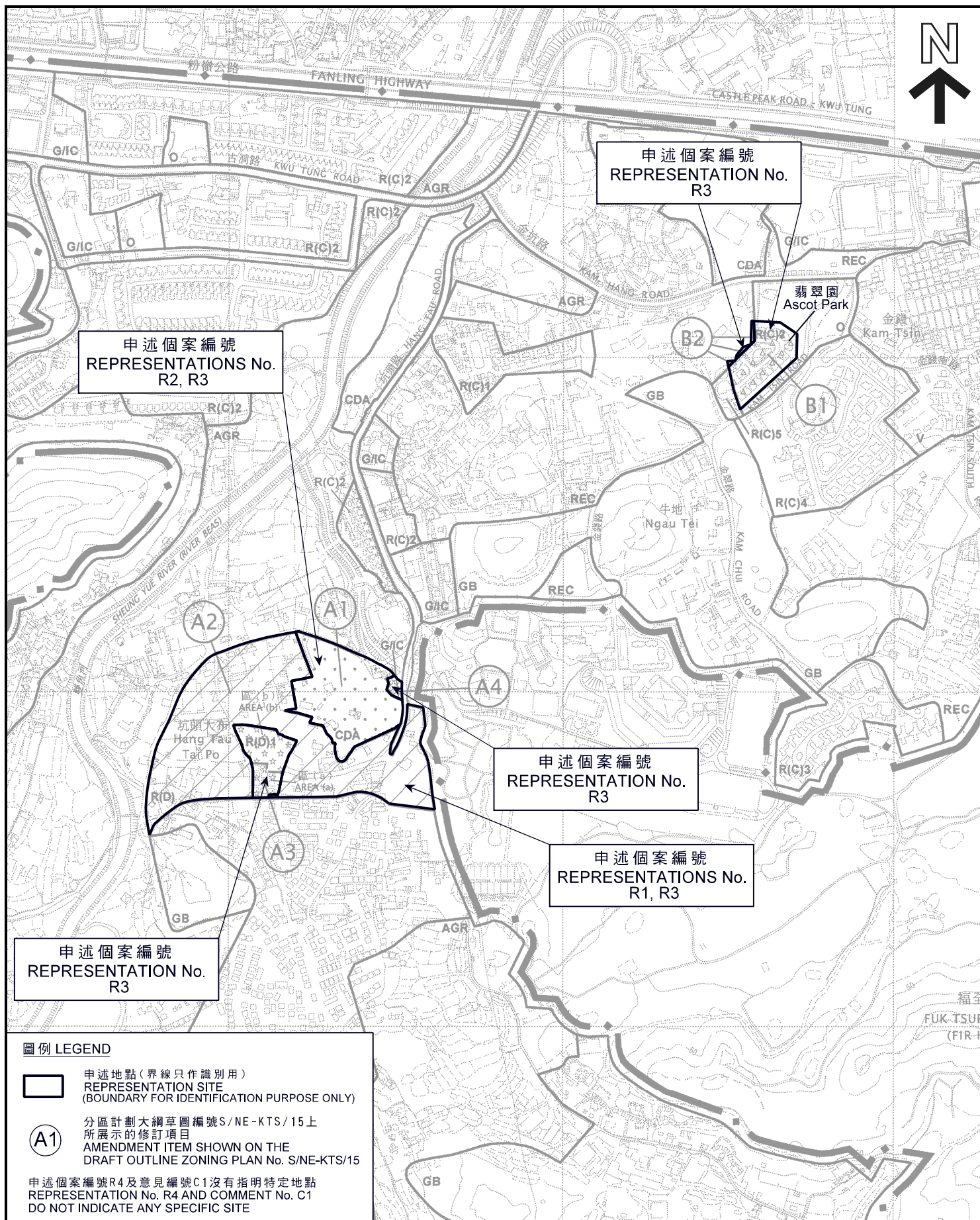
## **9. Decision Sought**

The Board is invited to give consideration to the representations and the related comment and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations

## **10. Attachments**

<b>Annex I</b>	Schedule of Amendments Incorporated into the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/15
<b>Annexe II</b>	Submissions made by Representers
<b>Annex III</b>	Submission made by Commenter
<b>Annex IV</b>	Summary of Representations and Comment and Planning Department’s Response
<b>Annex V</b>	Extract of the Minutes of the Meeting of District Minor Works and Environmental Improvement Committee of North District Council held on 15.5.2017
<b>Annex VI</b>	Town Planning Board Guidelines for Designation of “Comprehensive Development Area” (“CDA”) zones and Monitoring the Progress of “CDA” Developments (TPB PG-No. 17A) promulgated in April 2016
<b>Annex VII</b>	Requirement and Provision of Open Space and Major Government, Institution and Community Facilities in Kwu Tung South Area
<b>Plans H-1a and 1b</b>	Location Plans of Amendment Items and Representation Sites
<b>Plans H-2a and 2b</b>	Site Plans (Amendment Items A1 to A4, B1 and B2)
<b>Plans H-3a and 3b</b>	Aerial Photos (Amendment Items A1 to A4, B1 and B2)
<b>Plan H-4a</b>	Current Land Uses of Amendment Items A1 to A4
<b>Plan H-4b</b>	Land Ownership of Amendment Items A1 (“CDA” Zone) and A2 (“R(D)” Zone)
<b>Plan H-5</b>	Location Plan of the Previous “REC” Zone
<b>Plans H-6a and 6b</b>	Site Photos (Amendment Item A1)
<b>Plans H-6c and 6g</b>	Site Photos (Amendment Item A2)
<b>Plan H-6h</b>	Site Photos (Amendment Item A3)
<b>Plan H-6i</b>	Site Photos (Amendment Item A4)
<b>Plan H-6j</b>	Site Photos (Amendment Items B1 and B2)

**PLANNING DEPARTMENT  
OCTOBER 2017**



#### 圖例 LEGEND

 申述地點(界線只作識別用)  
REPRESENTATION SITE  
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

 分區計劃大綱草圖編號S/NE-KTS/15上  
所展示的修訂項目  
AMENDMENT ITEM SHOWN ON THE  
DRAFT OUTLINE ZONING PLAN No. S/NE-KTS/15

申述個案編號R4及意見編號C1沒有指明特定地點  
REPRESENTATION No. R4 AND COMMENT No. C1  
DO NOT INDICATE ANY SPECIFIC SITE

#### 位置圖 LOCATION PLAN

就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

SCALE 1:7 500 比例尺  
米 100 0 100 200 300 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

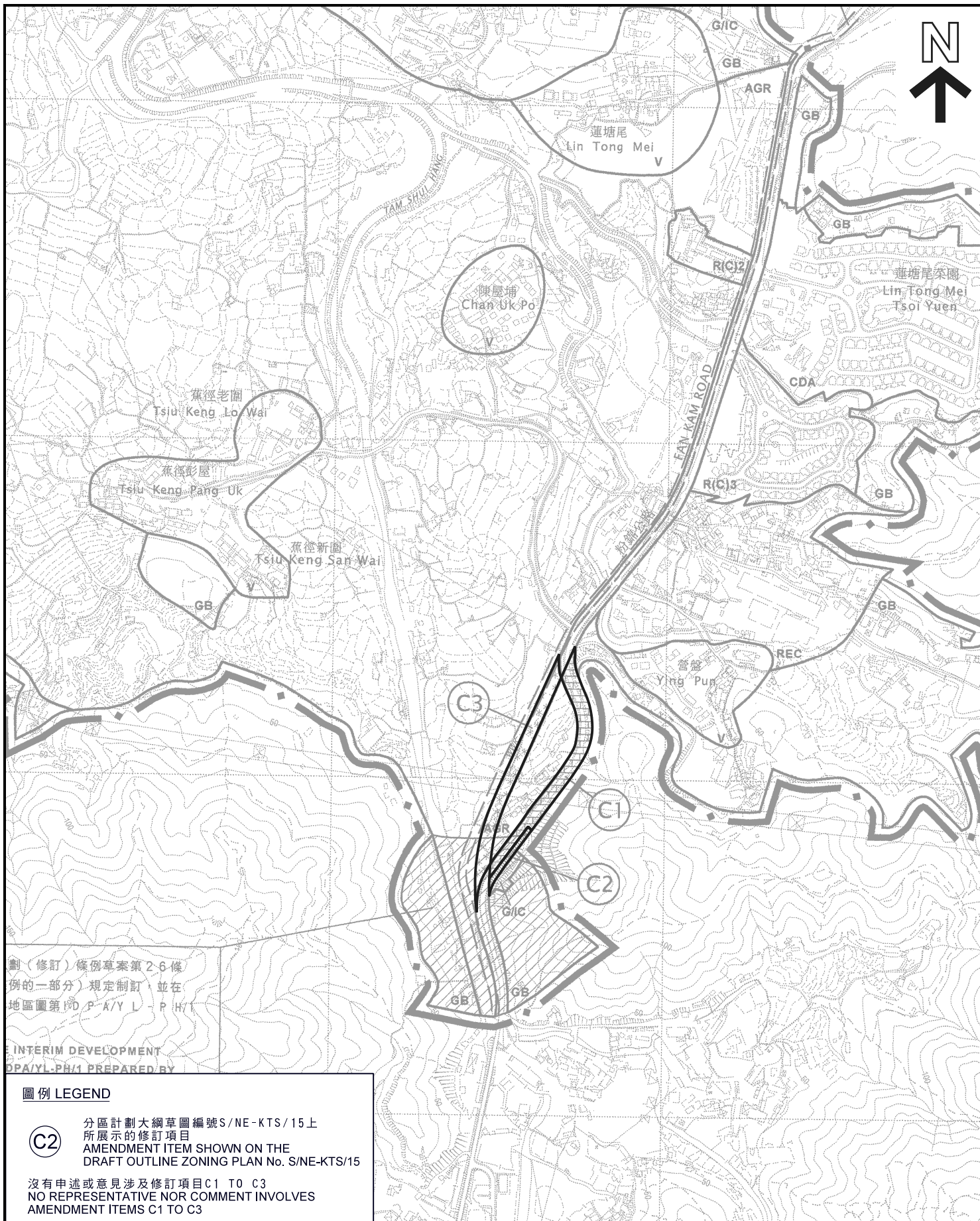


參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-1a

本摘要圖於2017年8月24日擬備，  
所根據的資料為於2017年3月24日  
展示的分區計劃大綱圖編號S/NE-KTS/15  
EXTRACT PLAN PREPARED ON 24.8.2017  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-KTS/15 EXHIBITED ON 24.3.2017





## 位置圖 LOCATION PLAN

就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

SCALE 1 : 7 500 比例尺  
米 100 0 100 200 300 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



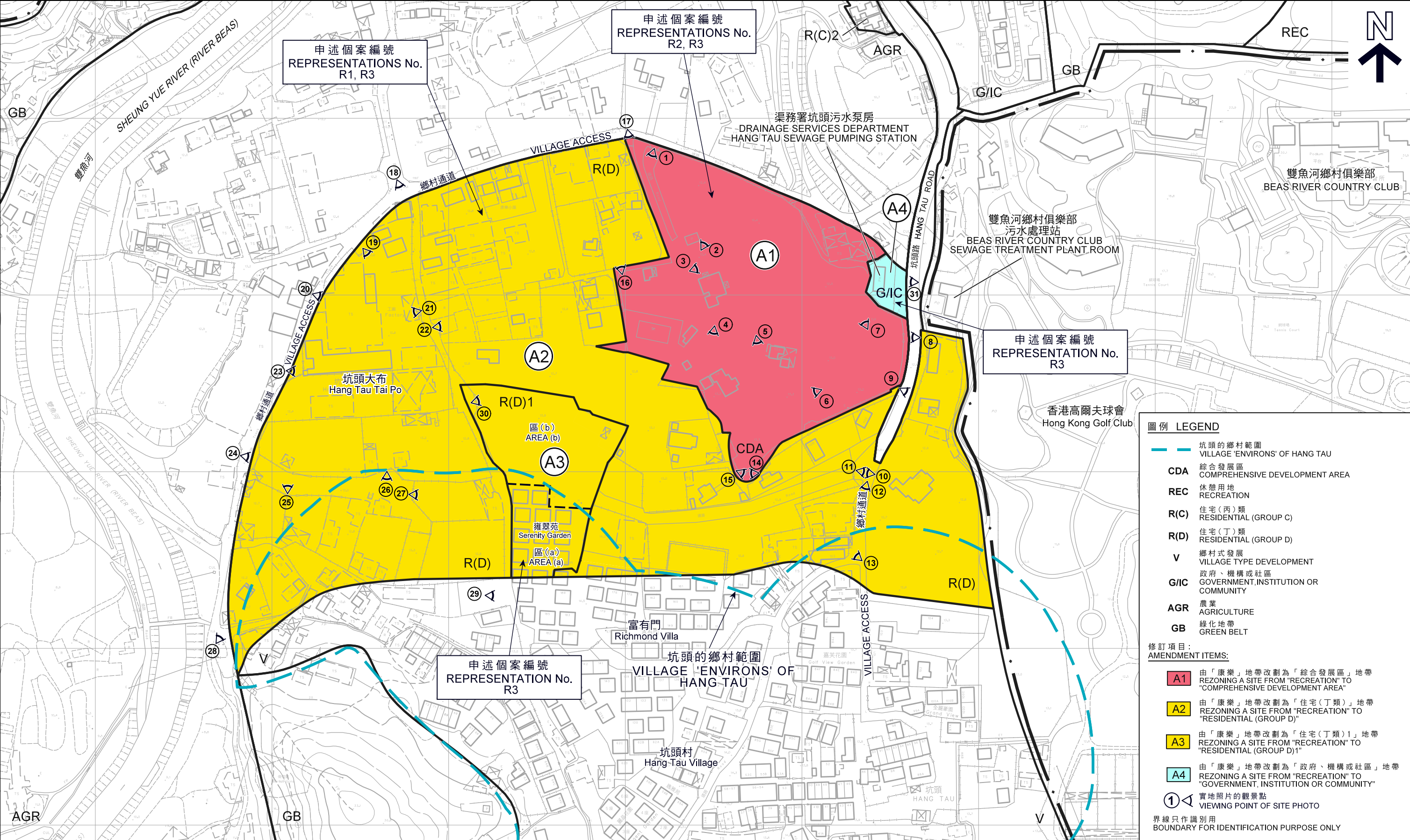
參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-1b

本摘要圖於2017年8月24日擬備，  
所根據的資料為於2017年3月24日  
展示的分區計劃大綱圖編號S/NE-KTS/15

EXTRACT PLAN PREPARED ON 24.8.2017  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-KTS/15 EXHIBITED ON 24.3.2017





**圖例 LEGEND**

- 坑頭的鄉村範圍  
VILLAGE 'ENVIRONS' OF HANG TAU
- CDA 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
- REC 休憩用地  
RECREATION
- R(C) 住宅(丙)類  
RESIDENTIAL (GROUP C)
- R(D) 住宅(丁)類  
RESIDENTIAL (GROUP D)
- V 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- G/IC 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- AGR 農業  
AGRICULTURE
- GB 綠化地帶  
GREEN BELT

**修訂項目：AMENDMENT ITEMS:**

- A1 由「康樂」地帶改劃為「綜合發展區」地帶  
REZONING A SITE FROM "RECREATION" TO "COMPREHENSIVE DEVELOPMENT AREA"
- A2 由「康樂」地帶改劃為「住宅(丁類)」地帶  
REZONING A SITE FROM "RECREATION" TO "RESIDENTIAL (GROUP D)"
- A3 由「康樂」地帶改劃為「住宅(丁類)1」地帶  
REZONING A SITE FROM "RECREATION" TO "RESIDENTIAL (GROUP D)1"
- A4 由「康樂」地帶改劃為「政府、機構或社區」地帶  
REZONING A SITE FROM "RECREATION" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- ① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖(修訂項目A1至A4)  
SITE PLAN (AMENDMENT ITEMS A1 TO A4)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

SCALE 1 : 2 000 比例尺



本摘要圖於2017年9月26日擬備，  
所根據的資料為測量圖編號  
2-SE-9D、10C、14B及15A  
EXTRACT PLAN PREPARED ON 26.9.2017  
BASED ON SURVEY SHEETS No.  
2-SE-9D, 10C, 14B AND 15A

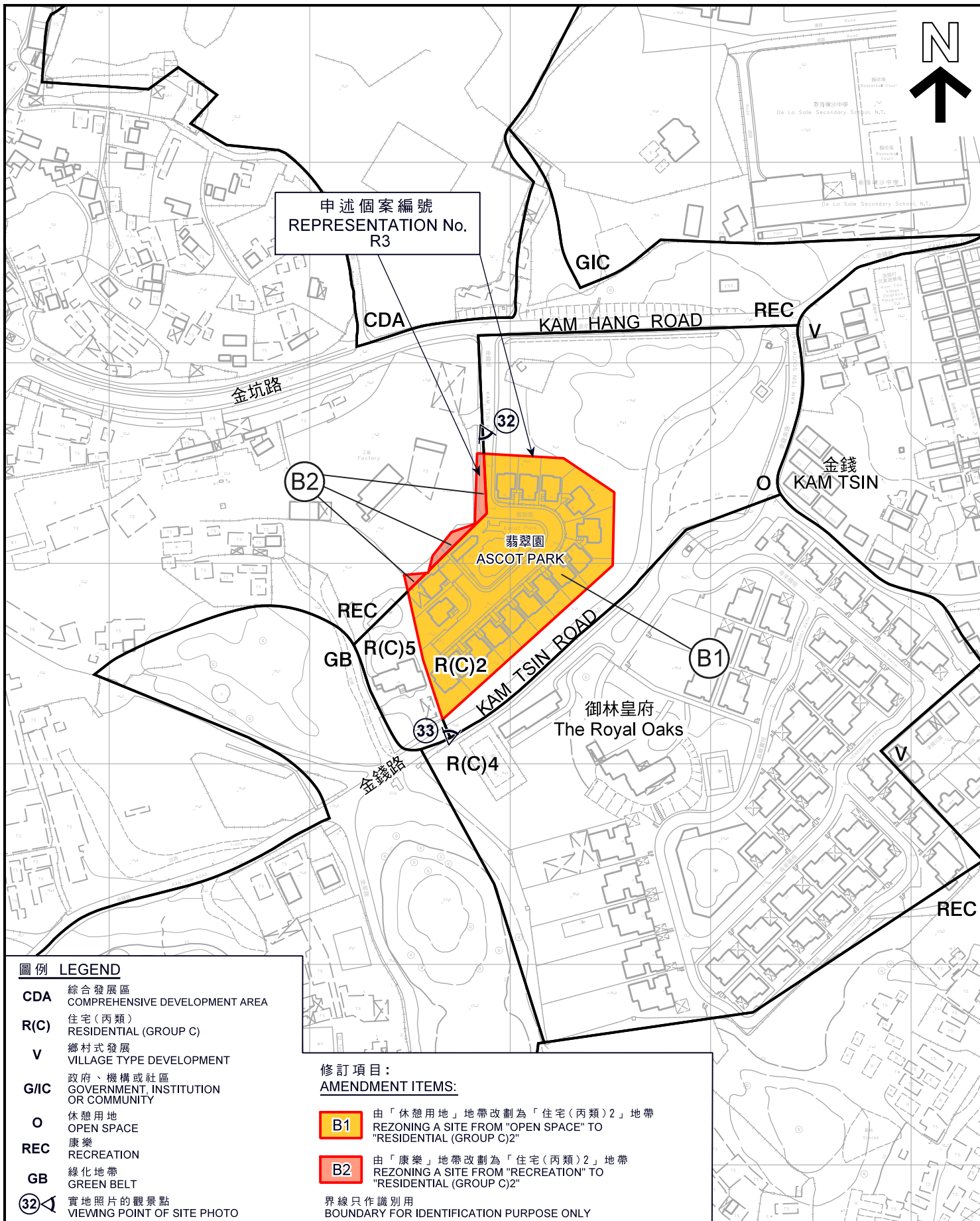
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-2a





本摘要圖於2017年9月26日擬備，  
所根據的資料為測量圖編號  
2-SE-10A、10B、10C及10D  
EXTRACT PLAN PREPARED ON 26.9.2017  
BASED ON SURVEY SHEETS No.  
2-SE-10A, 10B, 10C AND 10D

平面圖(修訂項目B1至B2)  
SITE PLAN (AMENDMENT ITEMS B1 AND B2)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

SCALE 1:2 500 比例尺

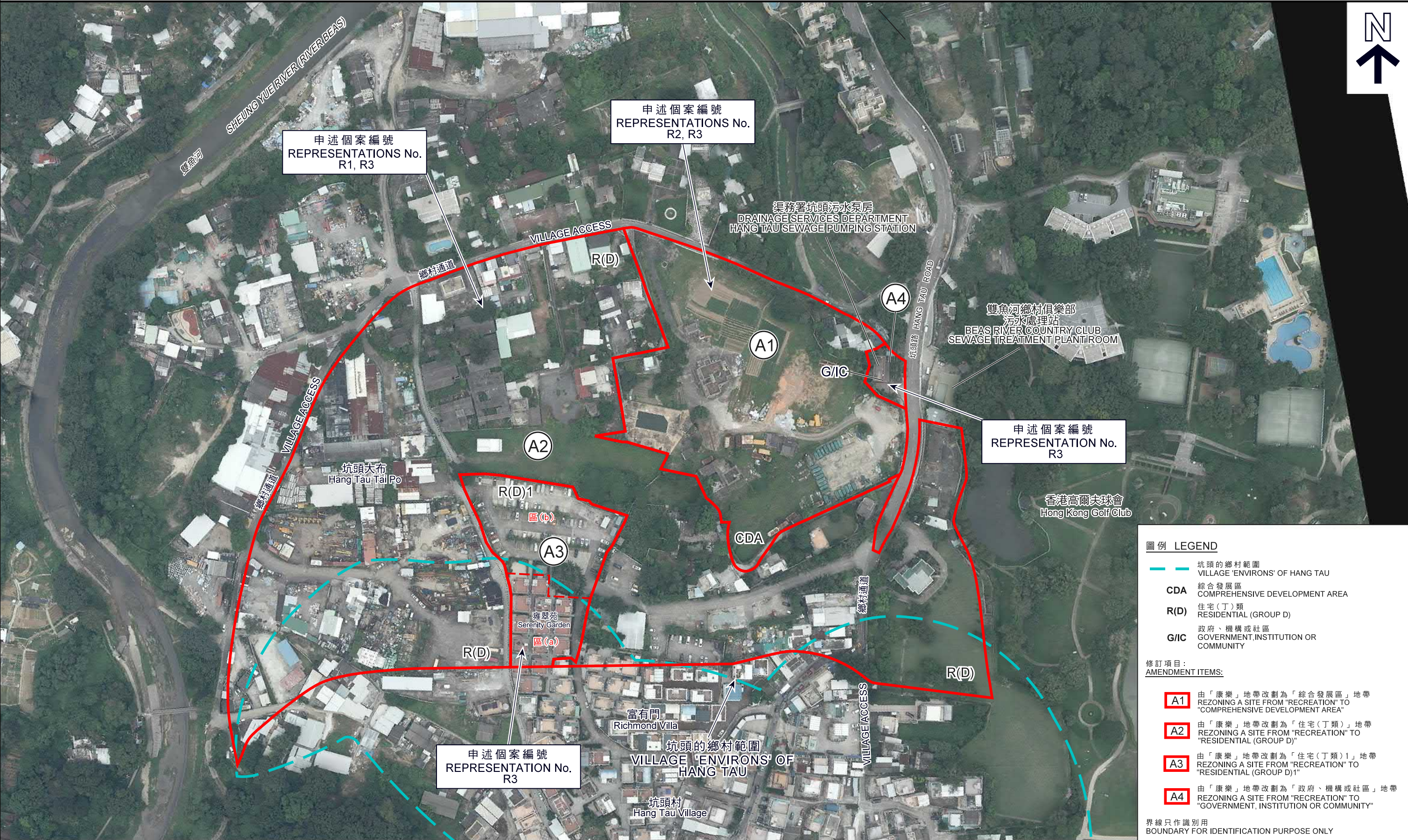
米 50 0 50 100 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-2b





本摘要圖於2017年9月26日擬備，  
所根據的資料為地政總署  
於2016年10月27日拍得的航攝照片  
編號E005958C及E005959C  
PLAN PREPARED ON 26.9.2017  
BASED ON AERIAL PHOTO No. E005958C  
AND E005959C TAKEN ON 27.10.2016 BY  
LANDS DEPARTMENT

航攝照片 (修訂項目A1至A4)  
AERIAL PHOTO (AMENDMENT ITEMS A1 TO A4)  
就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-3a





申述個案編號  
REPRESENTATION No.  
R3

KAM HANG ROAD

金坑路

B2

金錢  
KAM TSIN

翡翠園  
ASCOT PARK

R(C)2

KAM TSIN ROAD

B1

御林皇府  
The Royal Oaks

金錢路

#### 圖例 LEGEND

**R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)

#### 修訂項目： AMENDMENT ITEMS:

**B1** 由「休憩用地」地帶改劃為「住宅(丙類)2」地帶  
REZONING A SITE FROM "OPEN SPACE" TO  
"RESIDENTIAL (GROUP C)2"

**B2** 由「康樂」地帶改劃為「住宅(丙類)2」地帶  
REZONING A SITE FROM "RECREATION" TO  
"RESIDENTIAL (GROUP C)2"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 航攝照片(修訂項目B1至B2) AERIAL PHOTO (AMENDMENT ITEMS B1 AND B2)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

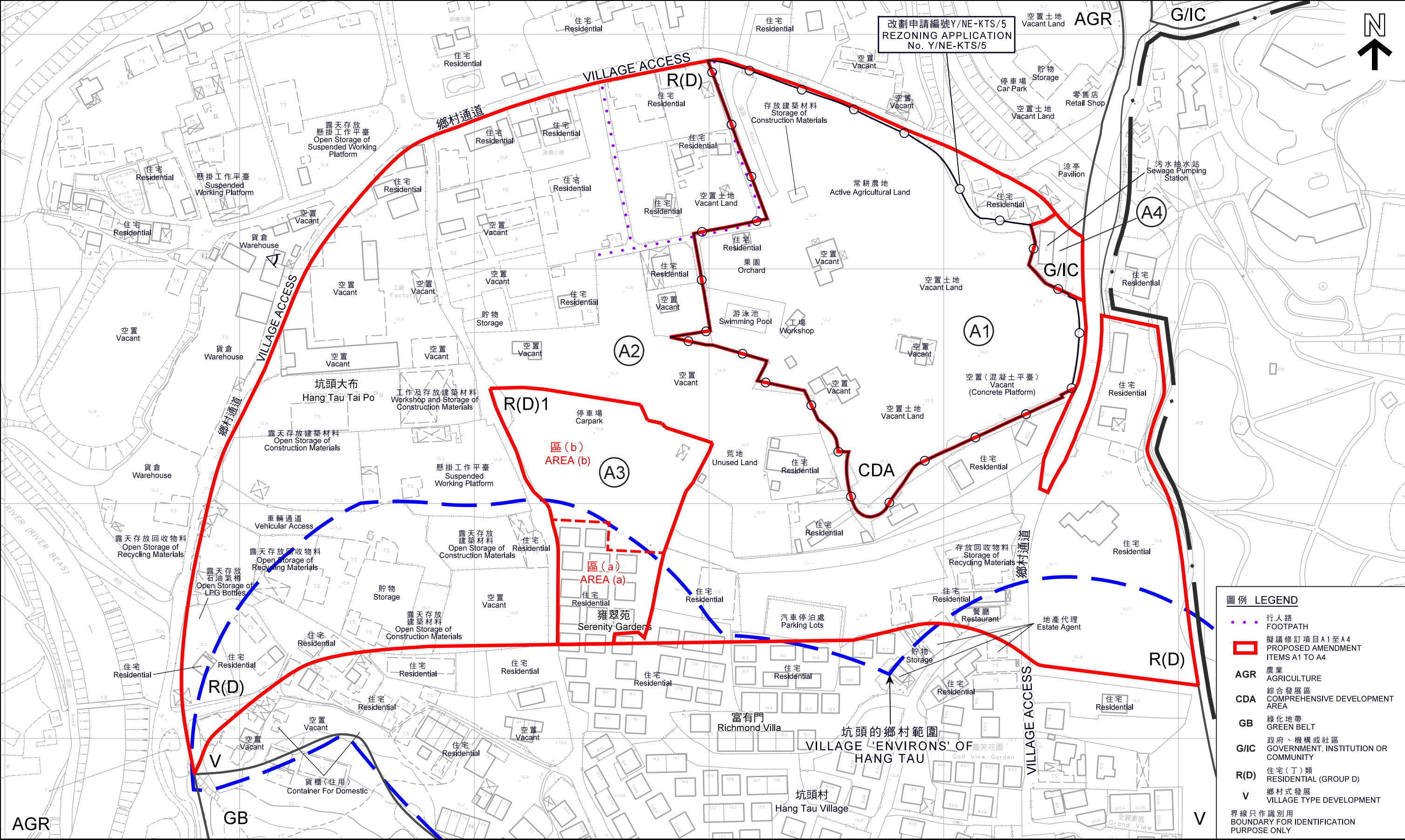
R/S/NE-KTS/15

圖 PLAN  
H-3b

本摘要圖於2017年9月26日擬備，  
所根據的資料為地政總署  
於2016年10月27日拍得的航攝照片  
編號E006163C

PLAN PREPARED ON 26.9.2017  
BASED ON AERIAL PHOTO No. E006163C  
TAKEN ON 27.10.2016 BY  
LANDS DEPARTMENT





本摘要圖於2017年9月27日擬備，  
所根據的資料為測量圖編號  
2-SE-9D、10C、14B及15A  
EXTRACT PLAN PREPARED ON 27.9.2017  
BASED ON SURVEY SHEETS No.  
2-SE-9D, 10C, 14B AND 15A

修訂項目A1至A4現時的土地用途  
CURRENT LAND USES OF AMENDMENT ITEMS A1 TO A4

就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

SCALE 1:1 500 比例尺

米 20 0 20 40 60 80 100 120 米  
METRES

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
R/S/NE-KTS/15

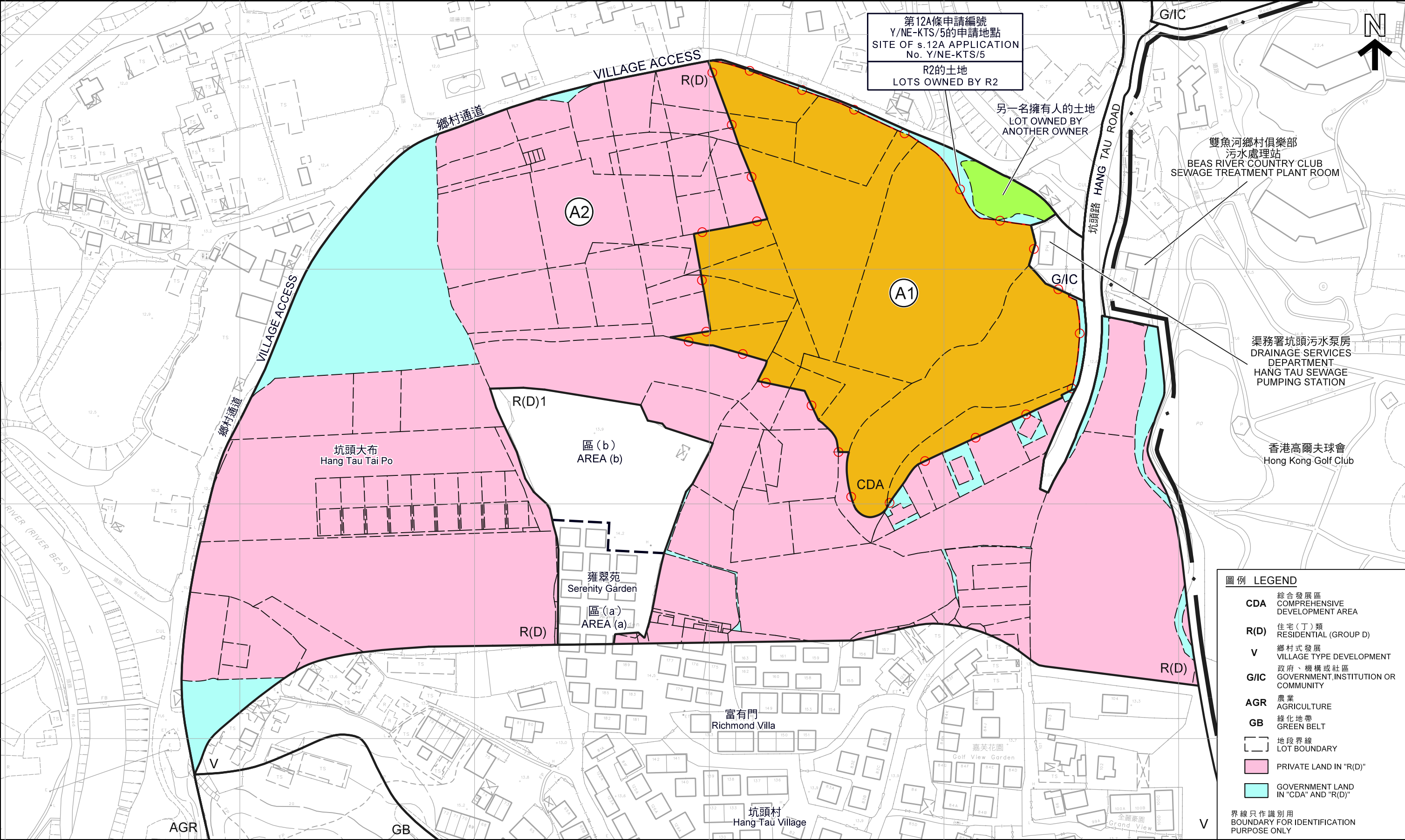
圖 PLAN  
H-4a

圖例 LEGEND

- 行人路 FOOTPATH
- 擬議修訂項目A1至A4 PROPOSED AMENDMENT ITEMS A1 TO A4
- 農業 AGR AGRICULTURE
- 綜合發展區 CDA COMPREHENSIVE DEVELOPMENT AREA
- 綠化地帶 GB GREEN BELT
- 政府、機構或社區 G/IC GOVERNMENT, INSTITUTION OR COMMUNITY
- 住宅(丁)類 R(D) RESIDENTIAL (GROUP D)
- 鄉村式發展 V VILLAGE TYPE DEVELOPMENT

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY





本摘要圖於2017年9月27日擬備，  
所根據的資料為測量圖編號  
2-SE-9D、10C、14B及15A  
EXTRACT PLAN PREPARED ON 27.9.2017  
BASED ON SURVEY SHEETS No.  
2-SE-9D, 10C, 14B AND 15A

修訂項目A1(「綜合發展區」地帶)及A2(「住宅(丁類)」地帶)的土地業權  
LAND OWNERSHIP OF AMENDMENT ITEMS A1 ("CDA" ZONE) AND A2 ("R(D)" ZONE)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

SCALE 1: 1 500 比例尺

米 METRES 20 0 20 40 60 80 100 120 米 METRES

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
R/S/NE-KTS/15

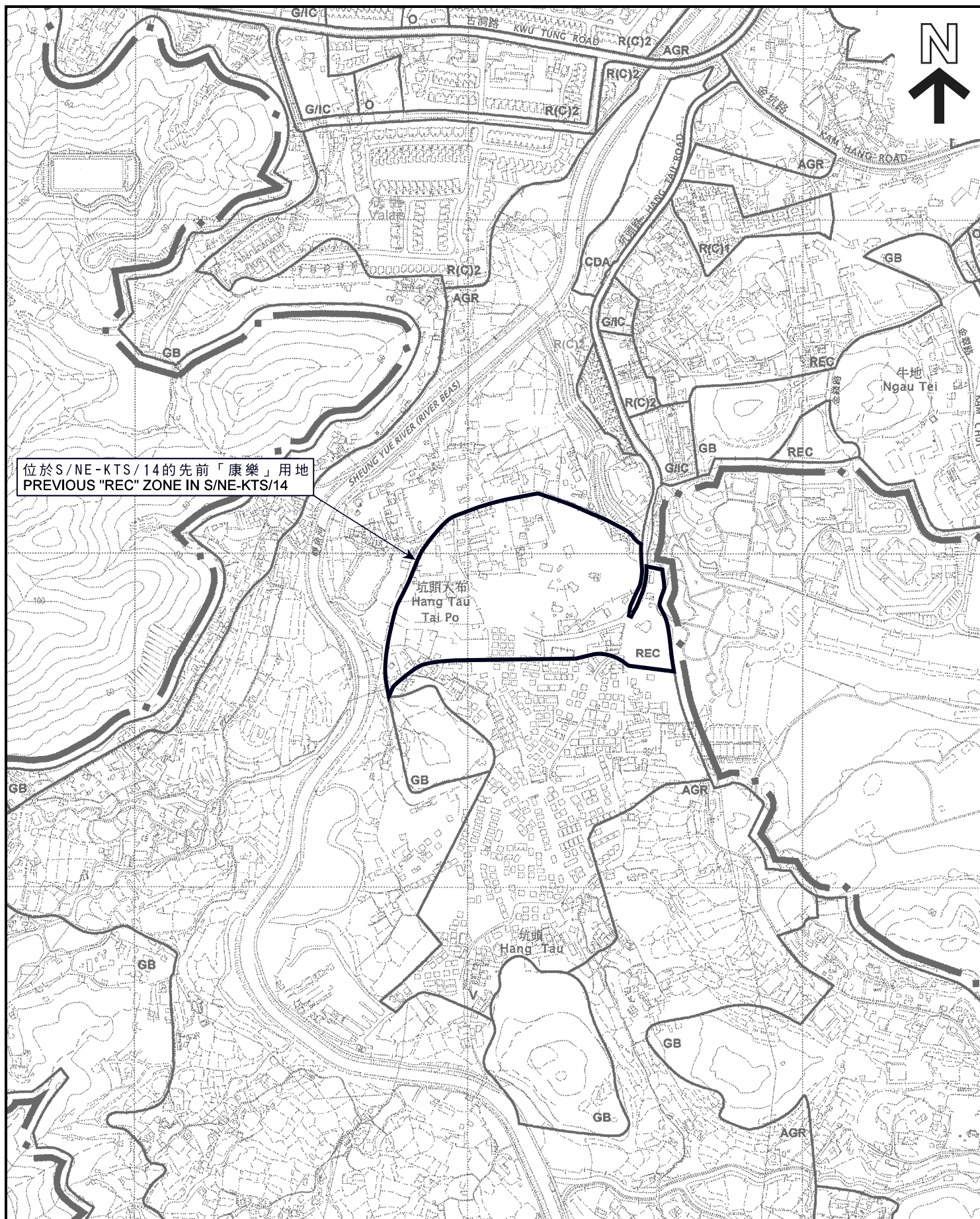
圖 PLAN  
H-4b

圖例 LEGEND

- CDA 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
- R(D) 住宅(丁)類  
RESIDENTIAL (GROUP D)
- V 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- G/IC 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- AGR 農業  
AGRICULTURE
- GB 綠化地帶  
GREEN BELT
- 地段界線  
LOT BOUNDARY
- PRIVATE LAND IN "R(D)"
- GOVERNMENT LAND IN "CDA" AND "R(D)"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY





先前的「康樂」地帶的位置圖  
LOCATION PLAN OF THE PREVIOUS "REC" ZONE

位於古洞南分區計劃大綱核准圖  
編號S/NE-KTS/14的先前「康樂」用地  
THE PREVIOUS "REC" ZONE IN THE  
APPROVED KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/14

SCALE 1:7 500 比例尺  
米 100 0 100 200 300 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-5

本摘要圖於2017年9月27日擬備，  
所根據的資料為於2014年1月7日  
核准的分區計劃大綱圖編號S/NE-KTS/14

EXTRACT PLAN PREPARED ON 27.9.2017  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-KTS/14 APPROVED ON 7.1.2014





照片的觀景點於圖H-2a顯示  
PHOTO VIEWING POINT SHOWN ON PLAN H-2a

## 修訂項目A1 AMENDMENT ITEM A1

本圖於2017年9月4日擬備，所根據的資料為攝於2017年8月31日的實地照片

PLAN PREPARED ON 4.9.2017 BASED ON SITE PHOTO TAKEN ON 31.8.2017

### 實地照片(修訂項目A1) SITE PHOTO (AMENDMENT ITEM A1)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-6a





照片的觀景點於圖H-2a顯示  
PHOTO VIEWING POINT SHOWN ON PLAN H-2a

## 修訂項目A1 AMENDMENT ITEM A1

### 實地照片(修訂項目A1) SITE PHOTO (AMENDMENT ITEM A1)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-6b

本圖於2017年9月4日擬備，所根據  
的資料為攝於2017年8月31日及  
2017年9月4日的實地照片

PLAN PREPARED ON 4.9.2017 BASED ON  
SITE PHOTO TAKEN ON 31.8.2017 AND  
4.9.2017





### 修訂項目A2 AMENDMENT ITEM A2

照片的觀景點於圖H-2a顯示  
PHOTO VIEWING POINT SHOWN ON PLAN H-2a

本圖於2017年9月4日擬備，所根據的資料為攝於2017年9月4日的實地照片  
PLAN PREPARED ON 4.9.2017 BASED ON SITE PHOTO TAKEN ON 4.9.2017

#### 實地照片(修訂項目A2) SITE PHOTO (AMENDMENT ITEM A2)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4 AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/15

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-6c





## 修訂項目A2 AMENDMENT ITEM A2

照片的觀景點於圖H-2a顯示  
PHOTO VIEWING POINT SHOWN ON PLAN H-2a

本圖於2017年9月4日擬備，所根據  
的資料為攝於2017年9月4日  
的實地照片

PLAN PREPARED ON 4.9.2017 BASED ON  
SITE PHOTO TAKEN ON 4.9.2017

### 實地照片(修訂項目A2) SITE PHOTO (AMENDMENT ITEM A2)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-6d





照片的觀景點於圖H-2a顯示  
PHOTO VIEWING POINT SHOWN ON PLAN H-2a

## 修訂項目A2 AMENDMENT ITEM A2

### 實地照片(修訂項目A2) SITE PHOTO (AMENDMENT ITEM A2)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-6e

本圖於2017年9月4日擬備，所根據  
的資料為攝於2017年9月4日  
的實地照片  
PLAN PREPARED ON 4.9.2017 BASED ON  
SITE PHOTO TAKEN ON 4.9.2017





照片的觀景點於圖H-2a顯示  
PHOTO VIEWING POINT SHOWN ON PLAN H-2a

## 修訂項目A2 AMENDMENT ITEM A2

本圖於2017年9月4日擬備，所根據的資料為攝於2017年9月4日的實地照片  
PLAN PREPARED ON 4.9.2017 BASED ON SITE PHOTO TAKEN ON 4.9.2017

### 實地照片(修訂項目A2) SITE PHOTO (AMENDMENT ITEM A2)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4 AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/15

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-6f





照片的觀景點於圖H-2a顯示  
PHOTO VIEWING POINT SHOWN ON PLAN H-2a

## 修訂項目A2 AMENDMENT ITEM A2

本圖於2017年9月4日擬備，所根據的資料為攝於2016年9月4日的實地照片

PLAN PREPARED ON 4.9.2017 BASED ON SITE PHOTO TAKEN ON 4.9.2017

### 實地照片(修訂項目A2) SITE PHOTO (AMENDMENT ITEM A2)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4 AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/15

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-6g



照片的觀景點於圖H-2a顯示  
PHOTO VIEWING POINT SHOWN ON PLAN H-2a

### 修訂項目A3 AMENDMENT ITEM A3

本圖於2017年9月4日擬備，所根據的資料為攝於2017年9月4日的實地照片  
PLAN PREPARED ON 4.9.2017 BASED ON SITE PHOTO TAKEN ON 4.9.2017

#### 實地照片(修訂項目A3) SITE PHOTO (AMENDMENT ITEM A3)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4 AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/15

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-6h





照片的觀景點於圖H-2a顯示  
PHOTO VIEWING POINT SHOWN ON PLAN H-2a

## 修訂項目A4 AMENDMENT ITEM A4

### 實地照片(修訂項目A4) SITE PHOTO (AMENDMENT ITEM A4)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-6i

本圖於2017年9月4日擬備，所根據  
的資料為攝於2017年9月4日  
的實地照片  
PLAN PREPARED ON 4.9.2017 BASED ON  
SITE PHOTO TAKEN ON 4.9.2017



照片的觀景點於圖H-2b顯示  
PHOTO VIEWING POINT SHOWN ON PLAN H-2b

## 修訂項目B1及B2 AMENDMENT ITEMS B1 AND B2

### 實地照片(修訂項目B1及B2) SITE PHOTO (AMENDMENT ITEMS B1 AND B2)

就古洞南分區計劃大綱草圖編號S/NE-KTS/15  
提出的申述個案編號R1至R4及意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R4  
AND COMMENT No. C1 TO DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/15

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/15

圖 PLAN  
H-6j

本圖於2017年9月4日擬備，所根據  
的資料為攝於2016年12月15日及16日  
的實地照片

PLAN PREPARED ON 4.9.2017 BASED ON  
SITE PHOTO TAKEN ON 15.12.2016 AND  
16.12.2016