

**PROPOSED AMENDMENTS TO
THE APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/18**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Kwu Tung South (KTS) Outline Zoning Plan (OZP) No. S/NE-KTS/18 (**Attachment I**) as shown on the draft OZP No. S/NE-KTS/18A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) (**Attachment IV**) of the draft OZP should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for publication together with the draft OZP and its Notes.

2. Status of the Current OZP

On 4.1.2022, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft KTS OZP which was subsequently renumbered as S/NE-KTS/18. On 10.1.2023, the CE in C referred the approved KTS OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 20.1.2023 under section 12(2) of the Ordinance.

3. Background

- 3.1 On 10.12.2021, the Rural and New Town Planning Committee (the Committee) agreed to the s.12A application No. Y/NE-KTS/13 for proposed amendments to a "Comprehensive Development Area" ("CDA") site to the north of Hang Tau Village fronting Hang Tau Road (location shown on **Attachment VI**) by dividing it into Area (a) and Area (b) for separate developments with an increase in development intensity to facilitate proposed residential developments.

- 3.2 On 18.10.2022, the Committee partially agreed to another s.12A application No. Y/NE-KTS/15 for rezoning a site to the south of Kwu Tung Road and to the west of Hang Tau Road (location shown on **Attachment VI**) from mainly zoned “CDA” with minor portions zoned “Agriculture” (“AGR”) and an area shown as ‘Road’ to “CDA(3)” with an increase in development intensity to facilitate a proposed residential development.
- 3.3 The proposed amendments to the OZP are mainly to take forward the two agreed/partially agreed s.12A applications, i.e. Amendment **Items A and B**. Opportunity has been taken to revise the Notes to align with the latest Master Schedule of Notes (MSN) to Statutory Plans, as well as to update the ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendments to the OZP

Amendment Item A - to take forward the agreed s.12A application No. Y/NE-KTS/13 (Plans 1, 2a, 3a and 4)

- 4.1 On 10.12.2021, the Committee agreed to the s.12A rezoning application No. Y/NE-KTS/13 to divide the “CDA” site (i.e. various lots in D.D. 94 and adjoining Government land (GL)) of about 1.87ha into Area (a) and Area (b), and to relax the plot ratio (PR), building height (BH) and site coverage (SC) restrictions (**Plan 2a**). Area (a) with an area of about 1.8ha consists of private lots owned by the applicant (about 1.77ha) and adjoining GL (about 0.03ha); Area (b) with an area of about 0.7ha consists of land owned by Tso Tong (about 0.05ha) and adjoining GL (about 0.02ha). For Area (a), it is proposed to increase the maximum PR from 0.4 to 1.41 (including domestic PR of 1.23 and non-domestic PR of 0.18) to facilitate a proposed residential development with retail facilities and a 100-place residential care home for the elderly (RCHE). For Area (b), it is proposed to increase the maximum PR from 0.4 to 1.23 to facilitate a separate residential development. The BH restrictions for Areas (a) and (b) are proposed to be relaxed from 3 storeys to maximum 40.3mPD (8 storeys) and 33.55mPD (6 storeys) respectively. The SC restriction is proposed to be relaxed from 20% to 28%. According to the submitted indicative scheme (indicative Master Layout Plan (MLP) at **Attachment VII**), the proposed development at Area (a) comprises three 7-8 storeys residential towers (maximum 40.3mPD) with a domestic gross floor area (GFA) of 22,087m² providing about 302 flats, one 1-storey retail block with GFA of 406m² and one 2-storey RCHE with GFA of 2,777m². For Area (b), the proposed development consists of one 6-storey residential tower (maximum 33.55mPD) with GFA of 900m² providing about 18 flats.
- 4.2 The site is situated at the north of Hang Tau Village fronting Hang Tau Road (**Plan 2a**). Area (a) is currently occupied by 1 to 2-storey houses/structures, active agricultural land, vacant land with scattered containers and construction materials, where is directly accessible via Hang Tau Road. Area (b) is currently occupied by

some domestic structures and is accessible via local track connecting Hang Tau Road. The surrounding areas are mainly rural in nature. To the north of the site across the local track are mainly domestic structures, active agricultural land and storages. To the immediate east is Hang Tau Road and the Drainage Services Department Hang Tau Sewage Pumping Station. To the further north is Sister Aquinas Memorial Women's Treatment Centre. To the further east across Hang Tau Road are domestic structures and Beas River Country Club. To the immediate south and west are domestic structures, village houses and open storage yard (**Plans 3a and 4**).

- 4.3 To take forward the agreed application and to facilitate separate developments under different ownership, it is proposed to divide the "CDA" site into Area (a) subject to a maximum PR of 1.41 (domestic PR of 1.23 and non-domestic PR of 0.18) and a maximum BH of 41mPD, and Area (b) subject to a maximum PR of 1.23 and a maximum BH of 34mPD (**Item A on Plans 1 and 2a**). The proposed amendment is to facilitate appropriate planning control over the development mix, scale, design and layout of the proposed development within Areas (a) and (b) with different ownership. To be in line with the development restrictions for other "CDA" sites in KTS area, SC restriction is not proposed for both Areas (a) and (b). The project proponent is required to submit a s.16 planning application with a MLP and technical assessments to substantiate its technical feasibility to the satisfaction of concerned departments.

Amendment Item B - to take forward the partially agreed s.12A application No. Y/NE-KTS/15 (**Plans 1, 2b, 3b and 4**)

- 4.4 On 28.10.2022, the Committee partially agreed to a s.12A application No. Y/NE-KTS/15 for rezoning a site to the south of Kwu Tung Road and to the west of Hang Tau Road from mainly "CDA" with minor portions zoned "AGR" and an area shown as 'Road' at Hang Tau Road to "CDA(3)" with an increase in the development intensity to facilitate a proposed residential development (**Plan 2b**). While generally having no objection to the proposed residential development and agreeing to the proposed development parameters (i.e. PR of 2 and BH of 70mPD), the Committee considered that the zoning of the site should remain as "CDA", instead of rezoning to "Residential (Group B)" ("R(B)") as proposed by the applicant, so as to scrutinise the future development, in particular the ecological impacts, through the submission of planning application. According to the submitted indicative scheme (indicative MLP at **Attachment VIII**), the proposed development comprises six residential blocks of 15-16 storeys (67.75mPD-70mPD) with a GFA of 39,400m² providing about 909 flats.
- 4.5 The site is mostly covered by weeds, with a small portion in the north being paved and trees along the periphery (**Plan 2b**). The surrounding area is predominantly rural in nature with low-rise low-density residential developments, abandoned meander and mitigation woodland. To the east across Hang Tau Road are low-rise low-density residential developments, i.e. Casas Domingo within "Residential

(Group C)1” (“R(C)1”) (PR of 0.43) zone as well as Shui Ming Villa and other domestic structures within “Recreation” (“REC”) zone, active agricultural land, plant nursery and storages. To the south and southeast are the Hong Kong Girl Guides Association Jockey Club Beas River Lodge and some domestic structures. To the immediate west are Sheung Yue River and an abandoned meander and mitigation woodland areas under the Rural Drainage Rehabilitation Scheme for Sheung Yue River maintained by Agriculture, Fisheries and Conservation Department. To the further west and northwest across Sheung Yue River is a large scale low-rise low-density residential development known as Valais within “R(C)2” zone (PR of 0.4). To the north is Kwu Tung Road (**Plans 3b and 4**).

- 4.6 To take forward the partially agreed application, it is proposed to rezone the site from mainly “CDA” with minor portions zoned “AGR” and an area shown as ‘Road’ to “CDA(3)” with a maximum PR of 2 and a maximum BH of 70mPD (**Item B on Plans 1 and 2b**). Relevant proposed amendments to the ES (paragraph 9.1.8 of **Attachment IV**) are also made to incorporate the requirements to minimise the potential adverse impacts and disturbance on the meander of Sheung Yue River and its wildlife habitat. The “CDA” zoning is retained so as to facilitate appropriate planning control over the proposed development within the site. To be in line with the development restrictions for other “CDA” sites in KTS area, SC restriction is not proposed for the subject “CDA(3)”. Under the proposed “CDA(3)”, the project proponent is required to submit a s.16 planning application with a MLP and technical assessments to substantiate its technical feasibility to the satisfaction of concerned departments.

5. Provision of GIC Facilities and Open Space

- 5.1 Taking into account the proposed amendments mentioned above, the planned population of the KTS area would be about 31,800 persons. Based on the planned population and the relevant requirements under the Hong Kong Planning Standards and Guidelines (HKPSG), the existing and planned provision for major GIC facilities and open space in KTS area are generally sufficient to meet the demand as shown in **Attachment V**, except for the followings:
- (a) there will be shortfalls in the planned provision for classrooms of primary/secondary schools and hospital beds in KTS area, while the Education Bureau and Health Bureau would adopt a wider spatial context/cluster in the assessment of provision for such facilities. The shortfall of kindergartens/nursery could be met by the existing/planned facilities in the adjoining area of Fanling/Sheung Shui New Town and the Kwu Tung North New Development Area;
 - (b) there will be shortfalls in rehabilitation, child and elderly care facilities in the KTS area. As the HKPSG requirements for these facilities are long-term goals, the provision would be addressed by Social Welfare Department on a

wider district basis, having regard to a number of factors including the distribution of facilities, land supply and service demand as a result of population growth and demographic changes. These facilities could be incorporated in new development or redevelopment in consultation with the relevant government departments when opportunities arise. To increase the supply of RCHE, the proposed development under the proposed Amendment **Item A** will incorporate a 100-place RCHE at Area (a); and

- (c) while there will be a deficit of about 2.2ha of planned district open space in KTS area, there is a surplus of about 6.9ha of planned local open space within the planning area. The overall provision of open space is considered generally adequate to meet the demand of the planned population.

6. **Proposed Amendments to the Matters shown on the Plan**

The above proposed amendments as shown on the draft KTS OZP No. S/NE-KTS/18A at **Attachment II** are as follows:

- (a) **Item A** (about 1.87ha)

Dividing a “CDA” site to the north of Hang Tau Village fronting Hang Tau Road into Area (a) and Area (b) with stipulation of a maximum BH of 41mPD for Area (a) and a maximum BH of 34mPD for Area (b).

- (b) **Item B** (about 1.97ha)

Rezoning a site to the south of Kwu Tung Road and to the west of Hang Tau Road from mainly “CDA” with minor portions zoned “AGR” and an area shown as ‘Road’ to “CDA(3)” with stipulation of a maximum BH of 70mPD.

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

- 7.1 The following proposed amendments have been incorporated in the draft Notes for the relevant zones at **Attachment III** with addition in ***bold and italics*** and deletion in ~~crossed-out~~ for Members’ consideration.

“CDA” zone

- 7.2 In relation to Amendment **Items A and B** as mentioned in paragraph 4 above, the Remarks of the Notes for “CDA” zone are proposed to be revised to incorporate appropriate development restrictions for Area (a) (PR of 1.41) and Area (b) (PR of 1.23) of the “CDA” zone and the “CDA(3)” sub-zone (PR of 2). SC restriction for the subject “CDA” and “CDA(3)” zones is proposed to be deleted.

Technical Amendments

- 7.3 Opportunity is taken to revise the other parts of the Notes, such as the planning intention and/or Remarks, for “CDA”, “R(C)”, “Residential (Group D)”, “AGR” and “Green Belt” zones to align with the latest MSN, as appropriate.

8. Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs and update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The revised ES (with in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/NE-KTS/19.

10. Consultation

Departmental Consultation

- 10.1 The proposed amendments together with the draft revised Notes and ES have been circulated to relevant bureaux/departments (B/Ds) as listed below for comment. No adverse comment on the proposed amendments is received. Suggestions from B/Ds have been incorporated into the ES, where appropriate.

- (a) Secretary for Education
- (b) District Lands Officer/North, Lands Department
- (c) Director of Environmental Protection
- (d) Commissioner for Transport
- (e) Chief Highway Engineer/New Territories East, Highways Department
- (f) Chief Engineer/Mainland North, DSD
- (g) Chief Engineer/Construction, Water Supplies Department
- (h) Director of Agriculture, Fisheries and Conservation
- (i) Project Manager/North, Civil Engineering and Development Department
- (j) Director of Leisure and Cultural Services
- (k) Director of Social Welfare
- (l) District Officer (North), Home Affairs Department
- (m) Director of Housing
- (n) Chief Town Planner/Urban Design & Landscape, PlanD

Public Consultation

- 10.2 If the proposed amendments are agreed by the Committee, the draft KTS OZP No. S/NE-KTS/18A (to be renumbered as S/NE-KTS/19 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period.
- 10.3 During the processing of the two s.12A applications relating to Amendment **Items A and B**, public consultations were conducted in accordance with the provisions under the Ordinance. The public comments and local views on the applications were considered by the Committee on 10.12.2021 and 28.10.2022 for Amendment **Items A and B** respectively. The North District Council will be informed as appropriate on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved KTS OZP No. S/NE-KTS/18 and that the draft KTS OZP No. S/NE-KTS/18A at **Attachment II** (to be renumbered to S/NE-KTS/19 upon exhibition) and its Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft KTS OZP as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and agree that the revised ES is suitable for exhibition together with the OZP.

12. Attachments

Attachment I	Approved KTS OZP No. S/NE-KTS/18 (reduced to A3 size)
Attachment II	Draft KTS OZP No. S/NE-KTS/18A
Attachment III	Notes of the draft KTS OZP No. S/NE-KTS/18A
Attachment IV	ES of the draft KTS OZP No. S/NE-KTS/18A
Attachment V	Provision of major community facilities and open space in KTS area
Attachment VI	Site location of s.12A applications No. Y/NE-KTS/13 and 15
Attachment VII	Indicative MLP under Application No. Y/NE-KTS/13
Attachment VIII	Indicative MLP under Application No. Y/NE-KTS/15

Plan 1	Proposed amendment items
Plans 2a and 2b	Site plans
Plans 3a and 3b	Aerial photos
Plan 4	Site photos

**PLANNING DEPARTMENT
APRIL 2023**