

TOWN PLANNING BOARD

TPB Paper No. 10894
For Consideration by the
Town Planning Board on 12.5.2023

DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN NO. S/KTN/3
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/KTN/3 - R1 TO R26
AND COMMENTS NO. TPB/R/S/KTN/3 - C1 TO C2

**DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN NO. S/KTN/3
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/KTN/3-R1 TO R26
AND COMMENTS NO. TPB/R/S/KTN/3-C1 TO C2**

Subject of Representations / Representation Site	Representers	Commenters
<p><u>Amendment Item (Item) A1</u> Rezoning of a site in Area 32 from “Other Specified Uses” (“OU”) annotated “Business and Technology Park” (“OU(BTP)”) to “Residential (Group B)1” (“R(B)1”) with stipulation of building height restriction (BHR)</p> <p><u>Item A2</u> Rezoning of a strip of land in Area 32 and a piece of land in Area 34 from “OU(BTP)” or “OU” annotated “Amenity Area” (“OU(A)”) to area shown as ‘Road’</p> <p><u>Item B1</u> Rezoning of a site in Area 34 from “OU(BTP)1” to “R(B)1” with stipulation of BHR</p> <p><u>Item B2</u> Rezoning of a strip of land in Areas 34 and 35 from mainly “OU(BTP)1” or “Government, Institution or Community” (“G/IC”) to “Open Space” (“O”)</p> <p><u>Item C</u> Revision of the BHR of a “G/IC” site in Area 29</p> <p><u>Item D1</u> Revision of the BHR of a “G/IC” site in Area 28</p> <p><u>Item D2</u> Rezoning of a strip of land in Area 28 from “OU(A)” to “G/IC” with stipulation of BHR</p>	<p><u>Total: 26</u> <u>Oppose Items A1, A2, B1, B2, E1, E2, F1, H1, H2, L1, L2 and M1 to M3 (1)</u> R2: Individual</p> <p><u>Oppose Item C (2)</u> R1: Company R2: Individual</p> <p><u>Oppose Items D1 and D2 (2)</u> R1: Company R2: Individual</p> <p><u>Oppose Item F2 (2)</u> R2 and R3: Individual</p> <p><u>Oppose Items G1 and G2 (22)</u> R2, R3 and R17 to R25: Individual R4 to R14: Companies</p> <p><u>Oppose Items J1 and J2 (2)</u> R2: Individual R15: Company</p> <p><u>Oppose Item J3 (2)</u> R2: Individual R16: Company</p> <p><u>Oppose Items K1 and K2 (2)</u> R2: Individual</p>	<p><u>Total: 2</u> <u>Support R1 and provide general views (1)</u> C1: Individual</p> <p><u>Provide views on Items G1, G2 and M3 (1)</u> C2: Individual</p>

Subject of Representations / Representation Site	Representers	Commenters
<p><u>Item E1</u> Revision of the BHR of a “G/IC(2)” site in Area 9</p> <p><u>Item E2</u> Rezoning of a strip of land in Area 9 from an area shown as ‘Road’ to “G/IC(2)” with stipulation of BHR</p> <p><u>Item F1</u> Rezoning of a piece of land in Area 35 from “G/IC” to “OU” annotated “Sewage Pumping Station” (“OU(SPS)”) with stipulation of BHR</p> <p><u>Item F2</u> Rezoning of two pieces of land in Area 35 from “G/IC”, “OU(SPS)” or “O” to “OU” annotated “Railway Associated Facilities” (“OU(RAF)”)</p> <p><u>Item G1</u> Rezoning of a piece of land near Yin Kong village from “Comprehensive Development Area” (“CDA”) to “R(B)2” with stipulation of BHR</p> <p><u>Item G2</u> Rezoning of a piece of land near Yin Kong village from “CDA” to “Residential (Group C)1” (“R(C)1”) with stipulation of BHR</p> <p><u>Item H1</u> Rezoning of a piece of land to the north of Ying Kong Road from an area shown as ‘Road’ to “OU” annotated “Nature Park” (“OU(Nature Park)”)</p> <p><u>Item H2</u> Rezoning of three pieces of land abutting/ near Ying Kong Road or Road P2 from “OU(A)” or an area shown as ‘Road’ to “O”</p> <p><u>Item J1</u> Rezoning of a piece of land under/ abutting Road P2 from “OU” annotated “Petrol</p>	<p>R26: Company</p>	

Subject of Representations / Representation Site	Representers	Commenters
<p>Filling Station” (“OU(PFS)”), “G/IC”, “OU(A)”, “OU(BTP)” or “O” to an area shown as ‘Road’ or “OU(A)”, and from “G/IC” or “OU(PFS)” to “O” or “OU(BTP)” respectively</p> <p><u>Item J2</u> Rezoning of a piece of land abutting Road P2 in Area 33 from “OU(BTP)” or “OU(A)” to “OU(PFS)”</p> <p><u>Item J3</u> Rezoning of a piece of land abutting Yin Kong Road in Area 37 from “O” to “G/IC”</p> <p><u>Item K1</u> Rezoning of a strip of land to the south of Ho Sheung Heung from “R(B)” or “O” to an area shown as ‘Road’</p> <p><u>Item K2</u> Rezoning of a piece of land to the south of Ho Sheung Heung from “R(B)”, “O” or ‘Road’ to “Village Type Development” (“V”) or “V(1)” and a piece of land abutting Road L4 from an area shown as ‘Road’ to “O”</p> <p><u>Item L1</u> Rezoning of a strip of land at Area 15 from an area shown as ‘Road’ to “O”</p> <p><u>Item L2</u> Rezoning of a section of Ho Sheung Heung Road from “R(B)” or “O” to an area shown as ‘Road’</p> <p><u>Item M1</u> Rezoning of a strip of land in Area 27 from an area shown as ‘Road’ to “Green Belt” (“GB”)</p> <p><u>Item M2</u> Rezoning of a strip of land in Area 27 from an area shown as ‘Road’ to “G/IC”</p> <p><u>Item M3</u> Rezoning of a piece of land in Area 27 from</p>		

Subject of Representations / Representation Site	Representers	Commenters
“G/IC” to an area shown as ‘Road’		

Note: The names of all representers and commenters are attached at **Annex III**. Soft copy of their submissions is sent to Town Planning Board (the Board) Member via electronic means; and is also available for public inspection at the Board’s website at https://www.info.gov.hk/tpb/en/plan_making/S_KTN_3.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. **Introduction**

- 1.1 On 21.10.2022, the draft Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/3 (the Plan) (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the Plan is at **Annex II** and the locations of the amendment items are shown on **Plans H-1a and 1b**.
- 1.2 During the two-month exhibition period, a total of 26 valid representations were received. On 20.1.2023, the representations were published for three weeks for public comments. Upon expiry of the publication period, a total of 2 valid comments on the representations were received.
- 1.3 On 24.3.2023, the Town Planning Board (the Board) agreed to consider all the representations and comments collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representations and comments. The list of representers and commenters is at **Annex III**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

- 2.1 The Kwu Tung North New Development Area (KTN NDA) is being implemented in two phases - the First Phase and the Remaining Phase developments (**Plan H-4**). The construction of the First Phase development was commenced in September 2019 and the detailed design of the Remaining Phase development was started in December 2019 by Civil Engineering and Development Department (CEDD) and is going to complete shortly.

Items A1, A2, B1 and B2 (Rezoning of B&T land for residential use)

- 2.2 As announced in the Policy Address 2021, the Northern Metropolis Development Strategy (NMDS) recommends to rezone about 3 ha of land in the Remaining Phase development of KTN NDA from business and technology (B&T) use, which is innovation & technology (I&T) related, to residential use for providing over 1,000 flats as a result of shifting land use function of some planned B&T land in the KTN to the San Tin Technopole to create greater clustering effect for the I&T industry.

To take forward the proposal, Items A1 and B1 Sites were rezoned from “OU(BTP)” and “OU(BTP)1” to “R(B)1” on the OZP respectively. Their residual peripheral strips of land were rezoned to area shown as ‘Road’ and ‘Open Space’ zone under Items A2 and B2 respectively to reflect the latest gazetted road alignment and the existing condition (**Plan H-1a**).

Items C, D1, D2, E1 and E2 (Revision of BHR of the “G/IC” sites for government office/ community complex, healthcare facilities, and police station and associated facilities)

- 2.3 In light of the recommendations of NMDS, to strengthen the development position of the expanded KTN NDA and Northern Metropolis, the BHR of three “G/IC” sites were relaxed so as to increase the provision of public facilities, including government office (GO)/community complex, healthcare and police facilities, to serve the NDA and wider areas. To take forward the proposed developments, the maximum BH of Items C, D1, D2, E1 and E2 Sites were revised to 130mPD (**Plan H-1b**).

Items F1 and F2 (Amendments relating to other public facilities)

- 2.4 With the population increase in KTN NDA and the surroundings, the SPS is planned to be expanded to serve the future population. To facilitate its expansion, Item F1 Site was rezoned to “OU(SPS)”. Besides, to reflect the existing vesting boundary of the above-ground structure of East Rail Spur Line, Item F2 Site, which is currently within the vested land of the facility, was rezoned to “OU(RAF)” (**Plan H-1a**).

Items G1 and G2 (Partially Approved Section 12A (s.12A) application for residential development)

- 2.5 On 1.6.2022, the Rural and New Town Planning Committee (RNTPC) of the Board partially agreed to the s.12A application No. Y/KTN/2 for rezoning a site near Yin Kong village to the south east of the NDA from “CDA” to residential zonings to facilitate the proposed residential development. Items G1 and G2 Sites were rezoned to “R(B)2” with a maximum PR of 3 and BHR of 55mPD and “R(C)1” with a maximum PR of 1.1 and BHR of 3 storeys (8.23m) respectively to take forward the decision of the RNTPC on the s.12A application (**Plan H-1a**).

Items H1, H2, J1 to J3, K1, K2, L1, L2 and M1 to M3 (Other amendment items mainly to reflect the latest road alignments and corresponding adjustment to the land use zonings)

- 2.6 Some junctions/road sections of the planned road network in the Remaining Phase development of the NDA were revised and gazetted under the Roads Ordinance on 30.9.2022, corresponding changes to some of the land use zonings were necessary. Opportunity was also taken to amend the OZP to reflect existing road alignments (**Plans H-1a and 1b**).

Amendments to the Notes of the OZP

- 2.7 In relation to the above amendment items, the Notes of the OZP were revised accordingly. Opportunity was also taken to incorporate other technical amendments into the Notes of the OZP for reflecting the latest revision of the Master

Schedule of Notes to Statutory Plans.

Proposed Amendments to the OZP

- 2.8 On 23.9.2022, the RNTPC agreed that the proposed amendments to the approved KTN OZP No. S/KTN/2 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 6/22 is available at the Board's website¹ and extract of the minutes of the said RNTPC meeting is at **Annex IV**. Accordingly, the draft KTN OZP No. S/KTN/3 was gazetted on 21.10.2022.

3. Local Consultation

Prior to Submission of the Proposed Amendments to the RNTPC

- 3.1 Prior to the submission of the proposed OZP amendments for consideration by the RNTPC, PlanD and CEDD jointly consulted Sheung Shui District Rural Committee (SSDRC) and North District Council (NDC) on 14.7.2022 and 26.7.2022 respectively on the proposed OZP amendments.
- 3.2 The SSDRC did not raise any specific comment on the proposed amendments in KTN NDA. Nevertheless, some general concerns were raised, including provision of recreational facilities, reprovisioning of affected brownfield operations, and early implementation of sewerage system in village areas.
- 3.3 NDC members expressed concerns on the depletion of high-tech job opportunities in North District caused by shifting the high-tech function to San Tin Technopole (which is in Yuen Long District), the planned public transport connection from KTN NDA to the future San Tin Technopole, and the reprovisioning arrangement for the affected business operations, and had reservation to the s.12A application under Items G1 and G2. After discussion, the NDC objected to the proposed amendments to the KTN OZP. Detailed views and comments of NDC together with PlanD's responses are set out in the minutes of the NDC meeting at **Annex V**.

Upon Gazettal of the Draft OZP

- 3.4 On 21.10.2022, the draft OZP was gazetted for public inspection under section 5 of the Ordinance. SSDRC and NDC members were also notified on the same date that members of the public can submit representations on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representation from members of SSDRC and NDC was received.

4. The Representation Sites

4.1 The Representation Sites and their Surrounding Areas

Items A1 to M3 Sites (except Items C and G1 Sites) are mainly intermixed with

¹ The RNTPC Paper No. 6/22 is available at the Board's website at:
<https://www.info.gov.hk/tpb/en/papers/papers.html>

existing squatters, temporary structures, open storage sites, various brownfield uses and lands under construction/site formation works as well as vacant land (**Plans H-3a to H-3e**). Item C Site is mainly occupied by Dills Corner Garden (DCG) which is an existing residential care home for the elderly, whereas Item G1 Site is occupied by an existing drug treatment and rehabilitation centre accommodated in the Enchi Lodge (a Grade 2 historic building). Items C, D1, D2, E1, E2, F1 and H1 Sites fall within the First Phase development project of KTN NDA, and the Sites under remaining Items fall within the Remaining Phase. The First Phase area is currently undergoing site formation and construction works, while the land resumption, clearance and construction works for the Remaining Phase would start in 2024 tentatively.

Representation Sites under Items A1, A2, B1 and B2 (Plans H-1a, 2a and 3a)

- 4.1.1 Items A1 and B1 Sites, the B&T land recommended in the NMDS for residential use is located in the eastern part of the NDA at Areas 32 (about 2 ha) and 34 (about 1 ha) respectively. The two Sites both about Sheung Yue River and close to the planned Long Valley Nature Park (LVNP) (under implementation) and Yin Kong Village to the east/southeast. The area to their north is planned for medium-density private residential use under the “R(B)” zoning with a maximum PR of 3.5 and BHR of 75/90mPD. In view of the surrounding planning context, the Sites in Areas 32 and 34 were rezoned to “R(B)1” for private residential development. The residual peripheral strips of land was rezoned to other zonings under Item A2 (about 1,680m²) to follow the latest road alignments and under Item B2 (about 365m²) to reflect the existing condition.
- 4.1.2 In line with the government's policy in 2014 to allow intensification of development intensity of private housing sites by 20% subject to availability of infrastructural capacities, environmental and other technical constraints as well as urban design considerations, a PR of 4.2 was proposed for the two “R(B)1” sites under Items A1 and B1, i.e. increase in 20% on top of the PR of 3.5 of the existing “R(B)” sites in the vicinity of the sites. It is estimated that a total of about 1,760 flats would be provided. For BHR, having considered the BHR of 75/90mPD for the “R(B)” sites to the north, and the location of the two Sites being close to Sheung Yue River and the planned LVNP to the east (**Plan H-1a**) as well as the concern of Agriculture, Fisheries and Conservation Department (AFCD) on possible disturbance to the Nature Park, a BHR of 75mPD was proposed for Item A1 Site whereas a BHR of 70mPD was proposed for Item B1 Site.

Representation Site under Item C (Plans H-1b, 2b and 3b)

- 4.1.3 Item C Site, with an area of about 2.1 ha, at Area 29 to the south of Road L1 (**Plan H-1b**) is in the First Phase of the NDA. The whole Area 29 with existing BHR of 8/10 storeys located near the Town Centre is planned as a hub of civic activities and social services. In addition to the Multi-welfare Services Complex (under construction) at the western portion, Area 29 was also reserved for provision of two primary and one secondary schools at the northern portion and other G/IC facilities at the southern portion. Education Bureau has advised that one primary school site is no longer required. Upon

relocation of the proposed secondary school site to the south-western portion of Area 29 fronting Castle Peak Road, the eastern portion of Area 29 was identified for development of a GO/community complex to accommodate a major GO building to support the development of the Northern Metropolis as well as the originally planned sports and community facilities, including a community hall, a sports centre, a library, a post office, a kindergarten and social welfare facilities, to serve the residents. Considering the BHR/agreed BH of the residential developments to the north of the Site ranging from 120mPD to 151mPD (**Plan H-1b**), the BHR for Item C Site was revised from 8/10 storeys to 130mPD to accommodate the GO/community complex, which is considered not incompatible to the planned developments to the north.

Representation Sites under Items D1 and D2 (Plans H-1b, 2b and 3b)

- 4.1.4 Item D1 Site, with an area of about 4 ha, is another “G/IC” site (existing BHR of 10 storeys) at Area 28 in the First Phase of the NDA (**Plan H-1b**). It is reserved for the development of healthcare facilities. The Health Bureau has recently reviewed their development plan and proposed to expand the capacity of the healthcare facilities. Considering the BHR of 135mPD of planned residential development at northern side and the latest BHR of 130mPD of the proposed GO/community complex at eastern side (**Plan H-1b**), the BHR of the Site was revised from 10 storeys to 130mPD (**Item D1**). To cater for the expanded capacity of the healthcare facilities, the Site was enlarged by including the adjoining strip of land of about 3,440m² which was rezoned from “OU(A)” to “G/IC” subject to the BHR of 130mPD under Item D2. As a result, the whole site was enlarged to an area of about 4.35 ha.

Representation Sites under Items E1 and E2 (Plans H-1b, 2b and 3b)

- 4.1.5 Item E1 Site, with an area of about 2.27 ha, at the south-western portion of the “G/IC(2)” site at Area 9 with BHR of 20 storeys (**Plan H-1b**). It is planned for the Police’s district headquarters with associated married staff quarters and a divisional police station. The Police proposed to relax the BHR for this Site to provide more quarter units to address the demand. Taking into account of the BHR of 135mPD and 151mPD of the planned public housing sites to the east and south respectively (**Plan H-1b**), and the BHR of 130mPD at eastern portion of Area 29 and Area 28 under Items C and D respectively, the BHR of the police site (Item E1) was revised from 20 storeys to 130mPD in order to allow more flexibility for future development. Furthermore, the police site is also slightly enlarged due to the slight shifting of the adjoining planned Road P1. A strip of land of about 980m² under Item E2 was rezoned from ‘Road’ area to “G/IC(2)” subject to the same BHR of 130mPD as the police site.

Representation Sites under Items F1 and F2 (Plans H-1a, 2a and 3a)

- 4.1.6 The SPS at Area 35 within an area zoned “OU(SPS)” is under construction. Environmental Protection Department plans to expand the SPS to serve the future population. To facilitate its expansion, a small piece of land (about 870m²) at Item F1 Site to the immediate west of the SPS was rezoned from “G/IC” to “OU(SPS)”.

- 4.1.7 To the immediate north of the SPS is an above-ground structure of East Rail Spur Line which is mainly zoned as “OU(RAF)”. To reflect the existing vesting boundary of the facility, two small pieces of land (about 705m²) within the vested land of the facility were both rezoned to “OU(RAF)” under Item F2.

Representation Sites under Items G1 and G2 (Plans H-1a, 2c and 3c)

- 4.1.8 Items G1 and G2 Sites, with an area of about 0.7 ha and 0.86 ha respectively, are mainly occupied by an existing drug treatment and rehabilitation centre accommodated in the Enchi Lodge, an outdoor sports ground and fallow/active agricultural land in the western part as well as a garden. The Sites are accessible from Castle Peak Road – Kwu Tung via Yin Kong Road to its west. To its north is Yin Kong Village which is zoned “V” subject to maximum BH of 3 storeys (8.23m). To the further north is the proposed LVNP. To its east are mainly domestic structures, workshops and open storage yards. To its south is Castle Peak Road – Kwu Tung and Fanling Highway. To its west and northwest across Yin Kong Road are mainly warehouses, vehicle park and logistics centre intermixed with some domestic structures. The area to the west of the Sites would be cleared for the NDA development, which is planned for open space use.

Representation Sites under H1, H2, J1, J2, J3, K1, K2, L1, L2, M1, M2 and M3 (Plans H-1a to 1b, 2a, 2c to 2e, 3a and 3c to 3e)

- 4.1.9 Under CEDD’s detailed design study, some junctions/road sections of the planned road network related to the above Items were revised and gazetted under the Roads Ordinance on 30.9.2022. Besides, Yin Kong Road within the KTN First Phase development project under construction was also slightly revised. The major revised road alignments are reflected on the OZP and the corresponding amendments to land use zonings are as follows:

Item	Original Zoning	Revised Zoning	No. of Site (Total Area)
Arising from authorised revised Yin Kong Road (Plans H-2c and 3c)			
H1	‘Road’	“OU(Nature Park)”	1 (about 320m ²)
H2	“OU(A)”, ‘Road’	“O”	3 (about 890m ²)
Kwu Tung Interchange changing from roundabout to slip road design Shifting of “OU(PFS)” and “G/IC” sites (Plans H-2c and 3c)			
J1	“OU(PFS)”, “G/IC”, “OU(BTP)”, “O”	‘Road’, “OU(A)” (with elevated road above)	2 pieces of land to various zones: (about 1,060m ²)
	“G/IC”/ “OU(PFS)”	“O”/ “OU(BTP)”	(about 90m ²)
J2	“OU(BTP)”, “OU(A)”	“OU(PFS)”	1 (about 460m ²)
J3	“O”	“G/IC”	1 (about 850m ²) [#]
Extension of Road L4 (Plans H-2a and 3a)			
K1	“R(B)”, “O”	‘Road’	1 (about 3,370m ²)

Item	Original Zoning	Revised Zoning	No. of Site (Total Area)
K2	“R(B)”, “O”, ‘Road’	“V”, “V(1)”	1 (about 1,995m ²)
	‘Road’	“O”	1 (about 120m ²)
Revised alignment of Ho Sheung Heung Road mainly to follow existing road alignment (Plans H-2d and 3d)			
L1	‘Road’	“O”	1 (about 620m ²)
L2	“R(B)”, “O”	‘Road’	1 (about 1,040m ²)
Revised vehicular access to the “G/IC” site at Area 27 (Plans H-2e and 3e)			
M1	‘Road’	“GB”	1 (about 330m ²)
M2	‘Road’	“G/IC”	1 (about 1,080m ²)
M3	“G/IC”	‘Road’	1 (about 1,840m ²)

[#]Item J3 Site is reserved for the vegetable marketing co-operative societies. It was enlarged to meet the latest land requirement of the facilities.

4.2 Planning Intentions

The planning intentions of the zones in relation to the above sites are as follows:

- (a) The “R(B)1” and “R(B)2” zones under Items A1, B1 and G1 are intended primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- (b) The “R(C)1” zone under Item G2 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.
- (c) The “V” and “V(1)” zones under Item K2 are to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within these zones is primarily intended for development of Small Houses by indigenous villagers. For land designated “V(1)”, the planning intention is to provide land considered suitable for reprovisioning of village houses affected by government projects. It is also intended to concentrate village type development within the zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.
- (d) The “G/IC” and “G/IC(2)” zones under Items C, D1, D2, E1, E2, J3 and M2 are intended primarily for the provision of GIC 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, organisations providing social services to meet community needs, and other institutional establishments.
- (e) The “O” zone under Items B2, H2, J1, K2 and L1 is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

- (f) The “OU(Nature Park)” zone under Item H1 is intended primarily for the development of a nature park to protect and enhance existing wetland habitats for the benefit of the local ecology and promotion of nature conservation and education. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland habitats or the development of an essential infrastructure project with overriding public interest.
- (g) The “OU(SPS)”, “OU(RAF)” and “OU(PFS)” zones respectively under Items F1, F2 and J2 are intended primarily to provide/reserve land for specific purposes and uses.
- (h) The “OU(BTP)” zone under Item J1 is intended primarily for medium-density development to provide a mix of commercial, office, design, research and development uses for promoting high technology business development.
- (i) The “OU(A)” zone under Item J1 is intended primarily for the provision of landscaping and planting to enhance the environment.
- (j) The “GB” zone under Item M1 is primarily for defining the limits of development areas, to preserve existing natural features, as well as to provide passive recreational outlets for the local population and visitors. There is a general presumption against development within this zone.

5. The Representations

5.1 Subject of Representations

5.1.1 The adverse representations were submitted by 11 individuals (**R2, R3 and R17 to R25**) and 15 companies (**R1, R4 to R16, and R26**). Amongst the 26 adverse representations, one (**R1**) opposing Items C, D1 and D2, one (**R2**) opposing all amendment items, 21 (**R3 to R14 and R17 to R25**) opposing Items G1 and G2 (of which **R3** also opposing Item F2), one (**R15**) opposing Items J1 and J2, one (**R16**) opposing Item J3 and one (**R26**) opposing Items K1 and K2.

5.1.2 The major grounds of representations, as well as their major suggestions/proposals, and PlanD’s responses, in consultation with the relevant government bureaux/departments (B/Ds), are summarised in paragraph 5.2 below.

5.2 Adverse Representations

5.2.1 *Items A1, A2, B1 and B2*

Reduction in Job Opportunities

Major Grounds/Comments	Rep No.
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(1) The proposed rezoning for Items A1 and B1 Sites would reduce the employment opportunities. The Sites could be developed for logistics park for relocation of brownfield operations.	R2
Responses	
<p>(a) Notwithstanding the rezoning, it is estimated that the overall number of jobs provided in Northern Metropolis would be about 650,000. The high-tech jobs are shifted to San Tin Technopole which is only one station away from the KTN NDA and linked up by the planned Northern Link (NOL). In order to provide more job opportunities in KTN NDA, the government has proposed to construct a GO/community complex (Item C Site), which is also the government's initiative to take the lead to relocate more job opportunities to the Northern Metropolis including KTN.</p> <p>(b) Moreover, Items A1 and B1 Sites are considered suitable for residential use. They are well connected to the planned residential and GIC cluster in the KTN NDA. The Sites are convenient and in proximity to the planned Kwu Tung Station. With the close proximity to residential zones, deploying the Sites for logistics use may create interface problem and disturbance to the future residents.</p>	

Ecological Aspect

Major Grounds/Comments	Rep No.
(2) In proximity to LVNP, the proposed rezoning at Item B1 Site may pose potential disturbance to birds' flight line.	R2
Responses	
<p>(c) An Ecological Impact Assessment was conducted for the rezoning of Items A1 and B1 from B&TP use to residential use. The potential impact on flight line of breeding ardeids due to the increase in BH was evaluated and was expected to be minor. Other ecological impacts including bird collision, light and glare impact, direct habitat and vegetation loss and other disturbance impacts (e.g. noise, dust, and increase human activities) are anticipated to be minor and similar to those under the previous "OU(B&TP)" zoning. With the implementation of mitigation measures, such as careful design of glass features on buildings, night-time lighting control, and proper lighting control measures, potential ecological impacts could be minimised.</p>	

5.2.2 Items C, D1 and D2

Urban Design and Visual Aspects

Major Grounds/Comments	Rep No.
<p>(1) The increase in BHR from 8/10 storeys to 130mPD under Item C would weaken the stepped height profile of KTN NDA under which the BH profile should be stepping down from the Town Centre towards the periphery of KTN NDA. However, the southern periphery of KTN NDA is relatively taller than the Town Centre.</p> <p>(2) To provide a continuous breezeway and pleasant walking environment, it was suggested to extend the 10m-wide non-building areas (NBAs) from along the northern boundary of Areas 30, 31 and 32 to the northern boundary of Items C, D1 and D2 Sites by imposing a 10m-wide NBAs on the OZP.</p> <p>(3) To promote pedestrian experience with the provision of continuous active frontage and further enhance air ventilation at street level, it was suggested to lengthen the terraced design from the major north-south open space spine (along Areas 20, 25 and 30) to the eastern site boundary of Item C Site by designating it as terraced podium design.</p> <p>(4) To stand out the position of being a ‘hub of civic activities and social services’ and enhance the connectivity and walkability of KTN NDA, urban design measures should be considered, such as landmark design, connection to the major north-south green spine and provision of public open space with place-making elements.</p>	R1
Responses	
<p>(a) In response to the recommendations of NMDS, the BHR of Item C Site was relaxed so as to increase the provision of GO and community and social welfare facilities, such as community hall, sports centre, library and post office, to serve the NDA and wider areas. The Site is positioned in a strategic location with high accessibility. In view of the close proximity to the planned Kwu Tung Station, the Site would be developed as the hub of civic activities and social services in KTN Town Centre. Its strategic location and high accessibility facilitate high-rise development for the planned GO and community facilities to serve as a major node in KTN NDA and the Northern Metropolis. Compared to the BHR of planned public/private housing sites ranging from 120mPD to 135mPD to the north, the relaxed BHR of 130mPD for Item C Site is not considered incompatible with the surrounding areas. While the relaxed BHR of Item C Site is slightly higher than the BHR (120mPD) of the private housing sites under the First Phase to the immediate north, the holistic BH profile of the NDA stepping down from the Town Centre towards the periphery and Sheung Yue River is still largely respected. Moreover, a Visual Impact Assessment</p>	

(VIA) was conducted to assess the impact on the proposed developments for the rezoning. As a whole, the proposed changes would not result in significant visual impacts as demonstrated in the VIA and the photomontages (**Plan H-5**).

- (b) The Air Ventilation Assessment – Initial Study (AVA-IS) conducted for the subject rezoning indicates that upon implementation of the established air ventilation measures, e.g. breezeways/air paths, NBAs and terraced podium design as set out in the OZP, the proposed development for Items C, D1 and D2 would not result in significant adverse air ventilation impact to the overall pedestrian wind environment in the surrounding built areas nearby. Besides, the planned Roads D1/L1 (about 22m) and D2/L2 (about 25m) are wide enough to serve as one of the major wind corridors in the area, in particular to facilitate the flow of easterly prevailing wind. An open space extended from the Town Plaza, with various widths ranging from 35m to 93m, was designated to the east of the Item C Site which can also facilitate wind penetration for the area. Moreover, a Multi-welfare Services Complex abutting Road L1 is already under construction. Extension of NBA is therefore considered not necessary and not practicable.
- (c) Item C Site is well connected through the adjoining major north-south open space spine which would provide a comfortable walking environment for the pedestrian and connection to the planned Kwu Tung Station and Town Plaza to the north. The terraced podium at the NDA is aimed to promote pedestrian experience and enhance vibrancy and vitality of the core area of Town Centre for provision of commercial and leisure facilities, such as café, restaurants and retail shops. However, Item C Site is mainly planned and reserved for GIC facilities use, where is not appropriate to provide an abundant retail frontage in lieu of community facilities. The terraced podium design should not therefore be extended to Item C Site.
- (d) To enhance public enjoyment and pedestrian experience for the Item C Site, appropriate design measures would be considered at the detailed design stage.

Arrangement of Rehousing Elderly Residents at DCG

Major Grounds/Comments	Rep No.
(5) GO/community complex (Item C Site) involved the clearance of DCG and the affected elderly residents would be accommodated in a new Multi-welfare Services Complex. Residential care homes for the elderly should not be integrated within the GO/community complex in order to provide a quality living environment to the elderly.	R2

Responses	
(e)	Development of GO/community complex at Item C Site would accommodate various government, community and social welfare facilities, including a GO, community hall, sports centre, library, post office and social welfare facilities, to serve the residents nearby and to support the development of the Northern Metropolis. Subject to allocation and arrangement of SWD, the elderly residents of the private RCHEs at DCG would be rehoused at the seven new contract elderly homes of the Multi-Welfare Services Complex at Area 29 of KTN NDA before clearance of DCG. The new contract elderly homes are separated from but close to the community facilities (e.g. healthcare facilities) which can be easily accessed.

Provision of Other Healthcare Facilities

Major Grounds/Comments	Rep No.
(6) With the focus on preventive care and establishment of district health centres, it is not necessary to provide additional hospital beds for the Items D1 and D2 Sites.	R2
Responses	
(f)	According to the Health Bureau, Items D1 and D2 Sites have been planned for healthcare facilities to provide various healthcare services on a cluster basis. The actual use of the Sites would be further confirmed at detailed design stage in consultation with Hospital Authority to cater for the projected service demand.

5.2.3 Items E1 and E2

Use of Police Married Staff Quarters

Major Grounds/Comments	Rep No.
(1) Police married staff quarters is not encouraged as it is contrary to the pledge to phase out the provision of accommodation for civil servants. The disciplined services staff should live together with the community as to promote better social mix.	R2
Responses	
(a)	It is the government's established policy to provide departmental quarters (DQ) to married disciplined services staff, subject to the availability of resources. Policy support for the subject DQ at Item E1 Site has been obtained since 2016. There has been a shortfall in DQ. As at 1 March 2023, Hong Kong Police Force had a shortfall of 13,494 DQ units, the number of police waiting for the allocation of quarters was 2,857 and the average waiting time for the quarters was 4.6 years. Items E1 and E2 Sites are planned for the Police's

district headquarters with associated married staff quarters and a divisional police station. The relaxation of BHR for the Sites is required in order to provide more DQ units to alleviate the acute shortfall of quarters for the police and to provide more design flexibility for the Site.

5.2.4 *Items F1 and F2*

Provision of GIC Facilities

Major Grounds/Comments	Rep No.
(1) Item F2 involved rezoning of “G/IC” site is opposed. The provision of GIC space would be increased to 3.5m ² per person as proposed by the government, and the Hong Kong’s elderly population is expected to be increased. The provision of GIC facilities should be increased to accommodate more elderly health care and recreational facilities to cater the aging population in the area.	R3
Responses	
(a) The Item F2 Site was partly zoned “G/IC” and designated for government reserve purpose originally. The concerned amendment item, with a small area of about 355m ² , was to reflect the existing railway related facilities as covered by the vesting boundary of the Lok Ma Chau Spur Line. The above minor areas involved would not affect the provision of GIC facilities in KTN NDA which are generally adequate to meet the demand.	

5.2.5 *Items G1 and G2*

Use of Historic Building

Major Grounds/Comments	Rep No.
(1) Enchi Lodge, the Grade 2 historic building within Item G1 Site, currently serves for drug addicts counselling and rehabilitation services. The rezoning would no longer allow for community purpose and public use. The tall buildings would over-shadow the historic building.	R2
Responses	
(a) Items G1 and G2 are to take forward the decision of the Board on 1.6.2022 on the partially agreed s.12A application No. Y/KTN/2 to rezone the site from “CDA” to “R(B)2” and “R(C)1”. As required by Antiquities and Monument Office (AMO), a Conservation Management Plan (CMP) should be devised and implemented to properly manage changes of uses and conservation of the Enchi Lodge. Such CMP requirement has been stated in the ES of the	

<p>OZP for the subject “R(B)2” zone. Moreover, under the proposal of the s.12A application, the Main Building of the Lodge would be preserved for adaptive reuse (i.e. resident’s clubhouse use) and would be opened for public enjoyment (with detailed arrangement to be confirmed at later stage). The existing drug addict counselling and rehabilitation services at the Lodge would be relocated.</p>	
(b)	<p>The potential visual impact of the proposed development up to a BH of 55mPD in the “R(B)2” zone is considered not substantial in the wider context. Taking into account the surrounding context and BH profile (120mPD to 55mPD) descending from Town Centre towards Item G1 Site, the proposed BH for the Site is considered in line with the district planning context while allowing preservation of the historic building at the same time.</p>

Residential Density

Major Grounds/Comments		Rep No.
(2)	The development density of Items G1 and G2 is too high which would result in growing pressure to the railway capacity.	R3
Responses		
(c)	<p>According to the Traffic Impact Assessment (TIA) submitted for the subject rezoning application, the estimated trip demand for railway to be generated by the proposed development would be about 134 and 42 pedestrian/hour during the morning and afternoon peak hours respectively. As a whole, the proposed development at Items G1 and G2 Sites would only bring about 1,700 new population, which would not induce significant impact on the railway capacity. The TIA findings were accepted by TD in support of the rezoning application.</p>	

Land Resumption and Compensation

Major Grounds/Comments		Rep No.
(3)	The government should explain to the existing business operators regarding the details of the proposed development and compensation package.	R4 to R14 and R17 to R25
Responses		
(d)	<p>Items G1 and G2 Sites are planned for private residential developments by private initiative which would not involve land resumption by the government.</p>	
(e)	<p>The compensation and rehousing (C&R) arrangements for affected brownfield operators are outside the purview of the Board.</p>	

However, the government would follow up with the affected parties on the C&R arrangements in accordance with the prevailing policies and established mechanism.

5.2.6 *Items J1 and J2*

Shifting of the Proposed Petrol Filling Station (PFS)

Major Grounds/Comments	Rep No.
(1) Safety concern on potential hazards arising from the close proximity of the existing warehouses and the proposed PFS.	R15
(2) In the proximity of Sheung Yue River, environmental concern has been raised on the potential leak of petrol from PFS.	R15
(3) It is not reasonable to resume the Sites which are the private land for another private operation.	R15
(4) The proposed amendment would involve clearance of existing warehouses. In the lack of construction programme of the PFS, the operation of the existing warehouses would be affected earlier than scheduled.	R15
Responses	
(a) The design and construction of the proposed PFS should fulfill the requirements of relevant government regulations and guidelines. Safety concerns on the proposed PFS could be addressed appropriately.	
(b) In view of the distance (about 200m) between the proposed PFS and Sheung Yue River, potential adverse environmental impact to Sheung Yue River is unlikely and insignificant.	
(c) Items J1 and J2 Sites and the surrounding area, including the existing temporary structures for warehouses or various brownfield operations, are within the Remaining Phase development of KTN NDA (Plan H-4). Private lands in the Remaining Phase would be resumed by the government, as appropriate, from 2024 tentatively. The resumed land would be allocated for various purposes for the comprehensive development of KTN NDA. Land planned for PFS purpose would be disposed of by open tender and which would be a necessary part of the overall scheme, to ensure a balanced development of the NDA.	
(d) The government would follow up with the affected parties on the C&R arrangements in accordance with the prevailing policies and established mechanism.	

5.2.7 *Item J3*

Insufficient Public Consultation

Major Grounds/Comments	Rep No.
(1) The government did not consult the existing brownfield operators in rezoning the Site from “Industrial” to “O”.	R16
Responses	
(a) Item J3 Site had been zoned “O” since the first draft KTN OZP No. S/NE-KTN/1 gazetted in 1994. Recently, the concerned site was rezoned from “O” to “GIC” to be reserved for vegetable marketing co-operative societies. The established public consultation procedures for OZP amendments had been followed in accordance with the Ordinance.	

Land Resumption and Rehousing Arrangement

Major Grounds/Comments	Rep No.
(2) Brownfield operations within the Sites would be affected by the proposed development. There is a concern over rehousing arrangements for the affected brownfield operations.	R16
Responses	
(b) Responses on C&R arrangement in paragraph 5.2.5(e) above is relevant.	

5.2.8 *Items K1 and K2*

Impacts on Adjoining Residential Site for Private Development

Major Grounds/Comments	Rep No.
(1) The extension of Road L4 at Items K1 and K2 Sites would result in a loss of 0.34 ha residential land area (one of the “R(B)” sites in Area 23) and reduction in flat production. With the expectation of increasing 20% domestic PR under the existing policy, the domestic GFA would reduce from 67,960m ² to 53,900m ² (-14,060m ² /-20.69%) and flat production would decrease from 972 units to 770 units (-202 units/-20.78%).	R26
(2) With the revised road alignment of Road L4, the affected site would be sandwiched by original Road P2 and the proposed extension part of the Road L4. It would limit the design flexibility of the affected residential site due	

<p>to the potential traffic noise and air quality impact.</p> <p>(3) To minimise the impact on the private land, it was suggested to reconsider the alignment of Road L4 or maintain the existing alignment of Road L4 with a proposed Remarks incorporated into the Notes of the OZP which serves to maintain the original GFA (i.e. 67,960m²). Besides, the government was requested to construct effective noise mitigation measures, such as noise barrier and acoustic shield along the Road L4 to minimise the traffic noise.</p>	
Responses	
<p>(a) The alignment of Road L4 was authorised by CE in C with modifications under Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 30.9.2022. The Road L4 was originally ended in a cul-de-sac. The new alignment provides a through traffic to link up with Ho Sheung Heung Road which is essential to support the additional population in KTN NDA brought about by the intensification of development intensity of housing sites. Items K1 and K2 Sites are mainly to reflect the approved road layout and design.</p> <p>(b) According to the Environmental Review conducted by CEDD for the subject rezoning, adverse traffic noise and air quality impact are not anticipated. Mitigation measures, including a 3m vertical noise barrier at Road L4, would be implemented for Items K1 and K2 Sites.</p>	

5.2.9 *Items H1, H2, L1, L2, M1, M2 and M3*

Provision of Open Space and GIC Facilities

Major Grounds/Comments	Rep No.
<p>(1) Items L2 and M3 involved rezoning of an “O” and “G/IC” which are not conducive to provision of such facilities.</p>	R2
Responses	
<p>(a) Items L2 and M3 Sites mainly reflect the authorised road alignments and corresponding adjustment to the land use zonings. There is no reduction in open space and GIC facilities provision in KTN NDA (Annex VI).</p>	

6. Comments on Representations

- 6.1 There are two comments submitted by individuals. One of them (**C1**) is also representer (i.e. **R2**).
- 6.2 **C1** concurs with **R1**'s suggestion as stated in paragraphs 5.2.2(1) to (4) above regarding Items C, D1 and D2, and the responses in paragraphs 5.2.2(a) to (d) above are relevant. **C2** supports Items G1 and G2 that in the conservation of the historic building and the development under the rezoning proposal could co-exist. **C2** also provides views on Item M3 that there would be adverse impact on the existing topography, tree felling, visual impact, air ventilation and traffic capacity, and a balance between development and conservation should be achieved. Regarding **C2**'s views, the responses in paragraphs 5.2.9(a) above are relevant.

7. Departmental Consultation

- 7.1 The following government B/Ds have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Security;
- (b) Secretary for Health;
- (c) Project Manager/North, CEDD;
- (d) Director of Agriculture, Fisheries and Conservation;
- (e) Director of Social Welfare;
- (f) Commissioner of Police;
- (g) Chief Highway Engineer/Railway Development Office, HyD;
- (h) Director of Environmental Protection;
- (i) Director of Fire Services;
- (j) Chief Estate Surveyor/ New Development Area, LandsD;
- (k) Chief Estate Surveyor/Railway Development, LandsD;
- (l) Commissioner for Transport; and
- (m) Chief Town Planner/Urban Design & Landscape, PlanD.

- 7.2 The following B/Ds have no comment on the proposed amendments:

- (a) Secretary for Development;
- (b) Antiquities and Monuments Office, Development Bureau;
- (c) Secretary for Education;
- (d) Secretary for Food and Health;
- (e) Commissioner for Innovation and Technology;
- (f) Director of Housing;
- (g) District Land Officer/North, LandsD;
- (h) District Land Officer/Yuen Long, LandsD;
- (i) Government Property Agency;
- (j) Director of Architectural Services Department;
- (k) Director of Leisure and Cultural Services;
- (l) Chief Highway Engineer/New Territories East, HyD;
- (m) Chief Engineer/Mainland North, Drainage Services Department;
- (n) Chief Engineer/Construction, Water Supplies Department;
- (o) Director of Food and Environmental Hygiene;

- (p) District Officer (North), Home Affairs Department; and
- (q) Director of Electrical and Mechanical Services.

8. Planning Department's Views

- 8.1 Based on the assessments in paragraph 5.2 above and the following reasons, the Planning Department does not support R1 to R26 and considers that the OZP should not be amended to meet the representations for the following reasons:

Items A1 and B1

- (a) Items A1 and B1 Sites are considered suitable for residential use. They are well connected to the planned residential and GIC cluster in the KTN NDA. The Sites are convenient and in proximity to the planned Kwu Tung Station. The high-tech jobs are shifted to San Tin Technopole which is only one station away from KTN NDA to be linked up by NOL. In order to provide more job opportunities within KTN NDA, the government has proposed to build a GO/community complex at Item C Site (**R2**);
- (b) An Ecological Impact Assessment has been conducted for the rezoning of Items A1 and B1 from B&TP use to residential use and confirmed that the ecological impacts are anticipated to be minor and similar to those under the previous "OU(B&TP)" zoning. With the implementation of mitigation measures at detailed design stage, potential ecological impacts would be minimised (**R2**);

Items C, D1 and D2

- (c) Item C Site is located in a strategic location with high accessibility. The BHR of Item C Site was relaxed to increase the provision of GO and community and social welfare facilities, such as community hall, sports centre, library and post office, to serve the NDA and wider areas (**R1 and R2**);
- (d) To provide more job opportunities, the government has proposed to build a GO/community complex in Item C Site, which is also the government's initiative to take the lead to relocate more jobs to the Northern Metropolis including KTN NDA (**R2**);
- (e) The relaxation of the BHR of Item C Site is considered not incompatible with the surroundings. The holistic BH profile of the NDA stepping down from the Town Centre towards the periphery and Sheung Yue River is still largely respected. Technical assessments had been conducted to ascertain that there would be no significant adverse impacts arising from the relaxation of BHR. Terraced podium with retail frontage is not appropriate for the GO development (**R1**);
- (f) The planned roads abutting the Sites are wide enough to serve as one of the major wind corridors in the area. The AVA-IS shows that upon implementation of the established air ventilation measures, e.g. breezeways/air paths, NBAs and terraced podium design as set out in the OZP, the proposed

development would not result in significant adverse air ventilation impact to the overall pedestrian wind environment in the surrounding areas (**R1**);

- (g) The new contract elderly homes in the Multi-Welfare Services Complex for rehousing the elderly residents at DCG are separated from but close to the community facilities (e.g. healthcare facilities) which can be easily accessed (**R2**);

Items E1 and E2

- (h) Provision of dedicated staff quarters to disciplined services is in line with the government's established policy. The relaxation of BHR of Item E1 Site and rezoning of Item E2 Site would provide more quarter units to alleviate the acute shortfall and provide more design flexibility for the Sites (**R2**);

Items F1 and F2

- (i) The amendment item, with a small area of about 355m², was to reflect the existing railway related facilities as covered by the vesting boundary of the Lok Ma Chau Spur Line. The minor areas involved would not affect the provision of GIC facilities in KTN NDA which are generally adequate to meet the demand (**R3**);

Items G1 and G2

- (j) Items G1 and G2 are to take forward the decision of the RNTPC on the partially agreed s.12A application No. Y/KTN/2 to rezone the site from "CDA" to "R(B)2" and "R(C)1". A CMP should be devised and implemented to properly manage changes of uses and conservation of the Enchi Lodge and the requirement has been stated in the ES of the OZP. The existing drug addict counselling and rehabilitation services provided at the Lodge would be relocated (**R2**);
- (k) The potential visual impact of the proposed development is considered not substantial in the wider context. Taking into account the surrounding context and BH profile descending from Town Centre towards Item G1 Site, the proposed BH for the Site is considered in line with the district planning context (**R2**);
- (l) The proposed development at Items G1 and G2 Sites would only bring about 1,700 new population. The induced impact on railway capacity would be insignificant (**R3**);

Items J1 and J2

- (m) Items J1 and J2 Sites and the surrounding warehouses are within the Remaining Phase of KTN NDA, which would be resumed by the government, as appropriate, from 2024 tentatively. As a result, there would be no interface between the PFS and the warehouses (**R15**);

- (n) The design and construction of the proposed PFS should fulfill the requirements of relevant regulations and guidelines, including safety. In view of the distance between the proposed PFS and Sheung Yue River, adverse environmental impact to Sheung Yue River is unlikely and insignificant (**R15**);

Item J3

- (o) Item J3 Site was rezoned from “O” to “GIC” to be reserved for vegetable marketing co-operative societies. The public consultation on the proposed amendments to OZP has been duly followed in accordance with the Town Planning Ordinance (**R16**);

Items K1 and K2

- (p) Items K1 and K2 Sites are mainly to reflect the approved road layout and design authorised by CE in C. The new alignment provides a through traffic to link up with Ho Sheung Heung Road which is essential to support the additional population in KTN NDA (**R26**);
- (q) According to the Environmental Review conducted by CEDD for the subject rezoning, adverse traffic noise and air quality impact are not anticipated. Mitigation measures, including a 3m vertical noise barrier at Road L4, would be implemented for Items K1 and K2 Sites (**R26**);

Items A2, B2, H1, H2, L1, L2, M1, M2 and M3

- (r) The amendments are technical in nature to mainly reflect the authorised road alignments/existing condition and corresponding adjustment to the land use zonings (**R2**); and

Other Aspects

- (s) Land resumption, compensation and rehousing arrangements are outside the purview of the Board. The concerns of the affected stakeholders would be dealt with separately by the government in accordance with the prevailing policies and established mechanism (**R4 to R14 and R16 to R25**).

9. Decision Sought

- 9.1 The Board is invited to give consideration to the representations and comments taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.
- 9.2 Should the Board decide that no amendments should be made to the OZP to meet the representations, Members are also invited to agree that the OZP, together with the Notes and updated ES, are suitable for submission under section 8 of the Ordinance to the CE in C for approval.

10. Attachments

Annex I	Draft KTN OZP No. S/KTN/3 (Reduced Size)
Annex II	Schedule of Amendments to the Approved KTN OZP No. S/KTN/2
Annex III	List of Representers and Commenters
Annex IV	Extract of the Minutes of RNTPC Meeting held on 23.9.2022
Annex V	Extract of the Minutes of NDC Meeting held on 26.7.2022 (Chinese Version Only)
Annex VI	Provision of Major GIC Facilities and Open Spaces in KTN OZP
Plans H-1a to 1b	Location Plan of the Representation Sites
Plans H-2a to 2e	Site Plans of the Representation Sites
Plans H-3a to 3e	Aerial Photos of the Representation Sites
Plan H-4	Phasing Plan for the KTN NDA
Plan H-5	Photomontage

**PLANNING DEPARTMENT
MAY 2023**