

**DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/17  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/NE-KTS/17-1 TO 4  
AND COMMENTS NO. TPB/R/S/NE-KTS/17-C1 TO C3**

<b>Subject of Representation (Amendment Item)</b>	<b>Representers (No. TPB/R/S/NE-KTS/17-)</b>	<b>Commenters (No. TPB/R/S/NE-KTS/17-)</b>
<p><b><u>Item A1</u></b> Rezoning of a site on Kam Hang Road near Kam Tsin village from mainly “Comprehensive Development Area” (“CDA”) to “CDA(1)”</p> <p><b><u>Item A2</u></b> Rezoning of three small pieces of land near Kam Tsin village from “CDA” to “Recreation” (“REC”)</p> <p><b><u>Item B1</u></b> Rezoning of a site on Kam Hang Road near Kwu Tung Road from mainly “REC” to “CDA(2)”</p> <p><b><u>Item B2</u></b> Rezoning of a strip of land to the east of Kwu Tung Road from “REC” to “Green Belt” (“GB”)</p> <p><b><u>Item B3</u></b> Rezoning of a strip of land to the south of Fanling Highway from “REC” to area shown as ‘Road’</p> <p><b><u>Item C</u></b> Rezoning of a site at the south-western portion of Valais from “GB” to “Residential (Group C)2” (“R(C)2”)</p>	<p><b>Total: 4</b></p> <p><b><u>Supportive (3)</u></b></p> <p><u>Item A1</u> <b>R1:</b> Base One Ltd. represented by Llewelyn-Davies Hong Kong Ltd.</p> <p><u>Item B1</u> <b>R2:</b> Kyland Investments Ltd. and Elmtree Worldwide Ltd. represented by Masterplan Limited</p> <p><u>Items B2 and D2</u> <b>R3:</b> Mary Mulvihill</p> <p><b><u>Adverse (1)</u></b></p> <p><u>Items A2, C and D1</u> <b>R3</b></p> <p><b><u>Providing Views (3)</u></b></p> <p><u>Item A1</u> <b>R1</b> <b>R3</b> <b>R4:</b> The Hong Kong and China Gas Company Limited</p> <p><u>Item B1</u> <b>R3</b> <b>R4</b></p>	<p><b>Total: 3</b></p> <p><b><u>Object to Items A1 and B1</u></b> <b>C1:</b> Mr. Hau Fuk-tat (North District Council (NDC) Member)</p> <p><b><u>Commenting on R1</u></b> <b>C2:</b> Professional Property Services Limited represented by Masterplan Ltd. <b>C3:</b> Mary Mulvihill (also <b>R3</b>)</p>

Subject of Representation (Amendment Item)	Representers (No. TPB/R/S/NE-KTS/17-)	Commenters (No. TPB/R/S/NE-KTS/17-)
<p><b><u>Item D1</u></b> Rezoning of a site covering mainly The Green at Fan Kam Road from “CDA” and “GB” to “R(C)2”</p> <p><b><u>Item D2</u></b> Rezoning of small pieces of land adjoining north-western part of The Green from “CDA” to “GB”</p>	<p><b><u>Item B3</u></b> <b>R3</b></p>	

Note: The representations and comments are available for public inspection at the Town Planning Board’s (the Board) website at [https://www.info.gov.hk/tpb/en/whats\\_new/Website\\_S\\_NE\\_KTS\\_17.html](https://www.info.gov.hk/tpb/en/whats_new/Website_S_NE_KTS_17.html) and at the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin.

## 1. **Introduction**

- 1.1 On 5.3.2021, the draft Kwu Tung South (KTS) Outline Zoning Plan (OZP) No. S/NE-KTS/17 (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 is at **Annex II** and the locations of the amendment items are shown on **Plans H-1a and H-1b**. The amendments mainly involve rezoning of a site on Kam Hang Road near Kam Tsin village from mainly “CDA” to “CDA(1)” (Item A1); rezoning of a site on Kam Hang Road to the west of the “CDA(1)” site from mainly “REC” to “CDA(2)” (Item B1); and other amendments to reflect the existing land uses/developments and minor boundary adjustment (Items A2, B2, B3, C, D1 and D2).
- 1.2 During the two-month statutory exhibition period, a total of 4 representations were received. On 21.5.2021, the representations were published for 3 weeks for public comments. Upon expiry of the three-week exhibition period, a total of 3 comments on the representations were received.
- 1.3 On 16.7.2021, 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 representation sites are shown on **Plans H-1a and H-1b**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## 2. **Background**

### Item A1

- 2.1 On 20.9.2019, the Rural and New Town Planning Committee (RNTPC) agreed to the s.12A application No. Y/NE-KTS/12<sup>1</sup> for rezoning a site (about 3.76ha) on Kam Hang Road near Kam Tsin village (location shown on **Plans H-1a and H-2a**) from mainly “CDA” to “CDA(1)” to increase the plot ratio (PR) from 0.4 to 3 and building height (BH) from 3 storeys to 75mPD to facilitate a proposed residential development.
- 2.2 Subsequent to the agreement to the above s.12A application, the “CDA(1)” zone boundary was adjusted to exclude a small portion at the northeast corner (about 100m<sup>2</sup>) for provision of a roundabout (**Plan H-2a**), subject to detailed feasibility study, to serve the Kwu Tung North New Development Area (KTN NDA). The “CDA(1)” zone is intended for comprehensive residential development with preservation of the existing orchard at the north-eastern part of the site and provision of social welfare facility.

### Item B1

- 2.3 On 18.12.2020, the RNTPC partially agreed to another s.12A application No. Y/NE-KTS/14<sup>2</sup>. As a result, a site (about 2.08ha) (**Plans H-1a and H-2a**), on Kam Hang Road to the west of the “CDA(1)” site, was rezoned from mainly “REC” to “CDA(2)” subject to a maximum PR of 3 and a maximum BH of 75mPD to facilitate a proposed residential development. The “CDA(2)” zone is intended for comprehensive residential development with provision of social welfare facility.

### Items A2, B2 and B3

- 2.4 These sites are residual land of the previous “CDA” and “REC” zones after rezoning to “CDA(1)” (Item A1) and “CDA(2)” (Item B1) respectively. Hence, these sites are rezoned to the zonings of the adjoining land to mainly reflect their existing land uses.

### Items C, D1 and D2

- 2.5 Opportunities are taken to update the zonings for existing residential developments and reflect existing land uses and minor boundary adjustment.

### Amendments to the OZP

- 2.6 On 5.2.2021, the RNTPC considered and agreed that the proposed amendments to the

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<sup>1</sup> The RNTPC paper No. Y/NE-KTS/12 is available at the Board’s website at [https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/634\\_rnt\\_agenda.html](https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/634_rnt_agenda.html) and the minutes of the said RNTPC meeting is at [https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m634rnt\\_e.pdf](https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m634rnt_e.pdf).

<sup>2</sup> The RNTPC paper No. Y/NE-KTS/14 is available at the Board’s website at [https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/662\\_rnt\\_agenda.html](https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/662_rnt_agenda.html) and the minutes of the said RNTPC meeting is at [https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m662rnt\\_e.pdf](https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m662rnt_e.pdf).

approved KTS OZP No. S/NE-KTS/16<sup>3</sup> were suitable for public inspection under section 5 of the Ordinance. Accordingly, the draft KTS OZP No. S/NE-KTS/17 was gazetted on 5.3.2021.

### 3. Local Consultation

- 3.1 During the process of the two s.12A applications relating to Items A1 and B1, public and local consultations were conducted. The public comments and local views on the applications were considered by the RNTPC.
- 3.2 During the exhibition period of the Plan, a paper was circulated to members of the Committee on Land Development, Housing and Works of NDC in March 2021. NDC members were invited to submit their comments on the amendments in writing to the Secretary of the Board during the exhibition period of the Plan. One member of NDC (i.e. C1) subsequently submitted comment on Items A1 and A2 to the Board.

### 4. The Representation Sites and their Surrounding Areas

#### 4.1 The Representation Sites and their Surrounding Areas

##### *Representation Sites under Items A1, A2 and B1 to B3*

- 4.1.1 Representation sites under Item A1 (zoned “CDA(1)”, about 3.75ha) and Item B1 (zoned “CDA(2)”, about 2.08ha) are sandwiched between Fanling Highway and Kam Hang Road near Kam Tsin village. To their north across Fanling Highway are KTN NDA (**Plans A-2a, H-3a and H-4a**). To their south across Kam Hang Road are mainly plant nursery, active farmland, storages and residential development. The “CDA(1)” site is now a works site (**Plan H-4a**). To its east are De La Salle Secondary School, St. Paul’s House of Prayer, vegetated land, domestic structures, car park and car repairing yard. To its southeast across Kam Hang Road are residential developments, village cluster of Kam Tsin village and a piece of grassland and woodland. To its west are the representation site under Item B1 zoned “CDA(2)” which is partly hard paved and partly occupied by plant nursery, fallow farmland, man-made fish ponds and domestic structures (**Plans H-3a and H-4a**). To the west and southwest of Item B1 across Kwu Tung Road and Hang Tau Road are mainly tree groups, Sheung Yue River and a “CDA” site subject to PR restriction of 0.4 and BH restriction of 3 storeys (**Plan H-1a**).
- 4.1.2 Representation site under Item A2 (zoned “REC”, about 0.11ha) comprises 3 pieces of land at the fringe of the “CDA(1)” site. They are residual land of the previous “CDA” zone after rezoning to “CDA(1)”. There are domestic

<sup>3</sup> The RNTPC Paper No. 2/21 is available at the Board’s website at [https://www.info.gov.hk/tpb/en/papers/RNTPC/665-rntpc\\_2-21.pdf](https://www.info.gov.hk/tpb/en/papers/RNTPC/665-rntpc_2-21.pdf) and the minutes of the said RNTPC meeting is at [https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m665rnt\\_e.pdf](https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m665rnt_e.pdf).

structures and car park outside the two “CDA” sites to the north of Kam Hang Road (**Plan H-2a**).

- 4.1.3 Representation sites under Items B2 (zoned “GB”, about 0.29ha) and B3 (area shown as ‘Road’, about 0.14ha) are 2 strips of Government land to the immediate west and north of the “CDA(2)” site respectively. They are footpath, slope with vegetation/trees and local track (**Plans A-2a, H-3a and H-4a**).

***Representation Site under Item C***

- 4.1.4 Representation site under Item C (zoned “R(C)2”, about 0.62ha) is part of a low-rise low-density residential development known as Valais (**Plans A-2b, H-3b and H-4b**).

***Representation Sites under Items D1 and D2***

- 4.1.5 Representation site under Item D1 (zoned “R(C)2”, about 10.08ha) is occupied by a low-rise low-density residential development known as The Green (**Plans A-2c, H-3c and H-4b**).
- 4.1.6 Representation sites under Item D2 (zoned “GB”, about 0.1ha) covers small pieces of land at the periphery of The Green. They are occupied by vegetation and track/footpath (**Plans A-2c, H-3c and H-4b**).

**4.2 Planning Intention**

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

- (a) The “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.
- (b) The “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.
- (c) The “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
- (d) The “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to

provide passive recreational outlets. There is a general presumption against development within this zone.

## 5. The Representations and Comments on Representations

### 5.1 Subject of Representations

5.1.1 There are 4 valid representations. **R1**, submitted by the applicant of s.12A application No. Y/NE-KTS/12 relating to the “CDA(1)” zone under Item A1, supports and provides views on Item A1. **R2**, submitted by the applicants of s.12A application No. Y/NE-KTS/14 relating to the “CDA(2)” zone under Item B1, supports Item B1. **R3**, submitted by an individual, objects to Items A2, C and D1, supports Items B2 and D2, and provides views on Items A1, B1 and B3. **R4**, submitted by The Hong Kong and China Gas Company Limited, provides views on Items A1 and B1.

5.1.2 The submission of representations is at **Annex III** (hard copy for Members only). The major grounds of representations, and PlanD’s responses, in consultation with the relevant Government departments, are summarised in Paragraph 5.2 below.

### 5.2 Supportive Representation - Major Grounds and Responses

Major Ground	Representation
(1) Supports Item A1 without providing ground.	<b>R1</b>
(2) Supports Item B1 and considers the “CDA(2)” zoning appropriate for the area which is in transition as the Kwu Tung development takes place. It would provide appropriate residential development and social welfare facility for the area.	<b>R2</b>
(3) Supports Items B2 and D2 (both rezoning the subject lands to “GB” zone) and of the view that the “GB” zoning should be genuine and the sites should not be used for vehicle parking etc.	<b>R3</b>
Response	
(a) The supportive views are noted.	

### 5.3 Adverse Representation - Major Grounds and Responses

5.3.1 One (i.e. **R3**) of the four representations submitted adverse representation against Items A2, C and D1.

5.3.2 Item A2 - Rezoning of 3 small pieces of land near Kam Tsin village from “CDA” to “REC”

Major Ground
The “REC” zoning might offer no protection to the sites for being developed into other uses, e.g. New Territories Exempted Houses (NTEHs), car park and rural industrial workshops.
Proposal
The sites should either be rezoned to “Government, Institution or Community” (“G/IC”) or “Open Space” (“O”) to ensure that the public interest is protected.
Response
(a) The sites located at the fringe of the previous “CDA” zone are outside the private lot. They were rezoned from “CDA” to the zoning of adjoining land, i.e. “REC”, to allow their individual development. Besides, NTEH development, car park and workshop in “REC” zone require application to the Board.
(b) The sites are currently occupied by domestic structures. There is no plan to develop these separate small sites with area ranging from about 158m <sup>2</sup> to 757m <sup>2</sup> for GIC or open space uses. The proposed “G/IC” or “O” zones are not appropriate.

5.3.3 Item C - Rezoning of a site at the south-western portion of Valais from “GB” to “R(C)2”

Major Ground
The zoning boundary of “R(C)2” should not be extended. There is no information on the trees in the site.
Proposal
Area not built on should be retained as “GB”.
Response
The site is part of a residential development known as Valais, which was developed in accordance with an approved planning application No. A/NE-KTS/228-6 ( <b>Plan H-2b</b> ) and completed in 2009. The site is occupied by houses and internal road as an integral part of Valais. Hence, Item C is to reflect the as-built development and no tree in the site will be affected by the rezoning.

5.3.4 Item D1 - Rezoning of a site covering mainly The Green at Fan Kam Road from “CDA” and “GB” to “R(C)2”

<b>Major Ground</b>
There is no information on the trees in the site.
<b>Proposal</b>
Area not built on should be rezoned to / retained as “GB”.
<b>Response</b>
The site is covered by an approved Master Layout Plan (MLP) for residential development in two phases under planning application No. A/NE-KTS/310 ( <b>Plan H-2c</b> ) approved in 2011. Phase 1 of the approved scheme, covering the majority of the site, known as the Green was completed in 2013. Phase 2, covering the remaining area of the site, is not owned by the same developer but under multiple land ownership. The whole site was rezoned to “R(C)2” to reflect the completed Phase 1 development and facilitate early development of the undeveloped remaining area for residential use through private initiative. The development restrictions of the “R(C)2” zone is the same as that of the previous “CDA” zone. The undeveloped remaining area is occupied by brownfield uses. It is therefore not appropriate to rezone the area not built on to “GB”.

#### 5.4 Representation Providing Views - Major Views and Responses

##### 5.4.1 Items A1 and B1 relating to the two “CDA” sites

<b>Major View</b>	<b>Representation</b>
(1) For “CDA(1)” site, the Board could consider minor relaxation of PR and BH restrictions at planning application stage for accommodating the loss of gross floor area (GFA) due to reduction in site area for a proposed roundabout works, and for greater design flexibility and inclusion of commercial GFA for provision of neighbourhood-scale retail facilities to serve the immediate KTS area.	<b>R1</b>
(2) Retention of the orchard ( <b>Plans H-3a and H-4a</b> ) within the “CDA(1)” site.	<b>R3</b>
(3) For such a large development in “CDA(1)” site, the GIC facilities proposed are inadequate. The GIC facilities in the district, e.g. child care, community care services (CCS) and residential care home for the elderly (RCHE), are inadequate. No stipulation relating to a percentage of elderly friendly units.	<b>R3</b>
(4) For “CDA(2)” site, compared with the social welfare facilities proposed in an earlier s.12A application on the site in 2015 including RCHE, youth hostel and nursing home for elderly, only a fraction of which will be provided in the	<b>R3</b>

Major View	Representation
<p>site. A standalone social welfare development with more outdoor space as proposed by the applicants of the s.12A application in 2020 would provide a better environment for the elderly.</p> <p>(5) For both “CDA” sites, the future project proponent should update the quantitative risk assessment (QRA) in respect of the underground high pressure town gas pipeline in the vicinity conducted before, if needed.</p>	<b>R4</b>

Response
<p>(a) In response to (1), the view is noted. The project proponent of the “CDA(1)” development is required to submit a planning application with a MLP and technical assessments for residential cum retail development. There is also provision under the Notes for the “CDA” zone for application for minor relaxation of PR and BH restrictions, which will be considered by the Board on its own merits.</p> <p>(b) In response to (2), as stated in the Explanatory Statement (ES) of the Plan, the orchard within the “CDA(1)” site (<b>Plan H-3a</b> and Photo 1 in <b>Plan H-4a</b>) should be preserved and any development at the site should not adversely affect the amenity and landscape value of the orchard. Any tree preservation/landscape proposal submitted as part of the MLP application will need to be considered and approved by the Board.</p> <p>(c) In response to (3) and (4) regarding social welfare facilities:</p> <p>Social welfare facilities including an One team of Home Care Services (HCS) for Frail Elderly Persons (2-team size kitchen-based) and a RCHE are included in the agreed schemes of the “CDA(1)” and “CDA(2)” sites respectively as requested by Social Welfare Department (SWD). Provision of social welfare facility is encouraged in the two “CDA” sites as stated in the ES of the Plan. The Notes for the two “CDA” sites has allowed the flexibility to disregard any floor space that is constructed or intended for use solely as GIC facilities as required by the Government when calculating the PR of the development.</p> <p>Regarding social welfare facilities in the KTS area, based on the Hong Kong Planning Standards and Guidelines (HKPSG) requirements, there are slight shortfalls in the provision of child care centre (CCC), CCS facilities and RCHE (<b>Annex V</b>). With the provision of a proposed HCS (service places of 140) and 150-place RCHE in the “CDA(1)” and “CDA(2)” sites respectively, there will be improvement in CCS facilities and no shortfall in RCHE in the KTS area. For the provision of the needed social welfare facilities, the Government has adopted a multi-pronged approach with long, medium and short-term strategies to identify suitable sites or premises. Taking into account the general shortage of the aforesaid social welfare facilities, such facilities are proposed in the KTN</p>

Response
<p>NDA to serve the District, including KTS. Besides, CCC and CCS facilities have been incorporated into the proposed public and/or private housing developments in the District as appropriate. The HKPSG requirements for CCC and CCS facilities are a long-term goal. The actual provision would be subject to the consideration of SWD and relevant departments concerned in the planning and development process as appropriate. PlanD and SWD will also work closely to ensure that more community facilities will be included in new and redevelopment proposals from both public and private sectors in the North District.</p> <p>For the earlier s.12A application in the “CDA(2)” site mentioned by <b>R3</b> in (4) above, it was submitted in 2015 and rejected by the RNTPC. The current rezoning was to take forward a later application approved by the RNTPC on 18.12.2020.</p> <p>(d) In response to (5), the comment is noted. QRA will be required in the future s.16 planning application for MLP submission.</p>

5.4.2 Item B3 - Rezoning of a strip of land to the south of Fanling Highway from “REC” to area shown as ‘Road’

Major View	Representation
Representer has concerns if the trees abutting the road will be retained and if road widening is proposed.	<b>R3</b>
Response	
The strip of land is a local track. This item is to reflect the existing land use. There is no road widening proposal on this strip of land.	

5.5 Comments on Representations

5.5.1 There are 3 valid comments as listed in page 1. The submission of comments is at **Annex IV** (hard copy for Members only). The major grounds/views of comments, and PlanD’s responses, in consultation with the relevant Government departments, are summarised below.

Major Ground/View	Commenter
(1) <b>C1</b> objects to Items A1 and B1 of rezoning the respective sites to “CDA(1)” and “CDA(2)” mainly on the grounds that the proposed developments would affect the tranquil village environment, cause adverse traffic and visual impacts, affect fung shui and damage the buildings/squatters nearby during construction period. Besides, the drainage and sewerage issues of the “CDA(2)” site (Item B1) have not been resolved.	<b>C1</b>

Major Ground/View	Commenter
(2) <b>C1</b> considers that the Item B1 site was originally zoned “REC” and should be developed for recreation-related uses. It should be zoned “Village Type Development” (“V”) to retain the rural and natural environment.	<b>C1</b>
(3) <b>C2</b> agrees with <b>R1</b> in particular in support of <b>R1</b> ’s views of relaxation of PR and BH restrictions at s.16 planning application stage and inclusion of commercial GFA to meet the daily shopping needs of existing and future residents in the vicinity.	<b>C2</b>
(4) <b>C3</b> has comments on <b>R1</b> ’s view of including a shopping mall. It could affect the provision of GIC facilities and disposition of open space within the site. For <b>R1</b> ’s intention of applying minor relaxation of PR restriction, <del>C1</del> <b>C3</b> considers that it is a matter of financial compensation and should not justify the demand for relaxation.	<b>C3</b>
Response	
<p>(a) In response to (1) and (2), technical assessments including traffic impact assessment, drainage impact assessment, sewerage impact assessment and visual impact assessment were submitted under the two s.12A applications No. Y/NE-KTS/12 and Y/NE-KTS/14 relating to the “CDA(1)” and “CDA(2)” sites respectively. Having considered the technical assessments, Commissioner for Transport (C for T), Director of Environmental Protection (DEP) and Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) have no comment or objection in terms of traffic, drainage and sewerage. The Chief Town Planner/Urban Design and Landscape (CTP/UD&amp;L), PlanD has advised that the potential visual impact of the proposed development at a BH of 75mPD under both proposed developments is considered not substantial in wider context, taking into account that both sites are located in close proximity to the planned KTN NDA to the north, where the BHs descend from the town centre (145mPD to 110mPD) towards the southern periphery to KTS area. The respective developers will need to submit further technical assessments in support of the future MLP submission. For the previous “REC” zoning covering the “CDA(2)” site (Item B1), Director of Leisure and Cultural Services (DLCS) has advised that there is no plan to develop the site for recreation use. Besides, it is not within any Village ‘Environs’. Thus, both “REC” and “V” zones are not appropriate for the site.</p> <p>(b) In response to (3) and (4), the views of <b>C2</b> and <b>C3</b> are noted. Responses to <b>R1</b> in paragraph 5.4.1(a) is relevant.</p>	

## 6. **Departmental Consultation**

6.1 The following Government departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate.

- (a) CBS/NTW, BD
- (b) CE/MN, DSD
- (c) Project Manager (North), Civil Engineering and Development Department
- (d) CTP/UD&L, PlanD
- (e) C for T
- (f) DEP
- (g) DSW
- (h) DLCS

6.2 The following Government departments have no comment on the representations and comments:

- (a) District Lands Officer/North, Lands Department
- (b) CBS/NTW, BD
- (c) Chief Highway Engineer/New Territories East, Highways Department
- (d) Chief Engineer/Construction, Water Supplies Department
- (e) Director of Agriculture, Fisheries and Conservation
- (f) Director of Electrical and Mechanical Services
- (g) Director of Fire Services
- (h) DO(N), HAD

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

7.1 The supportive views of **R1 (part)**, **R2** and **R3 (part)** and other views provided by **R1 (part)**, **R3 (part)** and **R4** are noted.

7.2 Based on the assessments in paragraph 5 above, PlanD does not support **R3 (part)** and considers that the Plan should not be amended to meet the representation for the following reasons:

### Item A2

- (a) The three small pieces of land are residual lands of the previous "CDA" site. Rezoning of them from "CDA" to the adjoining zoning of "REC" is considered appropriate.

### Item C

- (b) Rezoning of the site from "GB" to "R(C)2" is considered appropriate as it is to reflect the existing residential development implemented in accordance with a planning permission.

Item D1

- (c) Rezoning of the site from mainly “CDA” to “R(C)2” with the same development parameters is considered appropriate as it is to reflect the existing residential development implemented in accordance with a planning permission on part of the site and to facilitate early development of the remaining area through private initiative.

**8. Decision Sought**

- 8.1 The Board is invited to give consideration to the representations and comments and consider whether to propose/not to propose any amendments to the Plan to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the Plan to meet the representations, Members are also invited to agree that the Plan, together with their respective Notes and updated ES, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

**9. Attachments**

<b>Annex I</b>	Draft Kwu Tung South OZP No. S/NE-KTS/17 (reduced size)
<b>Annex II</b>	Schedule of Amendments Incorporated into the Draft Kwu Tung South OZP No. S/NE-KTS/17
<b>Annex III</b>	Submission of Representations (hard copy for Members only)
<b>Annex IV</b>	Submission of Comments (hard copy for Members only)
<b>Annex V</b>	Provision of Major Social Welfare Facilities in KTS Area
<b>Plans H-1a and H-1b</b>	Location Plans of Amendment Items and Representation Sites
<b>Plans H-2a to H-2c</b>	Site Plans (Amendment Items A1, A2, B1 to B3, C, and D1 to D2)
<b>Plans H-3a and H-3c</b>	Aerial Photos (Amendment Items A1, A2, B1 to B3, C, and D1 to D2)
<b>Plans H-4a and H-4b</b>	Site Photos (Amendment Items A1, A2, B1 to B3, C, and D1 to D2)

**PLANNING DEPARTMENT**  
**AUGUST 2021**