

## **TOWN PLANNING BOARD**

**TPB Paper No. 10916  
For Consideration by the  
Town Planning Board on 1.9.2023**

**DRAFT KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/10**

**CONSIDERATION OF  
REPRESENTATIONS NO. TPB/R/S/YL-KTN/10 – R1 to R5  
AND COMMENTS NO. TPB/R/S/YL-KTN/10 – C1 to C2**

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**DRAFT KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/10  
CONSIDERATION OF REPRESENTATIONS  
NO. TPB/R/S/YL-KTN/10-R1 - R5 AND  
COMMENTS NO. TPB/R/S/YL-KTN/10-C1 - C2**

<b>Subject of Representations (Amendment Items)</b>	<b>Representer (No. TPB/R/ S/YL-KTN/10-)</b>	<b>Commenter (No. TPB/R/ S/YL-KTN/10-)</b>
<p><b><u>Item A</u></b> Rezoning of two sites at Mo Fan Heung and Fung Kat Heung from “Industrial (Group D)” (“I(D)”) and “Agriculture” (“AGR”) to “Residential (Group A)” (“R(A)”) with stipulation of building height restriction.</p> <p><b><u>Item B</u></b> Rezoning of a site to the south of Fung Kat Heung Road from “I(D)” to “Government, Institution or Community” (“G/IC”).</p> <p><b><u>Item C</u></b> Rezoning of a site at Fung Kat Heung from “I(D)” to “Residential (Group C)3” (“R(C)3”) with stipulation of building height restriction</p> <p><b><u>Amendment to the Notes</u></b> Revision to the Remarks of the Notes for “Conservation Area” (“CA”) and “Conservation Area (1)” (“CA(1)”) zones on filling of land/pond or excavation of land.</p>	<p><b><u>Total: 5</u></b></p> <p><b><u>Supporting Item C (1)</u></b> <b>R1:</b> Individual</p> <p><b><u>Opposing (5)</u></b>  Items A and/or B (4) <b>R2:</b> Alex Development Limited represented by KTA Planning Limited <b>R3:</b> Koon Chun Sauce Factory <b>R4:</b> The Vineyard Management Services Office <b>R5:</b> Supreme Management Services Limited</p> <p><b><u>Amendment to the Notes (1)</u></b> <b>R1:</b> Individual</p> <p><b><u>Providing Adverse Views on Items A and B (1)</u></b>  <b>R1:</b> Individual</p>	<p><b><u>Total: 2</u></b></p> <p><b><u>Opposing (1)</u></b> <b>C1:</b> Shap Pat Heung Rural Committee</p> <p><b><u>Providing Adverse Views (1)</u></b> <b>C2 (also R1):</b> Individual</p>

## 1. **Introduction**

- 1.1 On 6.1.2023, the draft Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/10 (the Plan) at **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 to the OZP is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month statutory exhibition period, five valid representations were received. On 24.3.2023, the representations were published for public comments. Upon expiry of the publication period, two valid comments on the representations were received.
- 1.3 On 7.7.2023, the Town Planning Board (the Board) agreed to consider the representations and comments of the Plan 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 and their submissions are at **Annexes III & IV**<sup>1</sup> respectively. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## 2. **Background**

### ***Items A and B - Proposed Public Housing Development and Government, Institution and Community facilities***

- 2.1 The 2013 Policy Address stated that the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2019 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. Optimisation of the development potential of brownfield sites is one of the key strategies among all.
- 2.2 In November 2019, the Planning Department (PlanD) promulgated the findings of the “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” (the “Brownfield Study”) which identified a total of 1,579 ha of brownfield sites in the territory. Based on the study findings, PlanD has shortlisted 450 ha of brownfield sites as having high or medium development potential in view of the proximity to existing new towns/new development areas and major highways/transport infrastructures, as well as the larger size of land in the sites. In light of the 2019 Policy Address, PlanD kick-started the first phase review covering 160 ha of those brownfield sites closer to the existing

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<sup>1</sup> The names of the representers and commenters are shown at **Annex III**. Soft copy of their submissions has been sent to the Town Planning Board Members 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\\_YL-KTN\\_10.html](https://www.info.gov.hk/tpb/en/plan_making/S_YL-KTN_10.html) and the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin. A set of hard copy is deposited at the Town Planning Board Secretariat for Members’ inspection.

infrastructures, with a view to identifying clusters suitable for public housing developments. Taken into account a host of planning considerations, including the overall development strategy, land use compatibility, transport accessibility, infrastructure provision and broad environmental implications, eight priority clusters with a total area of about 35.7 ha in Yuen Long, Tuen Mun and Tai Po with higher development potential for public housing developments have been shortlisted. A cluster of about 12 ha in Sha Po, Yuen Long is one of them. Through amalgamation with intermingling land parcels to rationalize the site boundary, a total area of about 16 ha is earmarked for feasibility study of development.

- 2.3 In view of the acute demand for public housing, the Government announced in December 2018 to allow further increase of domestic plot ratio (PR) for public housing sites to a maximum permissible PR of 6.5, where technically feasible. It was also announced in the 2022 Policy Address that the maximum domestic PR for housing land in the Northern Metropolis would be 6.5.
- 2.4 In 2020, the Civil Engineering and Development Department (CEDD) commissioned an engineering feasibility study (EFS) for the proposed public housing development at Sha Po. The EFS was completed in 2022, which confirmed the technical feasibility of the proposed development involving the provision of about 16,300 public housing units at Item A site and a government, institution and community (GIC) cluster comprising a 30-classroom primary school, a divisional police station, a divisional fire station, a sports/leisure centre and a mini-soccer field at Item B site and associated infrastructural facilities in support of the development and nearby area.

### ***Item C - Rezoning of a site with Existing Historical Buildings***

- 2.5 A site occupied by the Shum Residence (沈氏大屋) which comprises three Grade II historic buildings adjacent to the proposed public housing development at Sha Po is zoned “R(C)3” in order to reflect the existing use and as-built development bulk.

### ***Amendment to the Notes of the Plan***

- 2.6 To streamline the planning application process/mechanism, the Board agreed on 6.8.2021 to exempt the diversion of stream/excavation/land filling works in association with public works co-ordinated or implemented by Government and minor works (i.e. maintenance, repair or rebuilding works) from the requirement of planning application (the ‘Exemption Clause’) under “CA” zone. Opportunity was taken to incorporate this technical amendment into the Notes for “CA” and “CA(1)” zones of the Plan.

### ***The Plan***

- 2.7 On 9.12.2022, the RNTPC agreed that the above proposed amendments to the approved Kam Tin North OZP No. S/YL-KTN/9 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant RNTPC

Paper No. 9/22 is available at the Board's website and the Board's Secretariat for Members' inspection, while the extract of the minutes of the RNTPC meeting is at **Annex V**.

### 3. **Local Consultation**

#### *Prior to the Consideration of the Proposed Amendments by RNTPC*

- 3.1 Prior to the consideration by RNTPC as mentioned in paragraph 2.7 above, PlanD, CEDD and Housing Department (HD) jointly consulted Kam Tin Rural Committee (KTRC) on 21.10.2022 and Yuen Long District Council (YLDC) on 25.10.2022 regarding the proposed amendments to the OZP and the related public housing development and infrastructural works. Both YLDC and KTRC were not supportive of the proposals and expressed concerns on the potential traffic impact of the proposed public housing development and displacement of the existing residents and brownfield operations. YLDC also considered that the proposed public housing developments in the Yuen Long District should be assessed in a comprehensive manner to ensure that all infrastructural and technical issues could be tackled holistically. Their views and comments had been incorporated into RNTPC Paper No. 9/22 mentioned in paragraph 2.7 above and in the minutes of YLDC meeting at **Annex VI**.

#### *After the Publication of the Plan*

- 3.2 After the publication of the Plan, a letter was issued to YLDC to invite its members to submit representation. No representation was received from YLDC Members during the statutory exhibition period.

### 4. **The Representation Sites and the Surrounding Areas**

#### 4.1 **Items A and B**

- 4.1.1 The sites of Items A and B covering a total area of about 15.36 ha are located to the east of San Tam Road and the north of Sha Po Tsuen in Kam Tin (**Plan H-1**). The sites are currently occupied mainly by brownfield operations (including warehouses, open storage yards and rural workshops) and some scattered domestic dwellings/structures (**Plans H-2 to H-4**). They are currently accessible via San Tam Road, traversed by a section of Fung Kat Heung Road in the middle and linked to the surrounding areas via local tracks (**Plan H-2**).

#### *Proposed Public Housing Development*

- 4.1.2 Item A site comprises two portions (the northern and southern portions) under "R(A)" zoning (about 12.68 ha) with a maximum PR of 6.7 and a maximum building height (BH) of 185mPD for public housing development (**Plan H-1**). The detailed development parameters of the proposed development are listed below:

<b>Development Site Area</b>	About 11.8 ha <sup>(1)</sup> [3.6 ha and 8.2 ha for the northern and southern portions respectively]
<b>Total PR</b>	Maximum 6.7 (domestic PR of 6.5 and non-domestic PR of 0.2)
<b>No. of Domestic Storeys<sup>(2)</sup></b>	About 42-52 storeys [including 4 storeys for non-domestic podium at the northern portion; and 3-5 storeys for non-domestic podium at the southern portion]
<b>No. of Blocks</b>	16 blocks
<b>No. of Flats</b>	About 16,300 flats
<b>Population</b>	About 46,000 persons
<b>Target Completion Date</b>	2031
<b>Supporting Facilities<sup>(3)</sup></b>	<ul style="list-style-type: none"> <li>• Kindergarten(s)</li> <li>• Social Welfare Facilities<sup>(4)(5)</sup></li> <li>• Retail Facilities</li> <li>• Public Transport Interchange (PTI)<sup>(5)</sup> and ancillary parking spaces and loading/unloading bays</li> </ul>

Notes:

- (1) Excluding the adjoining public roads and footpaths, and subject to change at the detailed design stage.
- (2) Approximate number of storeys and maximum BH to cater for additional gross floor area (GFA) concession for promotion of Modular Integrated Construction under Joint Practice Note No. 8 promulgated in July 2022 has been taken into account. It will also allow for provision of PTI subject to further discussion among relevant government departments.
- (3) The actual provision of supporting facilities will be subject to confirmation by relevant government departments at the detailed design stage.
- (4) GFA equivalent to about 5% of the domestic GFA of the public housing development will be reserved for the provision of social welfare facilities. Such GFA is not included in the PR calculation. The location, type and actual provision of social welfare facilities will be subject to the advice of the Social Welfare Department (SWD) and HD at the detailed design stage.
- (5) Public transport facilities and GIC facilities as required by the government may be exempted from PR calculation. The location and details of these facilities are subject to the advice of relevant government departments.

*Proposed GIC cluster*

- 4.1.3 Item B site is zoned “G/IC” (about 2.68 ha) for the development of a GIC cluster comprising a 30-classroom primary school, a divisional police station, a divisional fire station, a sports/leisure centre and a mini-soccer field to support the future population in the area (**Plan H-1**). The provision details, including the exact development parameters, layout and design will be subject to further planning and assessment by relevant departments.

4.2 Item C

- 4.2.1 Item C site (about 0.37 ha) is largely surrounded by the proposed GIC cluster mentioned in paragraph 4.1.3 above. It is currently occupied by

the Shum Residence (沈氏大屋) which comprises a complex of three existing buildings, namely the General House (上將府), Hip Wai House (協威樓) and Shum Ancestral Hall (沈氏家祠) (**Plan H-1**). These buildings, with a total floor area of about 1,900m<sup>2</sup> and building heights of one to two storeys (not more than 12m), were built around the 1930s and are in relatively good conditions for domestic and ancillary ancestral hall uses. They are classified by the Antiquities and Monuments Office (AMO) of the Development Bureau (DEVB) as Grade II historic buildings. The surroundings are mainly temporary structures for domestic use or brownfield operations. The site is zoned “R(C)3” with a maximum PR of 0.5 and BH of two storeys (12m) to reflect the existing use and as-built development bulk.

#### 4.3 Planning Intentions

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

- (a) the “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building;
- (b) the “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments; and
- (c) the “R(C)3” 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 Town Planning Board.

### 5. The Representations

#### 5.1 Subject of Representations

- 5.1.1 Amongst the five representations received, one (**R1**) provides adverse views on Items A and B; supports Item C; and opposes the amendment to the Notes. The remaining four representations (**R2 to R5**) oppose Item A and/or Item B.
- 5.1.2 The major grounds of representations as well as their major suggestions, and PlanD’s responses, in consultation with the relevant government bureaux/departments (B/Ds), are summarised in paragraph 5.2 below.

## 5.2 Major Grounds of Representations and PlanD's responses

### 5.2.1 Item A

#### (a) Traffic and Transportation

	Major Grounds/Comment(s)/Suggestion(s)	Representation No.
(1)	The proposed public housing development will induce significant traffic impact on the surrounding areas. Traffic congestion at San Tam Road and Fairview Park Interchange will be aggravated. The proposed traffic improvement works should be completed before the public housing development to minimise the traffic impact.	<b>R4 and R5</b>
(2)	The southern portion of the proposed public housing development will encroach onto the pavement of an existing local access road ( <b>Plan H-2 and H-4f</b> ) at the east of the site, which serves the inner parts of the Fung Kat Heung area. It will affect the pedestrian safety and aggravate the traffic congestion at the access road. The aforementioned local access road should be widened, modified with additional connection, and included as a part of the proposed road improvement works for the public housing development ( <b>Plan H-2</b> ). Such improvements to the access road would facilitate transformation of the Fung Kat Heung area into mixed-use developments. <b>R2</b> also submitted a traffic impact assessment to demonstrate the feasibility of the suggested improvements to the local access road with sensitivity test covering an anticipated traffic growth arising from a notional increase of 1,000 housing units in the area as assumed by the representer.	<b>R2</b>
(3)	Cycling path should be provided to strengthen the connection between the proposed development and the existing cycling network at San Tam Road and Castle Peak Road (Tam Mei).	<b>R5</b>

	Responses
(a)	<p><u>In response to (1)</u></p> <p>According to the Traffic and Transport Impact Assessment (TTIA) conducted under the EFS, majority of the future population (about 76.6%) were expected to take public transport such as bus, public light bus and mass transit rail. (<b>Plan H-2</b>). On this basis and with implementation of the proposed traffic improvement works, including improvements to San Tam</p>



	<b>Responses</b>
	<p>Road and Fairview Park Interchange (<b>Plan H-5</b>) before the population intake of the public housing development (i.e. 2031 tentatively), the Commissioner for Transport (C for T) considers that the traffic impact arising from the proposed development on the nearby road networks is manageable, and there will be no insurmountable problem to the traffic network in the area.</p>
(b)	<p><u>In response to (2)</u></p> <p>Although the proposed public housing site may encroach onto the western pavement of the local access road, the concerned pavement is discontinued beyond the site boundary and largely occupied by operation of the brownfield activities. The eastern pedestrian pavement of the local access road with an average width of about 1.3m will not be affected by the development (<b>Plans H-2 &amp; H-4f</b>). The treatment of interface between the concerned access road and the proposed public housing development, including any provision of pedestrian pavement, would be subject to refinement in the detailed design stage. The overall pedestrian connectivity and accessibility of the Fung Kat Heung area will also be generally improved upon clearance of the existing brownfield operations and implementation of the proposed housing development.</p> <p>As part of the road improvement plan proposed in the EFS, a section of Fung Kat Heung Road will be widened and a new loop road will be constructed to connect with San Tam Road to serve the future population of the public housing development. Furthermore, there will be a reduction of heavy vehicular flow upon clearance of the existing brownfield operations. According to the TTIA, the said road improvement plan is sufficient to support the anticipated traffic growth in the locality arising from the proposed development.</p> <p>Apart from the proposed public housing development, there is no major development planned for the Fung Kat Heung area. The requirement for upgrading local access roads arising from future developments, if any, should be addressed by the respective proponents as part of the development proposals.</p>
(c)	<p><u>In response to (3)</u></p> <p>With the planned Northern Link and the PTI supporting the proposed public housing development, it is expected that majority of the future population will use public transport for commuting. For cycling network, the Sha Po area is currently served by cycle tracks available along Castle Peak Road – Tam Mi and Pok Wai South Road, which provide a through-link for cyclists traveling between Yuen Long and San Tin (<b>Plan H-2a</b>). Further road widening along San Tam Road for providing cycle track may not be feasible due to the site constraints brought about by the existing pylons along San Tam Road.</p>

## (b) Drainage Issue

	Major Grounds/Comment(s)/Suggestion(s)	Representation No.
(1)	The site owned by the representer across San Tin Highway ( <b>Plan H-2a</b> ) has been suffering from frequent flooding for years. The upstream land use has significantly changed over time resulting in runoff already exceeding the design capacity of the existing public drainage system.	<b>R3</b>
(2)	Without presenting the hydraulic calculation or summary of results, the hydraulic performance in the Drainage Impact Assessment (DIA) under the EFS is not transparent to prove that the proposed drainage improvement works could support the proposed public housing development.	
(3)	More description on the assumed pre- and post-development stages is necessary to convince stakeholders that there would be no increase in runoff to downstream areas after the proposed development.	
(4)	A flood simulation model revealing the assumptions and logic of assessment should be presented to prove that the development would not pose any adverse drainage impact.	
(5)	Proper attenuation arrangements such as stormwater detention tanks or other management measures should be proposed by the government to prevent sudden flux of stormwater during storm season.	

	Responses
(a)	<p><u>In response to (1) to (5)</u></p> <p>According to the DIA under the EFS, which was conducted with assessment methodology accepted by the Chief Engineer/Mainland North of the Drainage Services Department (CE/MN of DSD), the “existing condition” and “after development” scenarios had been assessed. With the change in site formation level for the proposed development, the overland flow pattern and discharge point would be altered, resulting in a reduction in the catchment area within which the representer’s site is located. There would also be a decrease in paved surface within the catchment area due to the change in land use with additional landscaping and vegetation cover. It was concluded that the peak runoff within the concerned catchment would decrease after the development. With implementation of the drainage proposals which included additional drainage pipes and U-channels, the runoff from the proposed development would be properly discharged without causing significant stormwater drainage impact in the area. Based on the DIA, CE/MN of DSD has no adverse comment on the proposed development. The drainage proposal will be further enhanced in the detailed design stage.</p>

## (c) Air Ventilation, Visual and Landscape Issues

	Major Grounds/Comment(s)/Suggestion(s)	Representation No.
(1)	The Air Ventilation Assessment – Expert Evaluation (AVA-EE) pointed out that the proposed development would be potentially blocking some winds to its immediate surrounding areas. Part of the residential towers will be built almost on the buffer from the nearby roads and adjoining uses, and the building gaps are less than 15m.	<b>R1</b>
(2)	The proposed development will lead to extensive tree felling and the proposed compensatory plantings are merely ornamental trees along the periphery, many of which are located against the podium and will have difficulty in maturing.	
(3)	The visual impact brought by the proposed development cannot be mitigated.	

	Responses
(a)	<p><u>In response to (1)</u></p> <p>An AVA-EE was conducted under the EFS, which concluded that with the incorporation of mitigation measures including building separations of at least 15m wide aligned with prevailing wind directions, appropriate building setback from the development boundary as well as the relatively low-rise GIC cluster in the center, no significant adverse air ventilation impact was anticipated from the proposed development on the surrounding wind environment (<b>Drawings H-2 to H-3e</b>). Other design features such as minimisation of podium bulk and adoption of permeable design for podium and carpark/PTI have also been proposed. The Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&amp;L, PlanD) has no adverse comment on the AVA-EE conducted under the EFS. It is recommended that a quantitative AVA – Initial Study shall be conducted at the detailed design stage for assessing the effectiveness of the proposed mitigation measures to optimise the building arrangement.</p>
(b)	<p><u>In response to (2)</u></p> <p>According to the Landscape and Visual Impact Assessment (LVIA) conducted under the EFS, a total of 1,618 trees will be affected by the proposed development and associated infrastructural works (<b>Plan H-5</b>). Most of these affected trees are in poor or average condition, with no Old and Valuable Trees (OVTs) nor rare/protected species identified.</p> <p>To mitigate the landscape impact, 125 trees will be retained in-situ and a total of 1,560 new trees will be planted, with a compensatory planting ratio</p>

	<b>Responses</b>
	<p>of not less than 1:1 in accordance with the DEVB Technical Circular (Works) No. 4/2020. Furthermore, a total greenery coverage targeted at 30% of the total site area<sup>2</sup> will be provided at the public housing sites (<b>Drawing H-4</b>). CTP/UD&amp;L, PlanD has no adverse comment on the tree survey and landscape proposal under the EFS. A more detailed Tree Preservation and Removal Proposal would be prepared at the detailed design stage to ensure that no significant landscape impact will arise from the proposed development. In respect of the representer's concern on the difficulty of the compensatory trees in maturing, all new trees to be planted will be put under proper maintenance by relevant government departments to ensure healthy growth.</p>
(c)	<p><u>In response to (3)</u></p> <p>According to the LVIA conducted under the EFS, the proposed development will inevitably result in some changes to the existing visual amenity of the neighbouring areas. The LVIA has included recommendations of sensitive design measures including sufficient spacing between high-rise buildings and variation in building height profile (from 151mPD to 183mPD). Mitigation measures including landscape planting, provision of greenery on various levels, aesthetically pleasing building design and provision of local open space and recreational facilities as visual relief are also proposed to alleviate the visual impacts (<b>Drawings H-4 to H-5</b>). With the adoption of these measures, the visual impact arising from the proposed development is considered acceptable.</p> <p>CTP/UD&amp;L, PlanD has no adverse comment on the LVIA conducted under the EFS given that the proposed mitigation measures shall be further developed in the detailed design stage to optimise the visual permeability, visual relief and greenery provision of the proposed development.</p>

(d) Provision of Community/Recreational Facilities

	<b>Major Grounds/Comment(s)/Suggestion(s)</b>	<b>Representation No.</b>
(1)	The provision of community facilities and recreation facilities such as swimming pool and sports ground is insufficient to serve the increasing population, and the shortfalls on some social welfare facilities need to be addressed immediately.	<b>R1</b>
(2)	The adoption of a wider district basis for addressing the community need is not acceptable as Yuen Long has significant deficiencies in the concerned services.	

<sup>2</sup> In accordance with the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) No. APP-152 "Sustainable Building Design Guidelines".

	<b>Responses</b>
(a)	<p data-bbox="448 230 778 264"><u>In response to (1) and (2)</u></p> <p data-bbox="448 315 1417 495">The existing and planned provision of major GIC facilities in the Kam Tin North area is generally sufficient to meet the demand of the planned population in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and assessments of relevant B/Ds (<b>Annex VII</b>).</p> <p data-bbox="448 546 1417 1200">Regarding the shortfalls in rehabilitation facilities, child care centres, community care services facilities and residential care homes in Kam Tin North area, the standard set for these services/facilities are a long-term goal and the actual provision would be subject to the consideration of SWD in the planning and development process as appropriate. SWD has all along adopted a multi-pronged approach with long, medium, and short-term strategies and maintained close contact with other relevant departments to identify suitable sites or premises in different types of development projects for the provision of welfare facilities to meet the needs of the community. Due regard is given to various factors such as reference of HKPSG, location, accessibility, available floor area, height restrictions of some social welfare facilities, barrier-free facilities, surrounding environment, supply and demand for services in the local community, etc. for the provision of welfare facilities in the vicinity. In the subject public housing development, opportunity has been taken to reserve accommodation equivalent to not less than 5% of domestic GFA for appropriate social welfare facilities. This will help address the requirement for social welfare provision.</p> <p data-bbox="448 1252 1417 1503">In terms of open spaces, although there will be a shortfall in the planned provision of district open spaces (-3.94 ha) upon completion of the proposed public housing development, it could be absorbed by the surplus in the planned provision in Yuen Long District (+19.52 ha). For local open spaces, sufficient provision to meet the residents' need will be provided in the proposed public housing development upon detailed design (<b>Drawing H-3</b>).</p> <p data-bbox="448 1554 1417 1805">In terms of other recreational facilities such as swimming pool and sports ground, the Leisure and Cultural Services Department (LCSD) keeps review on the relevant provision in Yuen Long from time to time in accordance with HKPSG. Opportunity will be taken for the provision of more leisure and recreational facilities in the major new development areas, such as the Hung Shui Kiu/Ha Tsuen New Development Area, to meet the community needs.</p> <p data-bbox="448 1856 1417 1966">Having regard to the above, it is considered that the provision of community and recreational facilities in the proposed development is generally appropriate.</p>

### 5.2.2 Item B

(a) Traffic and Transportation

**R2** opposes Item B with the same grounds on traffic and transportation as stated in paragraph 5.2.1(a)(2) above. PlanD's respective responses in paragraph 5.2.1(a) are applicable.

(b) Provision of Open Space and Recreational Facilities in the GIC cluster

	Major Ground	Representation No.
(1)	The proposed "G/IC" zone under Item B, which consists of an area of only about 2.68ha, is not large enough to accommodate the proposed 37,000m <sup>2</sup> open space. Also, the proposed mini-soccer field in the "G/IC" zone is inadequate to serve the public housing development and surrounding environment, and based on the proposed population, there should be five basketball courts and other facilities.	<b>R1</b>

	Responses
(a)	<p><u>In response to (1)</u></p> <p>The intention of the "G/IC" site under Item B is to reserve land for proposed primary school, police station, fire station, sports/leisure center, and mini-soccer field to support the future population in the area. Subject to detailed design by LCSD, various sport facilities such as basketball courts may be provided in the planned sports/leisure centre.</p> <p>According to the indicative scheme of the proposed public housing development, there will be about 15,800m<sup>2</sup> and 37,000m<sup>2</sup> local open space within the northern and southern portions respectively (<b>Drawing H-4</b>). Such provision will be adequate to meet the demand of residents of the proposed public housing development in accordance with the prevailing standards.</p>

### 5.2.3 Item C

**R1** supports Item C with the following major ground and suggestion in relation to enhancing protection of the historic buildings:

	Major Ground	Representation No.
(1)	The protection of heritage is supported. Consideration should be given to including a clause that demolition or remodelling of the	<b>R1</b>

	historic buildings should require approval from the Board.	
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<b>Responses</b>	
(a)	<p>The supportive view on heritage protection is noted.</p> <p>As advised by AMO, the Government's heritage conservation policy aims to strike a proper balance between the respect for private property rights and heritage conservation. The Government has established an internal monitoring mechanism to monitor any plan to demolish or alter declared monuments, proposed monuments, graded buildings or buildings proposed to be graded. Under the mechanism, when the Buildings Department (BD), Lands Department (LandsD) and PlanD become aware of possible threat to the privately-owned sites of archaeological interests, monuments, graded historic buildings and other buildings pending assessment for grading will notify the Commissioner for Heritage's Office (CHO) and AMO. The monitoring mechanism enables CHO and AMO to take timely follow-up actions with the private owners concerned, including reaching out to the owners to explore conservation options.</p>

#### 5.2.4 Amendment to the Notes

**R1** opposes the amendment to the Notes to exempt the filling of land/pond or excavation of land pertaining to public works and minor works in the "CA" and "CA(1)" zones from the requirement of planning permission (the 'Exemption Clause'), with the following major grounds:

<b>Major Grounds</b>	<b>Representation No.</b>
The 'Exemption Clause' will lead to undesirable impacts on natural drainage channels and ponds. It would also allow wholesale tree felling and vegetation removal that serve to mitigate the impacts of unbridled development.	<b>R1</b>

<b>Responses</b>
<p>The 'Exemption Clause' is in line with the latest revision of Master Schedule of Notes as agreed by the Board on 6.8.2021 and subsequently promulgated on 24.8.2021, with a view to streamlining the planning application process/mechanism.</p> <p>The 'Exemption Clause' is only applicable to public works and minor works in which no major adverse impacts are anticipated. Public works co-ordinated or implemented by government are under an established monitoring mechanism where proposed works have to be agreed by B/Ds concerned and in compliance with the relevant government requirements. Maintenance and repair works are small in scale and do not involve new development. Rebuilding works are regarded as a respect of the rebuilding right of the owner/occupier of an existing</p>

Responses
<p>permitted building/structure, and they are normally small in scale. It should also be noted that such works exempted from planning permission still have to conform to any other relevant legislations, the conditions of the government lease concerned, and other government requirements, as may be applicable.</p> <p>Besides, the 'Exemption Clause' only applies to the filling of land/pond or excavation of land. If a 'use' requires planning permission from the Board in terms of the Notes (i.e. a Column 2 use), the use itself still requires planning permission and its associated diversion of stream/excavation/land filling works would form part of the proposal. Planning permission for filling of land/pond or excavation of land is also required for a permitted use/development (i.e. a Column 1 use or a use specified in the covering Notes) if the works are not exempted in the Remarks of the Notes. In this regard, statutory control over the developments in the "CA" and "CA(1)" zones have not been undermined.</p>

## 6. Comments on Representations

- 6.1 Two comments on representations from Shap Pat Heung Rural Committee (**C1**) and an individual (**C2**, also **R1**) were received. **C1** opposes the draft OZP and **C2** provides adverse views. Their submissions are at **Annex IVb**. The major grounds of the comments and PlanD's responses, in consultation with the relevant B/Ds, are set out below:

	Major Comments	Comment No.
(1)	<p>The proposed development would cause adverse traffic impact on the surrounding areas, and would also significantly affect Mo Fan Heung and Fung Kat Heung.</p> <p>The affected residents especially the elderly will have difficulty in relocation and adapting to the new living environment.</p>	<b>C1</b>
(2)	<p>The need for additional public housing supply is not justified taken into account the severe issues in public housing abuse, the trend of shrinking population, economy downturn, and decline in housing market. Housing targets must reflect genuine need but not be overestimated.</p>	<b>C2</b>

Responses
<p>(a) <u>In response to (1)</u></p> <p>The proposed development site is mostly occupied with brownfield operations with scattered squatters. The existing residential dwellings in Mo Fan Heung and Fung Kat Heung will largely remain unaffected. Any residents affected by the proposed development will be granted ex-gratia</p>



	<b>Responses</b>
	<p>allowances or rehousing in accordance with their eligibility under established mechanisms.</p> <p>Responses on the traffic aspect in paragraph 5.2.1(a) above are applicable.</p>
(b)	<p><u>In response to (2)</u></p> <p>The demand for public housing in Hong Kong remains strong and it is highlighted in 2022 Policy Address that public housing supply should be increased and expedited in order to meet such demand.</p> <p>The Secretary for Housing (S for H) advises that according to the Long Term Housing Strategy (LTHS) Annual Progress Report 2022, the public housing supply target for the next 10-year period (2023/24 – 2032/33) is set at 301,000 units under a public/private split of 70:30. The flats to be provided under the subject public housing development at Sha Po form part of the said 10-year housing supply target and thus should be maintained. The Government will continue to make rolling projection according to the established methodology under the LTHS framework when setting future supply targets.</p>

## 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) S for H;
- (b) Secretary for Education;
- (c) Director of Social Welfare;
- (d) Director of Housing;
- (e) Director of Leisure and Cultural Services;
- (f) Chief Heritage Executive (Antiquities and Monuments), AMO
- (g) Chief Engineer/Housing Projects 1, CEDD;
- (h) CE/MN, DSD;
- (i) C for T;
- (j) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (k) Chief Estate Surveyor/Land Supply, LandsD;
- (l) District Officer (Yuen Long), Home Affairs Department; and
- (m) CTP/UD&L, PlanD.

7.2 The following government B/Ds have no comment on the representation/comment:

- (a) Secretary for Development;
- (b) Director of Environmental Protection;
- (c) Director of Health;
- (d) Director of Fire Services;
- (e) Director of Agriculture, Fisheries and Conservation;
- (f) Director of Food and Environmental Hygiene;
- (g) Director of Electrical and Mechanical Services;
- (h) District Lands Officer/Yuen Long, LandsD;
- (i) Project Manager (West), CEDD;
- (j) Chief Estate Surveyor/Land Supply, LandsD;
- (k) Chief Building Surveyor/New Territories West, BD;
- (l) Chief Engineer/Railway Development 2-1, Railway Development Office, HyD;
- (m) Chief Engineer/Construction, Water Supplies Department;
- (n) Chief Architect/Central Management Division 2, Architectural Services Department;
- (o) Head of Geotechnical Engineering Office, CEDD; and
- (p) Commissioner of Police.

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

8.1 The supporting ground of **R1 (Part)** on Item C is noted.

8.2 Based on the assessments in paragraph 5 above, PlanD does not support the adverse views and objection of **R1 (Part)** and the objections of **R2 to R5**, and considers that the OZP should not be amended to meet the representations for the following reasons:

### ***Items A and B***

- (a) the representation sites are amongst the priority brownfield clusters identified by the Government with high potential for public housing development. An EFS comprising technical assessments on different aspects including traffic, environmental, drainage, landscape, visual and air ventilation has been conducted which confirmed that there is no insurmountable technical problem and no significant adverse impact induced by the development with the proposed mitigation measures implemented. Further enhancement of the development layout and design of the proposed development will also be considered at the detailed design stage to address the representers' concerns. It is considered suitable to zone the site as "R(A)" for increasing housing supply and "G/IC" for provision of government, institution and community facilities in support of the development (**R1 to R5**);
- (b) the planned provision of community and recreational facilities in the Kam Tin North area is generally sufficient to meet the need of the community except for certain social welfare facilities. Community facilities are also proposed in the

GIC cluster to serve the basic needs of the future population. In the proposed public housing development at the representation sites, opportunity has been taken to reserve accommodation equivalent to not less than 5% of domestic GFA for appropriate social welfare facilities. SWD will continue to identify suitable sites or premises in different types of development projects in the district for the provision of welfare facilities to meet the needs of the community (**R1**); and

***Amendment to the Notes of “CA” and “CA(1)” zones***

- (c) the amendment to the Notes to exempt the filling of land/pond or excavation of land pertaining to public works and minor works in the “CA” and “CA(1)” zones from requirement of planning permission is to streamline the planning application process/mechanism. The amendment is in line with the latest revision of the Master Schedule of Notes to Statutory Plans, and would not undermine the statutory control on the relevant activities (**R1**).

**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 amendment should be made to the Plan to meet the representations, Members are also invited to agree that the Plan, together with its Notes and updated Explanatory Statement, are suitable for submission under section 8(1)(A) of the Ordinance to the Chief Executive in Council for approval in whole.

**10. Attachments**

<b>Annex I</b>	Draft Kam Tin North OZP No. S/YL-KTN/10 (Reduced Size)
<b>Annex II</b>	Schedule of Amendments to the Approved Kam Tin North OZP No. S/YL-KTN/9
<b>Annex III</b>	List of Representers and Commenters
<b>Annexes IVa &amp; IVb</b>	Submissions of Representers and Commenters
<b>Annex V</b>	Extract of Minutes of RNTPC Meeting held on 9.12.2022
<b>Annex VI</b>	Extract of Minutes of YLDC Meeting held on 25.10.2022
<b>Annex VII</b>	Provision of Major GIC Facilities and Open Space in Kam Tin North Area
<b>Annex VIII</b>	Provision of Major GIC Facilities and Open Space in Yuen Long District
<b>Drawing H-1</b>	Indicative Layout for Proposed Development
<b>Drawings H-2</b>	Building Separations for the Proposed Public Housing Development
<b>Drawings H-3a to 3e</b>	Prevailing Wind Flow and Proposed Air Ventilation Mitigation Measures
<b>Drawing H-4</b>	Landscape Concept Plan

<b>Drawings H-5a to 5g</b>	Photomontages
<b>Plan H-1</b>	Location Plan of Representation Sites
<b>Plans H-2 to H-2a</b>	Site Plans
<b>Plans H-3</b>	Aerial Photos
<b>Plans H-4a to H-4f</b>	Site Photos
<b>Plan H-5</b>	Proposed Traffic Improvement Works

**PLANNING DEPARTMENT  
SEPTEMBER 2023**