

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED KAM TIN NORTH
OUTLINE ZONING PLAN NO. S/YL-KTN/3

Under section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council on 17 February 2004 referred the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/3 to the Town Planning Board for amendment.

The Town Planning Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/4.

Pursuant to section 12(3) of the Ordinance, the draft Outline Zoning Plan No. S/YL-KTN/4 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from the date of the first publication of this notice, that is until 17 February 2005, during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Tuen Mun and Yuen Long District Planning Office, Planning Department, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iii) the Yuen Long District Office, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories;
- (iv) the Kam Tin Rural Committee, Kam Tin Road, Kam Tin, New Territories; and
- (v) the Pat Heung Rural Committee, 4V Sheung Tsuen, Pat Heung, Yuen Long, New Territories.

In accordance with section 6(1) of the Ordinance, any person affected by the amendments so exhibited may object within the said period of two months by sending to the Town Planning Board a written statement of his objection to the amendment(s) and address it to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong. A person may only object to the amendments.

In accordance with section 6(2) of the Ordinance, a written statement of objection shall set out:—

- (a) the nature of and reasons for the objection; and
- (b) if the objection would be removed by an alteration of the draft Plan, any alteration proposed.

Copies of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/4 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan is viewable from the Town Planning Board's website (<http://www.info.gov.hk/tpb>).

SCHEDULE OF AMENDMENTS TO
THE APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/3
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

Amendments pursuant to section 12(1)(b)(ii)

I. *Amendments to Matters Shown on the Plan*

- Item A — Rezoning of an area comprising two portions of land separated by Kam Tin Bypass to the west of Kam Tin Shi from 'Agriculture' to 'Other Specified Uses' annotated 'Comprehensive Development and Wetland Enhancement Area'

- Item B — Rezoning of a site occupied by the Kam Tin Low Flow Pumping Station to the northeast of Kō Po Tsuen from ‘Agriculture’ to ‘Government, Institution or Community’
- Items C1 and C2 — Rezoning of two pieces of wetland underneath the West Rail viaduct abutting the northern side of the drainage channel and to the west of Kam Tin Shi from ‘Undetermined’ (Item C1) and/or ‘Agriculture’ (Item C2) to ‘Conservation Area (1)’
- Items C3 and C4 — Rezoning of four pieces of wetland abutting Kam Tin Bypass from ‘Agriculture’ (Item C3) or ‘Village Type Development’ (Item C4) to ‘Conservation Area (1)’
- Item D — Rezoning of an area occupied by Kam Tin Bypass and a local road along the drainage channel from ‘Agriculture’, ‘Village Type Development’ and ‘Residential (Group C) 1’ to area shown as ‘Road’
- Item E — Rezoning of a site occupied by the Fung Kat Heung Portal from ‘Industrial (Group D)’ to ‘Government, Institution or Community’

Since the construction works of Tsing Long Highway and West Rail have been completed, the annotations indicating their authorization by the then Governor in Council and the Chief Executive in Council respectively are deleted from the Outline Zoning Plan.

II. *Amendments to the Notes of the Plan*

- (a) Addition of a set of Notes for the ‘Other Specified Uses’ annotated ‘Comprehensive Development and Wetland Enhancement Area’ zone in relation to amendment Item A above.
- (b) Addition of a set of Notes for the ‘Conservation Area (1)’ zone in relation to amendment Items C1, C2, C3 and C4 above.
- (c) General revision to the covering Notes and to expand the scope of uses or developments that are always permitted.
- (d) Revision to the user schedules of individual zones in accordance with the respective planning intentions and to subsume uses of similar nature or planning implications under the corresponding broad use terms.
- (e) Addition of statements of planning intention to the Notes for individual zones.
- (f) General revision to the Remarks of the Notes for individual zones to clearly set out the development restrictions.
- (g) Revision to the Remarks in the Notes for the ‘Residential (Group C)’ zone to relax the maximum site coverage restriction of the ‘Residential (Group C) 1’ zone from 20% to 40%, and to delete the maximum site coverage restriction of the ‘Residential (Group C) 2’ zone.

17 December 2004

P. C. CHAN *Chairman, Rural and New Town Planning Committee
of the Town Planning Board*