

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO APPROVED KWU TUNG SOUTH OUTLINE ZONING
PLAN NO. S/NE-KTS/14

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 16 August 2016 referred the approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/14 to the Town Planning Board (the Board) for amendment.

The 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 the draft Kwu Tung South OZP No. S/NE-KTS/15.

The draft Kwu Tung South OZP No. S/NE-KTS/15 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 24 March 2017 to 24 May 2017 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 Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Fanling, Sheung Shui and Yuen Long East District Planning Office, 12th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the North District Office, 3rd Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories; and
- (vi) the Sheung Shui District Rural Committee, 3 Po Wan Road, Sheung Shui, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 24 May 2017.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9. Any person who intends to make representation is advised to read the 'Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (the Guidelines) for details. The Guidelines and the sample submission form are available at locations (i) to (iii) above and the Board's website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/15 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 can be viewed at the Board's website.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and Government departments for the following purposes:—

- (a) the processing of the representation which includes making available the name of the person making the representation (hereafter known as 'representer') for public inspection when making available the representation for public inspection; and
- (b) facilitating communication between the 'representer' and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/14
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 — Rezoning of a piece of land fronting Hang Tau Road from 'Recreation' ('REC') to 'Comprehensive Development Area' ('CDA').
- Item A2 — Rezoning of a piece of land at Hang Tau Tai Po from 'REC' to 'Residential (Group D)' ('R(D)').
- Item A3 — Rezoning of a site occupied by Serenity Garden to the immediate north of Hang Tau Village from 'REC' to 'Residential (Group D)1' ('R(D)1').
- Item A4 — Rezoning of a site occupied by the existing Hang Tau Sewage Pumping Station from 'REC' to 'Government, Institution or Community' ('G/IC').
- Item B1 — Rezoning of a site occupied by Ascot Park from 'Open Space' to 'Residential (Group C)2' ('R(C)2').
- Item B2 — Rezoning of three small areas occupied by Ascot Park from 'REC' to 'R(C)2'.
- Item C1 — Rezoning of a strip of land at Fan Kam Road to the southwest of Ying Pun from 'Agriculture' ('AGR') to an area shown as 'Road'.
- Item C2 — Rezoning of a strip of land at Fan Kam Road to the southwest of Ying Pun from 'G/IC' to an area shown as 'Road'.
- Item C3 — Rezoning of a strip of land along the Dongjiang watermain from area shown as 'Road' to 'AGR'.

II. Amendments to the Notes of the Plan

- (a) Incorporation of plot ratio (PR), site coverage and building height (BH) restrictions for the new 'CDA' site fronting Hang Tau Road in the Remarks of the Notes for the 'CDA' zone.
- (b) Incorporation of a set of Notes for the new 'R(D)' zone, including the sub-zone 'R(D)1' zone, with stipulation of PR and BH restrictions with exemption and minor relaxation clauses.

24 March 2017

Town Planning Board