

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED KAM TIN SOUTH
OUTLINE ZONING PLAN NO. S/YL-KTS/13

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 7 February 2017 referred the approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/13 (the Plan) 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 Kam Tin South OZP No. S/YL-KTS/14.

The draft Kam Tin South OZP No. S/YL-KTS/14 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 3 November 2017 to 3 January 2018 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 Yuen Long District Office, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories;
- (vi) the Kam Tin Rural Committee, 133 Kam Tin Road, Yuen Long, New Territories; and
- (vii) 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 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 3 January 2018.

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 Kam Tin South OZP No. S/YL-KTS/14 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 KAM TIN SOUTH OUTLINE ZONING PLAN NO. S/YL-KTS/13
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 to the south of Tung Wui Road and to the west of Ho Pui Stream from 'Agriculture' ('AGR') to 'Residential (Group A)' ('R(A)') with stipulation of building height restriction.
- Item A2—Rezoning of a piece of land to the south of Tung Wui Road and to the east of Tsing Long Highway from 'AGR' to 'R(A)' with stipulation of building height restriction.
- Item A3—Rezoning of a piece of land to the south of Tung Wui Road and to the east of Ho Pui Stream from 'Other Specified Uses' ('OU') annotated 'Rural Use' to 'R(A)' with stipulation of building height restriction.
- Item B1—Rezoning of a piece of land to the south of Tung Wui Road and to the east of Kam Ho Road from 'AGR' to 'Government, Institution or Community' ('G/IC').
- Item B2—Rezoning of a piece of land to the south of Tung Wui Road and to the west of Kam Ho Road from 'AGR' to 'G/IC'.
- Item C—Rezoning of part of Tung Wui Road and Kam Ho Road from 'AGR' to area shown as 'Road'.

II. *Amendments to the Notes of the Plan*

- (a) Incorporation of a new set of Notes for the 'R(A)' zone with stipulation of development restrictions, minor relaxation clause for such restrictions and exemption clause for plot ratio calculation in the Remarks of the Notes.
- (b) Incorporation of an exemption clause for public vehicle park, or Government, institution, community or social welfare facilities, as required by the Government, to be exempted from plot ratio calculation in the Remarks of the Notes for the 'R(A)' zone.
- (c) Revision to the exemption clause for plot ratio/gross floor area/site coverage calculation in relation to caretakers' quarters and recreational facilities in the Remarks of the Notes for the 'Comprehensive Development Area', 'Residential (Group C)', 'Residential (Group D)', 'OU(Railway Station and Public Transport Interchange with Commercial/Residential Development)', 'OU(Railway Depot with Commercial/Residential Development)' and 'OU(Rural Use)' zones.