

**RURAL AND NEW TOWN PLANNING COMMITTEE  
OF THE TOWN PLANNING BOARD**

**RNTPC Paper No. 9/14  
for Consideration by  
the Rural and New Town Planning Committee  
on 23.5.2014**

**LAND USE REVIEW OF THE “RECREATION” ZONE  
IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH  
OUTLINE ZONING PLAN NO. S/NE-KTS/14**

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**1. Purpose**

This paper is to provide Members with the findings and recommendations of a land use review of the “Recreation” (“REC”) zone in Hang Tau Tai Po on the approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/14.

**2. Background**

- 2.1 The “REC” zone, with a total area of about 8.47 ha, is located at the northern part of the Kwu Tung South area and is fronting Hang Tau Road at its eastern side (**Plans 1, 2 and 6**). With its proximity to Hong Kong Golf Club, the concerned area has been designated as “REC” since the first gazettal of the first OZP for Kwu Tung South, i.e. S/NE-KTS/1 exhibited on 3.6.1994 in order to reserve land for provision of recreational uses. The zoning and boundary of the subject “REC” zone have remained unchanged since then.
- 2.2 On 7.12.2012, the Rural and New Town Planning Committee (the Committee) considered a planning application (No. Y/NE-KTS/5) for rezoning the north-eastern portion of the “REC” zone (about 1.77 ha) from “REC” to “Comprehensive Development Area” (“CDA”) to facilitate a low-rise and low-density residential development (**Plans 7 and 8**). As the concerned application site formed part of the larger “REC” zone, the Committee agreed in-principle the rezoning application and requested Planning Department (PlanD) to carry out a land use review of the whole “REC” zone.

**3. Strategic Context of the Kwu Tung South Area**

- 3.1 The Kwu Tung South area, located to the south of Fanling Highway (**Plan 1**), is generally characterized by low-rise and low-density residential developments, village settlements and recreational developments (**Plan 2**).

*Kwu Tung North New Development Area*

- 3.2 Further north across Fanling Highway some 850m away is the Kwu Tung North New Development Area (NDA) identified under the North East New Territories New Development Areas Planning and Engineering Study (NENT NDA Study)

(**Plan 7**). Kwu Tung North NDA would be developed as a mixed development node providing medium to high density public and private housing, commercial and research & development uses, as well as land for ecological conservation. To implement the various uses under the Kwu Tung North NDA with plot ratios (PRs) ranging from 3.5 to 6 for residential sites, the draft Kwu Tung North OZP No. S/KTN/1 was gazetted for public inspection on 20.12.2013. Upon full development, the Kwu Tung North NDA will have a total population of about 105,500.

#### *Kwu Tung South Potential Development Area*

- 3.3 An area (about 19 ha) located to the immediate south of the proposed Kwu Tung North NDA across Fanling Highway and to the east of Hang Tau Road, which falls within an area largely zoned “REC”, has been identified as a potential development area (PDA) (**Plan 7**) for residential development with related Government, Institutional or Community (G/IC) and supporting facilities. A planning and engineering study is being conducted by PlanD and the Civil Engineering and Development Department (CEDD) on the subject. In terms of overall development intensity, the future development at the PDA would make use of its strategic location, one of the key elements of which is its close proximity to the Kwu Tung North NDA with a planned future rail link.

#### *Approved Residential Developments*

- 3.4 Apart from the Kwu Tung North NDA and the Kwu Tung South PDA as mentioned above, a total of two s. 12A applications for residential developments in the vicinity of the subject “REC” zone have been approved by the Committee in the recent years (**Plan 7**). Both located along Hang Tau Road to the further north of the “REC” zone, occupying a total area of about 2 ha of land, these two rezoning applications for low-rise and low-density residential developments (Nos. Y/NE-KTS/3 and Y/NE-KTS/4) were approved by the Committee on 23.9.2011 and 19.10.2012 respectively. Application No. Y/NE-KTS/3 entailed rezoning from “Agriculture” (“AGR”) to “CDA”, while Application No. Y/NE-KTS/4 involved rezoning from “Government, Institution or Community” (“G/IC”) to “Residential (Group C)2” (“R(C)2”), both with a maximum PR of 0.4 and building height (BH) of 3 storeys including car park. Details of these two approved 12A applications are at **Appendix III**. For Application No. Y/NE-KTS/3, a s.16 application (No. A/NE-KTS/364) for 33 proposed houses with a plot ratio (PR) of 0.4, site coverage (SC) of 25% and building height (BH) of 3 storeys including carpark at the same application site is currently being processed.

## **4. Planning Intention of “REC” Zone**

- 4.1 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.

4.2 According to the Explanatory Statement of the Kwu Tung South OZP, areas which lie in close proximity to the Hong Kong Golf Club (**Plan 1**) have been reserved for such purpose. Recreational uses include active recreation playground and holiday camp with sporting facilities which are always permitted within this zone. Private club would also be considered upon application to the Town Planning Board (the Board) on the basis that the proposed development would not be incompatible with the rural character of the neighbourhood. Residential development (not exceeding PR 0.2) which should be ancillary to recreational use may be permitted on application subject to the Town Planning Board's approval.

## **5. The Subject "REC" Zone**

5.1 In general, the subject "REC" zone is located in a predominantly rural environment dominated by low-rise and low-density residential developments, village dwellings or domestic structures, temporary structures for storage and warehouse purposes and vacant or unused land (**Plan 2**). Bounded by a village road along its northern and western boundaries and Hang Tau Road to the east, the subject zone comprises mainly private land (about 90%) (**Plan 5**) and currently comprised of a mix of land uses (**Plans 4 and 6**). About 1.77 ha of land at the north-eastern portion (which is the subject site of the agreed s.12A rezoning application No. Y/NE-KTS/5, as mentioned in paragraph 2.2 above) has been fenced off and left vacant. For the remaining land, low-rise and low-density domestic structures and village houses are found at eastern, southern and northern portions with a mix of open storage yards, workshops and warehouses at the western portion (**Plans 4 and 6**). No recreational use is currently found within the subject "REC" zone and no recreational use has been proposed by any concerned government department for the subject "REC" zone since its designation as "REC" zone in 1994.

5.2 To its immediate north and north-west across the village road are low-rise and low-density village dwellings whereas to the immediate south is the village proper of Hang Tau Village (**Plan 4**). To the further east across Hang Tau Road are Beas River Country Club and Hong Kong Golf Club (**Plan 2**). To the west across the village road are some open storage yards and workshop uses (**Plan 4**).

## **6. Previous Planning Applications within "REC" Zone**

6.1 There are 21 planning applications within the "REC" zone (**Plan 8**) that had been considered by the Committee or the Board, including two rezoning request/applications, 12 residential/Small House developments, one application for recreational use, one application for temporary use and five applications for other uses/developments. Out of these applications, there were 6 approved applications for residential development involving either PR of 0.4 (s.12A rezoning application No. Y/NE-KTS/5) and Small Houses. The details of the planning applications are at **Appendix I**.

6.2 Amongst the 21 applications, two applications involved recreational proposals. Application No. A/NE-KTS/81 for proposed holiday camp with sports training facilities in the western portion of the "REC" zone was approved with conditions by

the Board on review on 19.3.1999. However, the planning permission lapsed on 19.3.2008. Another application (No. A/NE-KTS/221) for proposed recreational and leisure facilities for public use with a low-rise residential development<sup>1</sup> in the eastern portion of the “REC” zone was rejected by the Committee on 15.12.2006 on the grounds that the proposed development with residential use was not in line with the planning intention of the “REC” zone and the setting of an undesirable precedent. Since then, no other application has been received for recreational uses.

## **7. Review of the “REC” Zone**

7.1 The subject “REC” zone has been designated on the Kwu Tung South OZP since 1994 with the planning intention to provide for recreational uses. Given the large portion of land under private ownership (**Plan 5**), the planning intention for the “REC” zone could only be realized through private initiatives. In view of the changing site context and circumstances, it is considered opportune to review the long-term planning intention for the area.

### **7.2 Development Opportunities and Constraints**

#### *Development Opportunities*

- (a) Existing and approved residential developments - The subject “REC” zone is adjacent to a number of private residential developments including Goodwood Park, Valais and Casas Domingo (**Plan 7**) and village houses. Apart from those existing residential developments, further residential developments will emerge in the area in light of the approved applications, as stated in paragraphs 3.4 and 6.1 above. Rezoning such zone for residential uses is generally compatible with the adjoining uses.
- (b) Environmental improvement – Vacant temporary structures and domestic structures in dilapidated condition have been found scattered across the “REC” zone, alongside open storage yards, workshops and warehouses at the western portion (**Plans 4 and 6**). With proper incentives, private initiatives can be driven for possible upgrading of the area and phasing out such non-conforming uses.

#### *Development Constraints*

- (a) Traffic - The subject “REC” zone is accessible via Hang Tau Road, which is a gazetted public single two-lane carriageway with a footpath on the eastern side. There are several local tracks within the area aligned along the southern and northern boundaries providing access to the existing residential uses and open storage sites (**Plan 3**). The capacity of the existing local road network is limited, in particular Hang Tau Road, and would need to be improved or upgraded if further intensified development is to be catered for at the “REC” zone. Regarding the capacity of Hang Tau Road, villagers of

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<sup>1</sup> 60% of the application site was proposed for recreational use of golf training facility and club house while 12% of the application site was proposed for residential use with 14 two-storey houses and the remaining portion as street area

Hang Tau (**Plans 2 and 3**) have expressed strong request for upgrading Hang Tau Road and the village roads in the area.

- (b) Sewerage – The subject “REC” zone falls within the Deep Bay Catchment. In accordance with the “zero discharge policy” for Deep Bay, the generated sewage should be properly treated and disposed of to achieve the requirements of not net increase in pollution load to Deep Bay. It is necessary to provide temporary storage facilities or in-situ sewage treatment systems in order to comply with the policy. The subject “REC” zone falls within the sewage catchment boundary of the Shek Wu Hui Sewage Treatment Works (SWHSTW) which will reach its maximum treatment capacity soon. Most of the area within the zone is currently unsewered and an existing public sewer is provided along Hang Tau Road, which connects to the SWHSTW. In view of the limited capacity of the SWHSTW, any future development in the “REC” zone would need to carry out a sewerage impact assessment (SIA) to assess the possible impact and identify appropriate mitigation measures.
- (c) Noise impact - Areas within the “REC” zone fronting Hang Tau Road, Hang Tau Village Sewage Pumping Station and the Beas River Country Club Sewage Treatment Plants (**Plan 3**) would be subject to noise impact, which would likely cause environmental impacts on future developments. Mitigation measures such as building setback and self-protecting building design might need to be adopted.

## 8. Rezoning Proposals

- 8.1 Taking into account the site conditions, planning considerations, land ownership pattern, development opportunities and constraints, potential developments in the surrounding area, infrastructural capacity and the need to optimize valuable land resources to meet housing demand, there is potential to rezone part of the sites for residential developments.
- 8.2 The existing and approved residential developments in the Kwu Tung South area are generally subject to a maximum plot ratio of 0.4 to 0.43 in view of the rural character of the area. Topographically speaking, the Kwu Tung South area lies on flat land with a number of isolated knolls scattered in the area (**Plan 2**). For a better integration with the existing and future low-rise developments and village houses of 3 storeys in the adjacent areas, e.g. the village proper of Hang Tau Village located to the immediate south of the “REC” zone, it is considered appropriate that the subject “REC” zone be used for low-density developments with a maximum PR of 0.4 and BH of 3 storeys as a guiding principle. Details of the rezoning proposals (**Plan 9**) are illustrated in the following paragraphs:

**Site A:** *A site fronting Hang Tau Road (about 1.87 ha) (“CDA”)*  
**(Plans 1 to 6 and 9, and Photo 1 on Plan 6)**

- 8.3 Site A (about 1.87 ha), which is at the north-eastern portion of the “REC” zone, is fronting Hang Tau Road to its east and local village roads to its north and south (**Plans 1 to 3**). It is mostly under single private ownership (about 1.77 ha or

94.5%), with about 0.05 ha (about 2.9%) of land in the north-eastern tip under other private owners and the remaining 0.05 ha of land (about 2.6%) is Government land (**Plan 5**). The site is predominantly vacant whereas the north-eastern portion is currently occupied by some temporary domestic structures (**Plan 4**).

- 8.4 The majority of the site is the subject of a planning application (No. Y/NE-KTS/5) for rezoning to “CDA” for a proposed residential development of 30 detached houses (with a proposed PR of 0.4, SC of 20% and BH of 3 storeys including carport) approved by the Committee on 7.12.2012 (**Drawing 1, Plans 3, 7 and 8**). There are a number of existing and planned residential developments to the north of Site A, including Goodwood Park and Valais under “R(C)2” zone (with a maximum PR of 0.4, SC of 20% and BH of 3 storeys including car park) and Casas Domingo within “R(C)1” zone (with a maximum PR of 0.43, SC of 20% and BH of 3 storeys (12.05m)), as well as the proposed residential developments at the application sites of approved s.12A rezoning applications Nos. Y/NE-KTS/3 and Y/NE-KTS/4 (**Plan 7**), as mentioned in paragraph 3.4 above.
- 8.5 Site A is proposed to be rezoned to “CDA” to facilitate a comprehensive private residential development with appropriate planning control over the development mix, scale, design and layout of the proposed development within the site. Site A also covers the residual land to its north-east. As advised by Transport Department (TD), future developments in Site A should be set back to make allowance for future widening of Hang Tau Road, such as provision of standard footpaths and 7.3m wide single two-way carriageway in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG). Technical assessments such as traffic impact assessment (TIA), drainage impact assessment (DIA), sewerage impact assessment (SIA) and environmental assessment (EA) are required to be undertaken by the future developer(s) at the s.16 planning application stage. Appropriate G/IC uses including social welfare facilities may also be considered at the planning application stage. The proposed development parameters are as follows:

Area: 1.87 ha

Proposed Zoning: CDA

Max. Plot Ratio: 0.4, a maximum site coverage of 20%

Max. Building Height: 3 storeys including carport

**Site B:** *A site to the immediate north of Hang Tau Village (about 0.21 ha) (“V”)*  
**(Plans 1 to 6 and 9, and Photo 2 on Plan 6)**

- 8.6 Site B (about 0.21 ha of private land) is located to the immediate north of the village proper of Hang Tau Village and falls mostly within the village ‘environs’ (‘VE’) of Hang Tau Village (**Plans 3 and 9**). It is the subject of three planning applications (Nos. A/NE-KTS/80, 134 and 187) for Small House development with a total of 17 Small Houses (**Plans 3 and 8, Drawing 1 and Appendix I**). All three Small House applications were approved with conditions by the Committee in 1999, 2001 and 2004 respectively and the concerned Small House developments have been completed including the residential development of 13 Small Houses known as Serenity Gardens (**Drawing 1**). Site B is proposed to be rezoned from “REC” to “V” to reflect the as-built condition under the approved planning applications. The

proposed development parameters are as follows:

Area: 0.21 ha  
Proposed Zoning: "V"  
Max. BH: 3 storeys (8.23m)

**Site C:** *A site to the further north of Hang Tau Village (about 0.37 ha) ("O(1)")*  
**(Plans 1 to 6 and 9)**

8.7 Site C (about 0.37 ha of private land) is the landscape area (**Drawing 1**) for the approved Small House development under Application No. A/NE-KTS/80 detailed in paragraph 8.6 above i.e. Serenity Gardens. The site, currently fenced off together with its adjoining area, forms part of the landscape area for the enjoyment of the residents of the concerned Small Houses at Serenity Gardens. To reflect the proposed use under the planning application and the as-built condition of the landscape area, the subject site is proposed to be rezoned to "Open Space (1)" ("O(1)"), the planning intention of which is for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents. The proposed development parameters are as follows:

Area: 0.37 ha  
Proposed Zoning: "O(1)"

**Site D1:** *A site to the west of Hang Tau Road (about 0.06 ha) ("G/IC")*  
**(Plans 1 to 6 and 9, and Photo 3 on Plan 6)**

8.8 Site D1 (about 0.06 ha of government land) is located at the north-eastern portion of the subject "REC" zone. It is currently occupied by Hang Tau Sewage Pumping Station which was approved by the Committee on 17.3.2000 under Application No. A/NE-KTS/110 (**Plan 8** and **Appendix I**). The site is proposed to be rezoned to "G/IC" to reflect the as-built condition.

Area: 0.06 ha  
Proposed Zoning: "G/IC"

**Site D2:** *A site to the further north-east of Serenity Gardens (about 0.04 ha) ("G/IC")*  
**(Plans 1 to 6 and 9)**

8.9 Site D2 (about 0.04 ha private land) is currently occupied by the existing underground sewage treatment plant and two electricity package substations which serve the adjacent residential development, i.e. Serenity Gardens. The two electricity package substations were the subject of a s.16 application No. A/NE-KTS/222. The underground sewage treatment plant was built in compliance with approval condition on the provision of sewage treatment and disposal facilities for the same approved scheme of application No. A/NE-KTS/80. The G/IC facilities have been completed on site. The site is proposed to be rezoned to "G/IC" to reflect the existing uses.

Area: 0.04 ha  
Proposed Zoning: "G/IC"

**Site E: The remaining area of the “REC” zone (about 5.92 ha) (“R(D)”)  
(Plans 1 to 6 and 9, and Photos 4 to 8 on Plan 6)**

- 8.10 The remaining area of the “REC” zone covers an area of about 5.92 ha. About 88% of the land is privately owned and 12% is Government land mostly at the north-western portion (**Plan 5**). The site is currently occupied by a mix of land uses (**Plan 4**) with low-rise and low-density domestic uses and vacant dilapidated structures in the eastern and northern portions (**Photos 4 to 7 on Plan 6**). The central portion of this site is occupied by unused and vacant land (**Plans 2 and 4**) whereas open storage yards, workshops, warehouses and a vehicle park are found in the western portion (**Plans 2, 4 and Photo 8 on Plan 6**).
- 8.11 There are a number of completed low-rise and low-density residential developments to the north, as well as approved planning applications for residential developments in the vicinity (**Plan 7**). It is considered that residential developments within this site would not be incompatible with the surrounding land uses. “Residential (Group D)” (“R(D)”) zone is recommended to encourage phasing out/upgrading of existing temporary structures into permanent buildings through redevelopment and to reserve the area for low-rise and low-density residential developments through the planning permission system.
- 8.12 In keeping with the rural character and low-density developments including village houses in the locality, a maximum PR of 0.4 and a maximum BH of 3 storeys (9m) are recommended for the “R(D)” zone. The project proponent(s) of any future residential development will need to submit planning application together with relevant technical assessments such as TIA, DIA, SIA and EA for consideration of the Board. The proposed development parameters are as follows:

Area: 5.92 ha  
Proposed Zoning: “R(D)”  
Max. Plot Ratio: 0.4  
Max. Building Height: 3 storeys (9m)

## **9. Technical Consideration**

- 9.1 The recommendations of the review of the “REC” zone are summarized in the following table. A total of 2 sites have been identified for residential developments which are estimated to provide about 144 units accommodating about 485 population (see Table below). Broad technical assessments have been conducted to confirm the feasibility of the proposed developments from visual consideration, air ventilation, traffic, environmental and infrastructure aspects with due considerations on the provision of open space and G/IC facilities in the area.

Site	Area (ha)	Proposed Zoning	Maximum PR	Maximum BH	Estimated No. of Units / Population*	Remarks
<b>A</b>	1.87	“CDA”	0.4	3 storeys (including carport)	30 units / 150	Subject of an approved rezoning application No. Y/NE-KTS/5
<b>B</b>	0.21	“V”	-	3 storeys (8.23m)	54 units / 150	Completed Small House developments under approved planning applications
<b>C</b>	0.37	“O(1)”	-	-	-	Completed landscaped area under approved application No. A/NE-KTS/80
<b>D1 &amp; D2</b>	0.1	“G/IC”	-	-	-	Completed G/IC facilities
<b>E</b>	5.92	“R(D)”	0.4	3 storeys (9m)	114 units / 335	-
<b>Total</b>	8.47	N.A.	N.A.	N.A.	144 units / 485	Excluding the existing 17 Small Houses at Site B

\* The population is calculated taking into account the figure of person per occupied flat (PPOF) of 2.94 for private permanent housing for PDZ Zone 319 (where the subject site is located) under 2011-based TPEDM

*Visual Consideration*

9.2 The maximum building height of 3 storeys for the proposed “CDA” and “R(D)” zones is generally in line with the rural character of the area and the approved schemes in the area. In general, the proposed residential developments (subject to a maximum building height of 3 storeys including carport for “CDA” zone and 3 storeys (9m) for “R(D)” zone) would not be incompatible with the surrounding low-rise residential developments. The proposed residential developments would not cause adverse visual impacts and the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on this aspect.

*Air Ventilation Consideration*

9.3 These sites are on low-lying terrain encircled by Hang Tau Road and village roads. These infrastructural corridors could serve as breezeway and air paths for air ventilation purpose. Given there is ample air space for ventilation purpose and only

low-density and low-rise residential developments with a PR of 0.4 and building height of 3 storeys are proposed, it is not envisaged that the proposed amendments would result in major adverse impact on air ventilation in the area. The project proponent of proposed residential development in the proposed “CDA” zone would be required to demonstrate that the proposed residential development would not cause adverse impact on air ventilation of the area at the planning application stage such as sufficient building gaps between 3-storeys blocks to facilitate air ventilation.

*Traffic, Environmental and Infrastructure Aspects*

- 9.4 Concerned government departments including Environmental Protection Department (EPD), Transport Department (TD), Highways Department, Drainage Services Department (DSD) and Water Supplies Department have been consulted on the land use proposals and the concerned Government departments have no adverse comment on the proposed zonings.

Traffic

- 9.5 The subject “REC” zone is accessible via Hang Tau Road, which is a gazetted public single two-lane carriageway with footpath on one side and various local village roads. The capacity of the existing local road network is limited, in particular Hang Tau Road, and would need to be improved or upgraded to support future developments. A supplementary traffic impact assessment (TIA) review including a sensitivity test was conducted to assess the traffic impact arising from the land use review of the subject “REC” zone under the rezoning application No. Y/NE-KTS/5. The sensitivity TIA test demonstrated that low-density residential use with PR of 0.4 at the “REC” zone would be technically feasible and would not have adverse traffic impact on the local road network. Also, all identified road junctions would be able to accommodate the additional traffic induced by the residential developments (i.e. junctions operating within capacities during AM and PM peaks in the design year of 2019) with the possible junction improvement measures at the junction of Kwu Tung Road/Kam Hang Road (to the north of Hang Tau Road and south of Castle Peak Road – Kwu Tung) through conversion of the junction from priority to signalised control. The signalised junction layout could be made feasible by widening a section each of Kam Hang Road and Kwu Tung Road near the junction to facilitate a refuge island for pedestrian crossing and additional right turn lane for eastbound traffic on Kwu Tung Road. It was preliminarily assessed by the sensitivity test that above 20% reserve capacity would be provided with the signalised control and local widening at the junction.
- 9.6 In accordance with TD’s advice, notwithstanding the above, in respect of the proposed “CDA” and “R(D)” zones, an up-to-date TIA would be required to be prepared and submitted at the s.16 planning application stage to confirm the technical feasibility of each proposal, cumulative traffic impacts and detailed traffic or road improvement measures, if any, e.g. setting back of the development to make allowance for future widening/extension of Hang Tau Road/other village roads and junctions and provision of internal loading/unloading space within the residential development. Each updated TIA should review any associated junction improvement schemes and the anticipated junction performance after improvement such as the proposed junction traffic improvement at the junction of Kwu Tung

Road/Kam Hang Road as previously identified taking into account cumulative impacts. In general, regarding improvement measures required for alleviating the identified adverse traffic impacts arising from a proposed development, the applicant should be responsible for the design, implementation and associated costs of the improvement measures. In case the applicant is unable to implement the identified traffic improvement measures, the applicant should sort out the implementation arrangements agreeable to all parties concerned before the proposed development could be accepted. The applicant should be reminded that the scheduled completion date of the proposed development for operation/occupation will be subject to the completion of the identified traffic improvement measures to ensure no adverse traffic impact on the surrounding area.

#### Sewerage

- 9.7 According to EPD, the subject “REC” zone falls within the sewage catchment boundary of the Shek Wu Hui Sewage Treatment Works (SWHSTW) which will reach its maximum treatment capacity soon. There is an existing public sewer along Hang Tau Road, which connects to the SWHSTW via the Hang Tau Village Sewage Pumping Station serving the area at the eastern side of Hang Tau Road, while the remaining area is mostly unsewered. The development or redevelopment proposals within the zone are also subject to the “no net increase in pollution load in Deep Bay” requirement as the subject “REC” zone falls within the Deep Bay Catchment. With provision of temporary storage facilities or in-situ sewage treatment systems, the proposed developments at the “REC” zone would not add to the pollution load in Deep Bay.
- 9.8 Since the SWHSTW has no spare capacity for the proposed development at this stage, EPD has further advised that any applicants for future developments at the proposed “CDA” and “R(D)” sites would need to carry out SIA at the planning application stage to assess the possible impact and identify appropriate mitigation measures and/or sewerage improvement measures, such as interim on-site sewage treatment plant for the area and to demonstrate no net increase in pollution loads requirement for the Deep Bay Catchment. EPD would provide comments on each planning application on this aspect upon submission.

#### Drainage

- 9.9 The subject “REC” zone does not fall within flood plain and public drainage facilities are currently available along Hang Tau Road which could provide connections between the subject zone and the existing drainage channel, and are considered adequate to support the proposed residential developments. No insurmountable drainage problems are anticipated for the proposed residential developments, as advised by DSD.
- 9.10 According to a preliminary DIA conducted to assess the drainage impact arising from the land use review of the subject “REC” zone under the rezoning application No. Y/NE-KTS/5, the proposed residential use with a PR of 0.4 at the “REC” zone could be supported by the existing/enhanced drainage facilities and is technically feasible from the drainage perspective. DIA would need to be submitted at the detailed planning stage for consideration under s. 16.

## Environment

- 9.11 Low-rise and low-density domestic structures and village houses are found at the eastern, southern and northern portions with a mix of open storage yards, workshops and warehouses mainly at the western portion (**Plans 4 and 6**) presenting some industrial/residential (I/R) interface problems with the adjoining domestic uses. No chimney is found within the subject site as well as within 200m from the site.
- 9.12 A preliminary environmental review (PER) to assess the environmental impact arising from the land use review of the subject "REC" zone under the rezoning application No. Y/NE-KTS/5 was undertaken. The PER concluded that with the separation of the future developments within the subject "REC" zone from surrounding roads (i.e. Hang Tau Road and village roads) by setting back and appropriate positioning of air sensitive uses (such as air sensitive rooms in the residential houses and recreational areas), there would be no adverse air quality impact from vehicular emission at Hang Tau Road and village roads affecting the future housing/residential developments. Also, no adverse air quality impact would be anticipated due to the lack of chimney within the subject site. On the other hand, no odour nuisance was identified from the Hang Tau Sewage Pumping Station at Hang Tau Road (**Plan 3**) which was fully enclosed and equipped with odour control facilities, generating no adverse odour impact on the proposed residential developments. In addition, there would be no adverse odour impact arising from the Sewage Treatment Plant Room for Beas River Country Club, located about 15m away from the subject site. On the other hand, the PER also indicated that with the proposed rezoning of the whole "REC" zone for residential developments, the predicted traffic flow along Hang Tau Road would increase for more than 60%. The predicted traffic noise levels at the houses adjacent to Hang Tau Road would raise to above the planning criteria of 70dB(A).
- 9.13 In accordance with EPD's advice, further detailed noise impact assessment and appropriate mitigation measures should be worked out for respective development sites. According to the noise measurement data, the sites near Hang Tau Village Sewage Pumping Station and the Beas River Country Club Sewage Treatment Plant Room may be subject to fixed noise impact from these facilities. Detailed noise assessment works should be conducted to properly address the potential fixed noise impact, e.g. building setback and self-protecting building design.
- 9.14 With the implementation of measures to alleviate vehicular emission impact such as setting back and appropriate positioning of air sensitive uses, as well as noise mitigation measures, it is anticipated that there would be no insurmountable environmental impact associated with the land use proposals. The proposed zonings of "CDA" and "R(D)" with the submission of environmental assessments and design layouts would help address the potential environmental impacts such as noise impact and industrial/residential interface problems (namely at the western portion of the "REC" zone).

*Provision of Open Space and G/IC Facilities (Appendix II)*

9.15 The existing and planned population in the Kwu Tung South area is about 10,704 and 16,581 respectively. While the land use proposals would generate additional population, there would maintain a surplus in both planned district open space and local open space on the Kwu Tung South OZP, both standing at 2.43 ha and 10.57 ha respectively. It is anticipated that both the district and local open space provisions to meet the planned population in the Kwu Tung South area would be sufficient.

9.16 As for the provision of G/IC facilities, some G/IC facilities such as secondary school, primary school, kindergarten and market have been provided in the area to meet the essential needs of the local community. There would be a deficit of 24 classrooms and 5 classrooms for primary school and kindergarten respectively. However, the shortfall could be addressed/partly addressed by schools available in the Fanling/Sheung Shui New Town. Although there is no other G/C facility such as hospital beds, social welfare facilities including children and youth centre and elderly services, post office, etc. in the Kwu Tung South area to serve the population, the demand generated by the local population is rather low in view of the small population of the area and such requirement could be provided by facilities in the neighbouring area, in particular, Fanling/Sheung Shui New Town, the proposed KTS PDA and those planned under the Kwu Tung North NDA. On the other hand, other G/IC facilities to meet the requirements of HKPSG and the provision of such G/IC facilities would need to be carefully planned by the concerned bureaux/departments taking into account the development programme of the proposed developments and the relevant authorities/bureaux should review the provision of these facilities to meet the deficit at regional level. Concerned departments are required to monitor the demand and provision of the G/IC facilities.

**10. Advice Sought**

Members are invited to:

- (a) note the findings of the land use review; and
- (b) agree to the zoning proposals as detailed in paragraph 8 above for consultation with the relevant Rural Committee and District Council.

**11. Attachments**

- Appendix I** Previous Applications within the “Recreation” zone on the Kwu Tung South Outline Zoning Plan
- Appendix II** Provision of Open Space and G/IC Facilities in the Kwu Tung South Area
- Appendix III** Approved S.12A Rezoning Applications in the Vicinity of the Subject “REC” Zone

<b>Drawing 1</b>	Approved Schemes under Applications Nos. A/NE-KTS/80 and Y/NE-KTS/5
<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Aerial Photos
<b>Plan 3</b>	Site Plan
<b>Plan 4</b>	Current Land Uses
<b>Plan 5</b>	Land Status
<b>Plan 6</b>	Site Photos
<b>Plan 7</b>	Strategic Context of Kwu Tung South Area
<b>Plan 8</b>	Previous Applications
<b>Plan 9</b>	Proposed Zonings

**PLANNING DEPARTMENT  
MAY 2014**

**Previous Applications within the “Recreation” Zone  
on the Kwu Tung South Outline Zoning Plan****Rezoning request / application**

<b>Application No.</b>	<b>Y/NE-KTS/5</b>	<b>Z/NE-KTS/P5</b>
<b>Location</b>	Lots 1124RP, 1125RP and 1126 in D.D. 92 and Lots 343RP, 344A S.1 RP (Part), 402 S.A RP, 404 RP, 407 S.A RP, 407 S.A ss.1RP, 408 S.A RP, 408 S.C ss.2 RP, 408 S.D ss.1, 408 RP and 408 S.D RP in D.D.94, Hang Tau Tai Po, Sheung Shui, N.T.	Various Lots and Adjoining Government Land in D. D. 94, Hang Tau Tai Po, Kwu Tung South, Sheung Shui, N.T.
<b>Proposed Use</b>	Residential Development	Residential Development (Request for Amendment to the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/2 from “REC” to “CDA”)
<b>Site Area (m<sup>2</sup>)</b>	17,685.4	19,504.77
<b>Plot Ratio</b>	0.4	0.41
<b>Site Coverage</b>	20%	21%
<b>GFA (m<sup>2</sup>)</b>	7,074.2	8,002
<b>No. of Storeys / Building Height</b>	3 (including car port); 11.5m	3
<b>Number of Flats / Houses</b>	30 Houses	40 Houses
<b>Date of Decision</b>	7.12.2012	3.4.1998
<b>Decision of the RNTPC/TPB</b>	Approved	Rejected

**S.16 applications for residential developments**

<b>Application No.</b>	<b>A/DPA/NE-KTS/61</b>	<b>A/DPA/NE-KTS/82</b>	<b>A/DPA/NE-KTS/83</b>
<b>Location</b>	Hang Tau, Sheung Shui, N.T.	Hang Tau, Sheung Shui, N.T.	Hang Tau, Sheung Shui, N.T.
<b>Proposed Use</b>	Low Density Residential Development with Ancillary Recreational Facilities	Small House	Small House
<b>Site Area (m<sup>2</sup>)</b>	9,874	167.7	115.1
<b>Plot Ratio</b>	-	-	-
<b>Site Coverage</b>	-	65.03m <sup>2</sup>	65.03m <sup>2</sup>
<b>GFA (m<sup>2</sup>)</b>	-	195.09	195.09
<b>No. of Storeys / Building Height</b>	2 residential floors over a landscaped podium of 3m in height (total height is about 10m as stated by the applicant)	3 storeys more than 7.62m but less than 8.23m	3 storeys more than 7.62m but less than 8.23m
<b>Number of Flats / Houses</b>	21 Houses (excluding the single detached house)	1 House	1 House
<b>Date of Decision</b>	20.11.1992	21.5.1993	21.5.1993
<b>Decision of the RNTPC/TPB</b>	Rejected	Rejected	Rejected

<b>Application No.</b>	<b>A/DPA/NE-KTS/117</b>	<b>A/DPA/NE-KTS/118</b>	<b>A/NE-KTS/73</b>
<b>Location</b>	Hang Tau, Sheung Shui	Hang Tau, Sheung Shui	Hang Tau Tai Po, Kwu Tung South, Sheung Shui
<b>Proposed Use</b>	Small House	Small House	House
<b>Site Area (m<sup>2</sup>)</b>	167.7	115.1	2,316
<b>Plot Ratio</b>	-	-	0.2
<b>Site Coverage</b>	18.77%	56.5%	10%
<b>GFA (m<sup>2</sup>)</b>	195.09	195.09	463.2
<b>No. of Storeys / Building Height</b>	3 storeys more than 7.62m but less than 8.23m	3 storeys more than 7.62m but less than 8.23m	2
<b>Number of Flats / Houses</b>	1 House	1 House	1 House
<b>Date of Decision</b>	19.11.1993	19.11.1993	6.3.1998
<b>Decision of the RNTPC/TPB</b>	Approved	Approved	Rejected

<b>Application No.</b>	<b>A/NE-KTS/80</b>	<b>A/NE-KTS/134</b>	<b>A/NE-KTS/178</b>
<b>Location</b>	Hang Tau Tai Po, Kwu Tung South, Sheung Shui	Hang Tau Village, Sheung Shui, N.T.	Hang Tau Tai Po, Sheung Shui, N.T.
<b>Proposed Use</b>	Thirteen Houses (Small Houses)	Three New Territories Exempted Houses (NTEHs)(Small Houses)	Residential Development with Ancillary Recreational and Leisure Facilities
<b>Site Area (m<sup>2</sup>)</b>	6,588	338	17,573
<b>Plot Ratio</b>	-	-	0.2
<b>Site Coverage</b>	12.8%	54.7%	12.94%
<b>GFA (m<sup>2</sup>)</b>	2,535	585	3,510 (excluding 11,813m <sup>2</sup> of Landscape Gardens/Open Spaces)
<b>No. of Storeys / Building Height</b>	3 8.23m	3 8.23m	2 6m
<b>Number of Flats / Houses</b>	13 Houses	3 Houses	18 Houses
<b>Date of Decision</b>	8.10.1999	16.11.2001	26.11.2004
<b>Decision of the RNTPC/TPB</b>	Approved	Approved	Rejected upon review

<b>Application No.</b>	<b>A/NE-KTS/187</b>	<b>A/NE-KTS/221</b>	<b>A/NE-KTS/250</b>
<b>Location</b>	Hang Tau Village, Sheung Shui, N.T.	Hang Tau Tai Po, Sheung Shui	Kwu Tung South, Sheung Shui
<b>Proposed Use</b>	New Territories Exempted House (NTEH)(Small House)	Recreational & Leisure Facilities with Low-Rise Residential Development	House
<b>Site Area (m<sup>2</sup>)</b>	133.5	17,573	664.3
<b>Plot Ratio</b>	-	0.2	0.2
<b>Site Coverage</b>	65.03m <sup>2</sup>	10.49%	20%
<b>GFA (m<sup>2</sup>)</b>	195.09	3,510	132.7
<b>No. of Storeys / Building Height</b>	3 8.23m	2 6m	1 5.3m
<b>Number of Flats / Houses</b>	1 House	14 Houses	1 House
<b>Date of Decision</b>	27.8.2004	15.12.2006	7.6.2007
<b>Decision of the RNTPC/TPB</b>	Approved	Rejected	Rejected

**S.16 application for temporary use**

<b>Application No.</b>	<b>A/NE-KTS/164</b>
<b>Location</b>	Hang Tau Tai Po, Sheung Shui, N.T.
<b>Proposed Use</b>	Temporary Open Storage of Construction Materials and Containers for a Period of 3 Years
<b>Date of Decision</b>	11.10.2002
<b>Decision of the RNTPC/TPB</b>	Rejected

**S.16 application for recreational use**

<b>Application No.</b>	<b>A/NE-KTS/81</b>
<b>Location</b>	Hang Tau Tai Po, Kwu Tung South, Sheung Shui
<b>Proposed Use</b>	Holiday Camp with Sports Training Facilities
<b>Site Area (m<sup>2</sup>)</b>	14,330
<b>Plot Ratio</b>	0.35
<b>Site Coverage</b>	16%
<b>GFA (m<sup>2</sup>)</b>	5,015
<b>No. of Storeys / Building Height</b>	2 storeys 6m and 7.5m
<b>Number of Rooms / Beds</b>	28 Holiday Houses 24 Holiday Hostels
<b>Date of Decision</b>	19.3.1999
<b>Decision of the RNTPC/TPB</b>	Approved upon review

**S.16 applications for other uses**

<b>Application No.</b>	<b>A/NE-KTS/31</b>	<b>A/NE-KTS/62</b>
<b>Location</b>	Hang Tau Tai Po, Sheung Shui	Hang Tau Tai Po, Kwu Tung South
<b>Proposed Use</b>	Hotel with Recreation Facilities	Public Car Park
<b>Site Area (m<sup>2</sup>)</b>	12,545	3,400
<b>Plot Ratio</b>	0.99	N.A.
<b>Site Coverage</b>	20%	N.A.
<b>GFA (m<sup>2</sup>)</b>	12,532	N.A.
<b>No. of Storeys / Building Height</b>	7 storeys	N.A.
<b>Number of Rooms / Beds</b>	231 Rooms	N.A.
<b>Date of Decision</b>	15.12.1995	16.5.1997
<b>Decision of the RNTPC/TPB</b>	Rejected	Rejected

<b>Application No.</b>	<b>A/NE-KTS/110</b>	<b>A/NE-KTS/208</b>	<b>A/NE-KTS/222</b>
<b>Location</b>	Hang Hau Tai Po, Kwu Tung South, Sheung Shui, NT	Kwu Tung South, Sheung Shui	Hang Tau Tai Po, Kwu Tung South, N.T.
<b>Proposed Use</b>	Sewage Pumping Station	Proposed Elderly Home (1 Admin. Block & 1 Residential Block)	Two Electricity Power Package Substations
<b>Site Area (m<sup>2</sup>)</b>	450	1.43 ha	179
<b>Plot Ratio</b>	-	0.289	-
<b>Site Coverage</b>	-	17.7%	-
<b>GFA (m<sup>2</sup>)</b>	80m <sup>2</sup>	4,142m <sup>2</sup>	25m <sup>2</sup>
<b>No. of Storeys / Building Height</b>	1 6.1m	2 8m	1
<b>Number of Rooms / Beds</b>	N.A.	240 Beds	N.A.
<b>Date of Decision</b>	17.3.2000	27.5.2005	9.9.2005
<b>Decision of the RNTPC/TPB</b>	Approved	Rejected	Approved

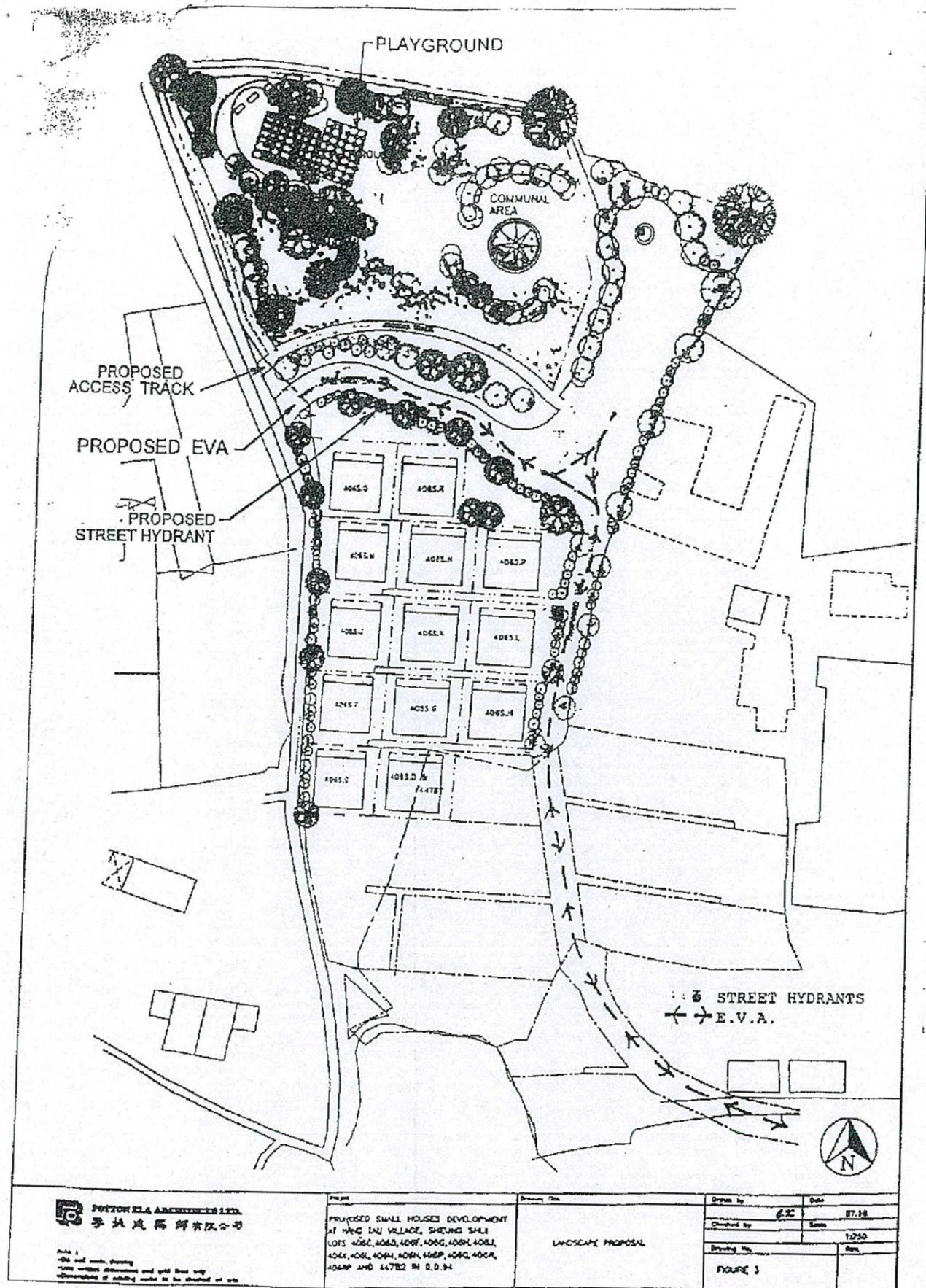
**Provision of Open Space and G/IC Facilities in the Kwu Tung South Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha. per 100,000 persons	1.75 ha.	0 ha.	2.43 ha.	+ 0.68 ha.
Local Open Space	10 ha. per 100,000 persons	1.75 ha.	7.85 ha.	10.57 ha.	+ 8.82 ha.
Secondary School	1 whole-day classroom for 40 persons aged 12-17	22 classrooms	26 classrooms	26 classrooms	+ 4 classrooms
Primary School	1 whole-day classroom per 25.5 persons aged 6-11	33 classrooms	9 classrooms	9 classrooms	- 24 classrooms
Kindergarten/ Nursery	730 half-day and 250 full-day places for every 1,000 children aged of 3 to under 6	9 classrooms	4 classrooms	4 classrooms	- 5 classrooms
District Police Station	One for 200,000-500,000 persons	0	0	0	0
Divisional Police Station	One for 100,000-200,000 persons	0	0	0	0
Clinic/Health Centre	1 per 100,000 persons	0	0	0	0
Post Office	1 per 30,000 persons	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 666,000 persons	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Market	Not set standard	--	1	1	1
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	0	0	0	0
Integrated Family Services Centre	1 per 100,000 to 150,000 persons	0	0	0	0
Library	1 district library for every 200,000 persons	0	0	0	0
Sports Centre	1 per 50,000 to 65,000 persons	0	0	0	0
Leisure Centre (Urban and New Town Area, alternative to Sports Centre)	1 per 50,000 persons	0	0	0	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	0	0	0	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	0	0	0	0

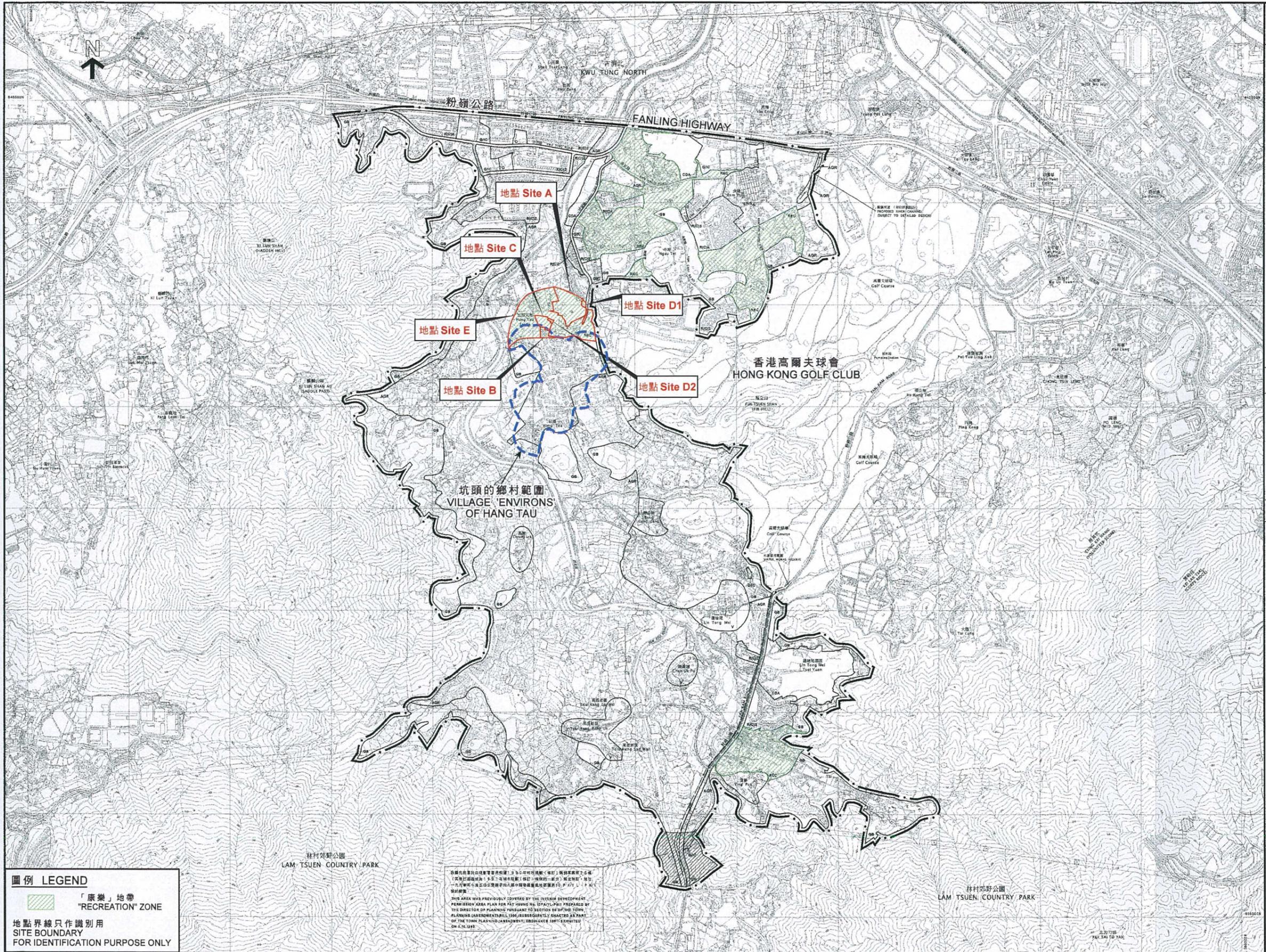
**Approved S.12A Rezoning Applications in the Vicinity of the Subject “REC” Zone**

<b>Application No.</b>	<b>Y/NE-KTS/3</b>	<b>Y/NE-KTS/4</b>
<b>Location</b>	Lots 1027, 1029, 1030, 1034 S.A, 1034 S.B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and Adjoining Government Land, Kwu Tung South, Sheung Shui, New Territories	Lot 1145 RP in D.D. 92, Hang Tau Road, Kwu Tung South, Sheung Shui, New Territories
<b>Proposed Use</b>	Residential Development (Rezoning from “Agriculture” (“AGR”) to “Comprehensive Development Area” (“CDA”) or “Other Specified Uses” annotated “Rural Use”)	Residential Development (Rezoning from “Government, Institution or Community” (“G/IC”) to “Residential (Group C)2” (“R(C)2”))
<b>Site Area (m<sup>2</sup>)</b>	19,400	1,340
<b>Plot Ratio (PR)</b>	0.4	not more than 0.4
<b>Site Coverage (SC)</b>	not more than 25%	not more than 20%
<b>GFA (m<sup>2</sup>)</b>	7,760	536
<b>No. of Storeys / Building Height (BH)</b>	3 storeys including car park; 12m	2; 7.8m
<b>Number of Flats / Houses</b>	34 Houses	3 Houses
<b>Date of Decision</b>	23.9.2011	19.10.2012
<b>Decision of the RNTPC/TPB</b>	Agreed (for rezoning from “AGR” to “CDA”, with a maximum PR of 0.4, SC of 25% and BH of 3 storeys including car park))	Agreed (for rezoning from “G/IC” to “R(C)2”, with a maximum PR of 0.4, SC of 20% and BH of 3 storeys including car park)



規劃申請編號A/NE-KTS/80及Y/NE-KTS/5的已核准計劃  
APPROVED SCHEMES UNDER APPLICATIONS  
Nos. A/NE-KTS/80 AND Y/NE-KTS/5

參考編號 REFERENCE No. M/FS/14/45 繪圖 DRAWING 1



**圖例 NOTATION**

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP C)	R(C)	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION	==	主要道路及路口

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	—+—	規劃範圍界線
WATER WORKS RESERVE	—	水務專用範圍

**土地用途及面積一覽表 SCHEDULE OF USES AND AREAS**

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	15.80	3.01	綜合發展區
RESIDENTIAL (GROUP C)	36.49	6.95	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	43.90	8.37	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	6.58	1.24	政府、機構或社區
OPEN SPACE	3.19	0.61	休憩用地
RECREATION	45.85	8.74	康樂
AGRICULTURE	226.83	43.63	農業
GREEN BELT	194.25	25.59	綠化地帶
MAJOR ROAD ETC.	7.72	1.48	主要道路等
<b>TOTAL PLANNING SCHEME AREA</b>	<b>524.72</b>	<b>100.00</b>	<b>規劃範圍總面積</b>

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

**圖例 LEGEND**

「康樂」地帶 "RECREATION" ZONE

地點界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

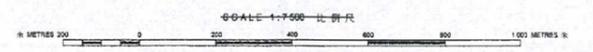
行政長官會同行政會議於2014年1月7日 根據城市規劃條例第9(1)(a)條批准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 7 JANUARY 2014

Ms Kinnie WONG 黃潔怡女士  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

此圖則所界定的地點界線(即「地點」)僅供識別之用。其目的在於協助公眾理解圖則的範圍。地點界線並非法定界線。地點界線的修訂或更改，須經行政長官會同行政會議批准。此圖則所界定的地點界線，是根據現有的資料而繪製的。如有任何更改，將另行通知。

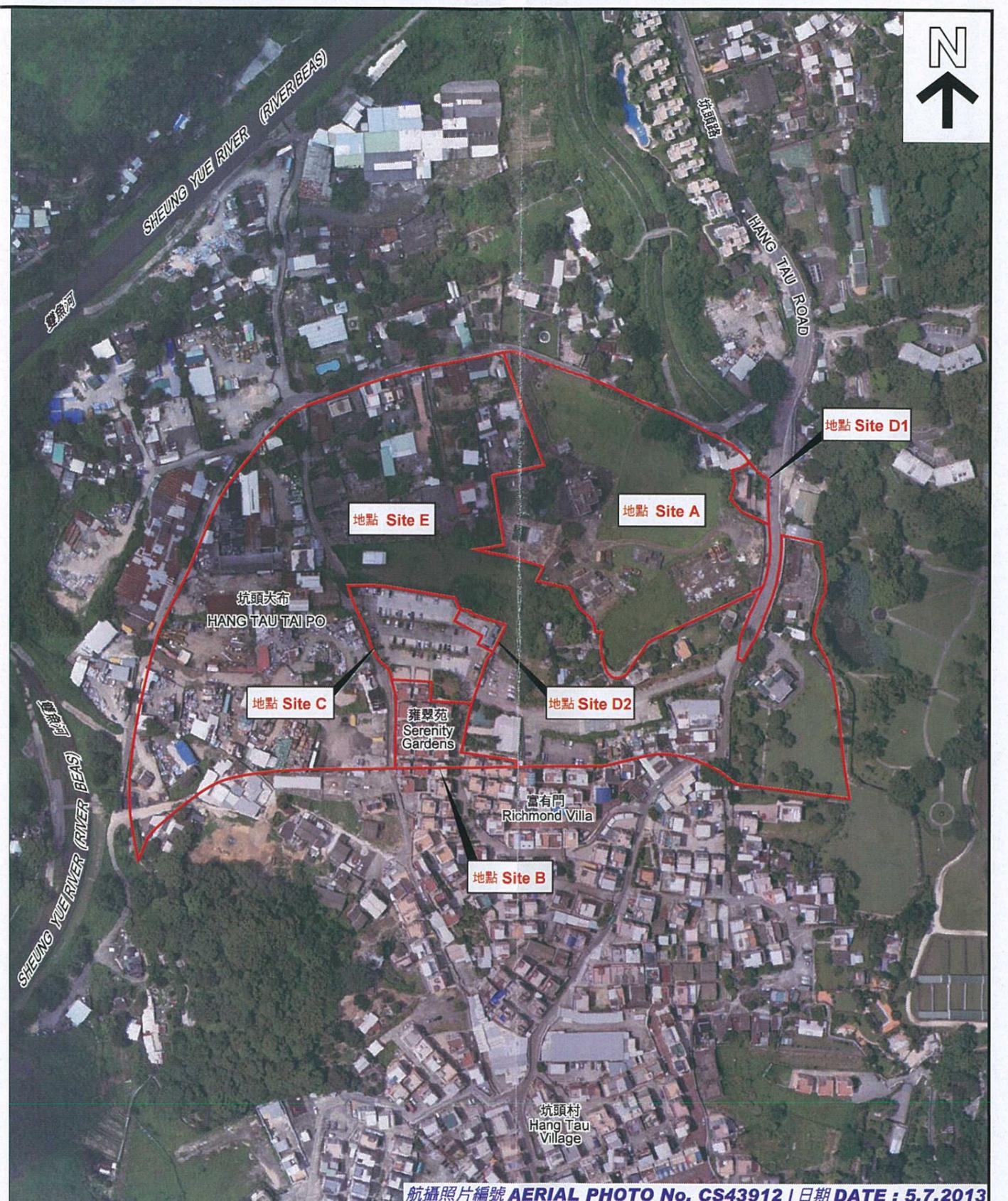
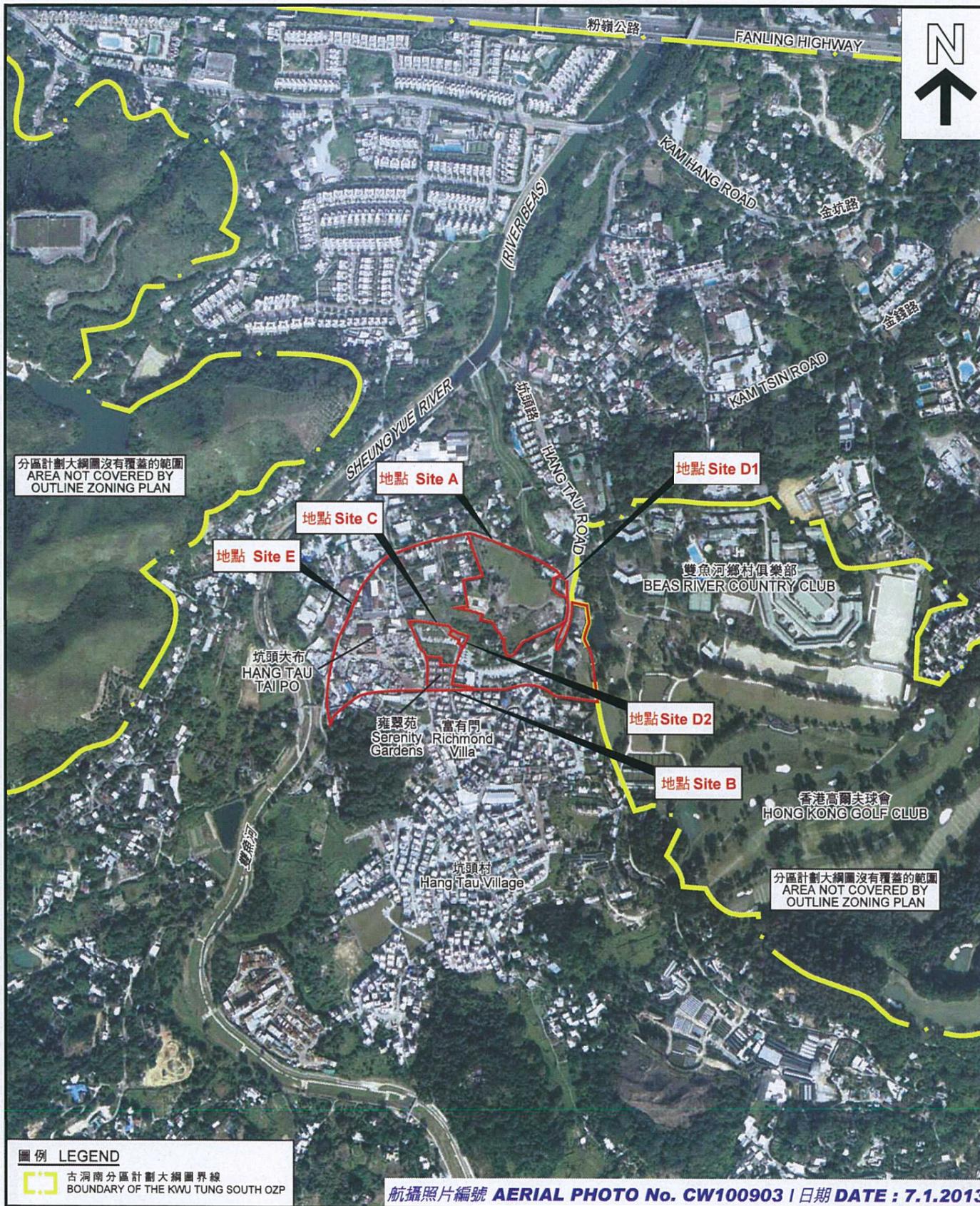
THIS AREA WAS PREVIOUSLY COVERED BY THE VILLAGES DEVELOPMENT PERMISSORY AREA PLAN FOR THE HANG TAU SPECIAL PLAN PREPARED BY THE DIRECTOR OF PLANNING PURSUANT TO SECTION 19 OF THE TOWN PLANNING ORDINANCE (CAP 131), AND SUBSEQUENTLY ENACTED AS PART OF THE TOWN PLANNING (AMENDMENT) ORDINANCE 1975 (ENACTED ON 2.10.1975).

香港城市規劃委員會依據城市規劃條例擬備的古洞南分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KWU TUNG SOUTH - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示製備  
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/NE-KTS/14



航攝照片 AERIAL PHOTOS

古洞南分區計劃大綱核准圖編號S/NE-KTS/14上  
坑頭大布「康樂」地帶的土地用途檢討  
LAND USE REVIEW OF "RECREATION" ZONE  
IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/14

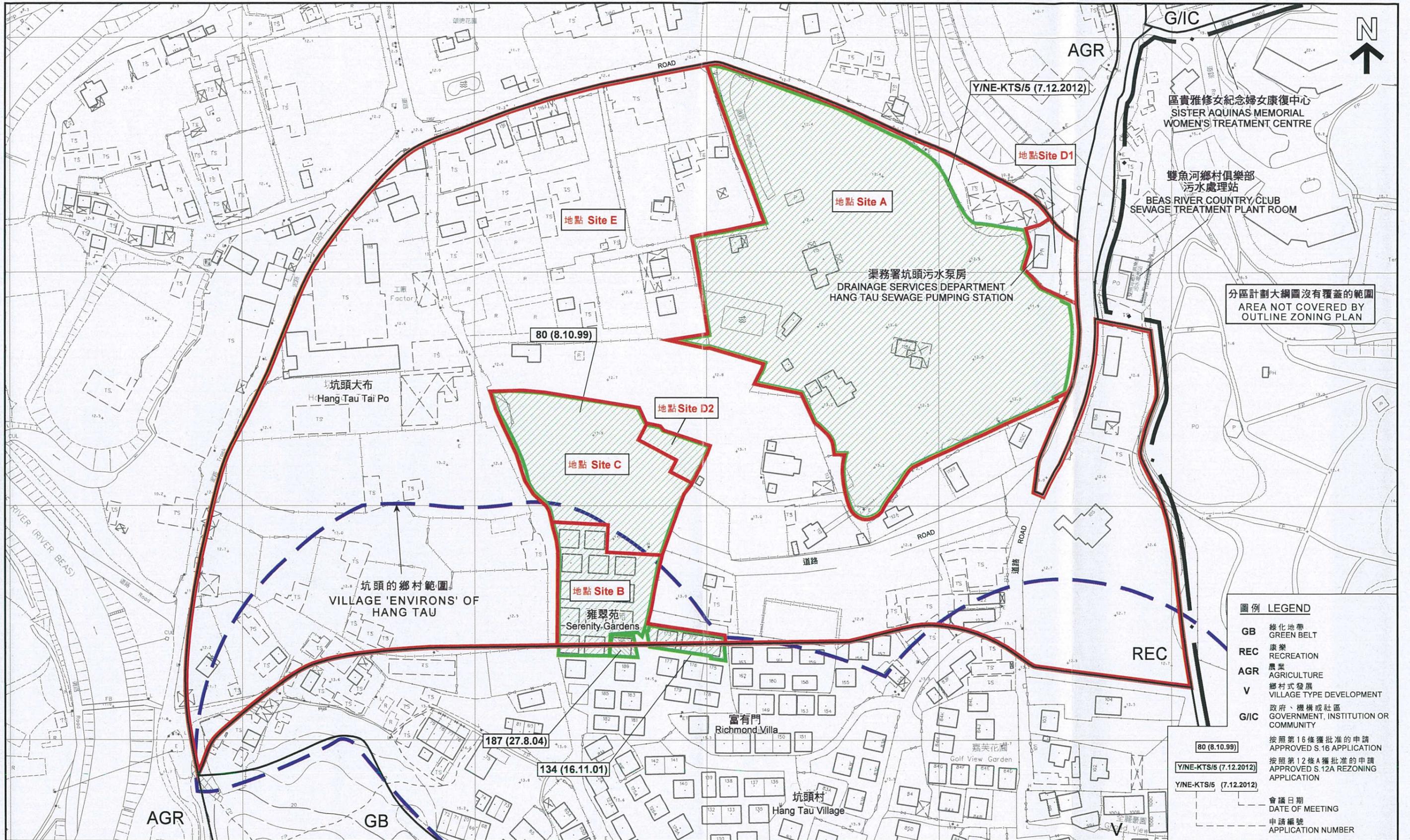
本摘要圖於2014年5月22日擬備  
EXTRACT PLAN PREPARED ON 22.5.2014

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/14/45

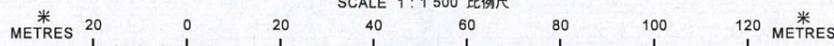
圖 PLAN  
2



平面圖 SITE PLAN

古洞南分區計劃大綱核准圖編號S/NE-KTS/14上  
 坑頭大布「康樂」地帶的土地用途檢討  
 LAND USE REVIEW OF "RECREATION" ZONE  
 IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH  
 OUTLINE ZONING PLAN No. S/NE-KTS/14

SCALE 1:1 500 比例尺



本摘要圖於2014年5月22日擬備，  
 所根據的資料為測量圖編號  
 2-SE-9D、10C、14B和15A  
 EXTRACT PLAN PREPARED ON 22.5.2014  
 BASED ON SURVEY SHEETS No.  
 2-SE-9D, 10C, 14B AND 15A

規劃署  
 PLANNING DEPARTMENT

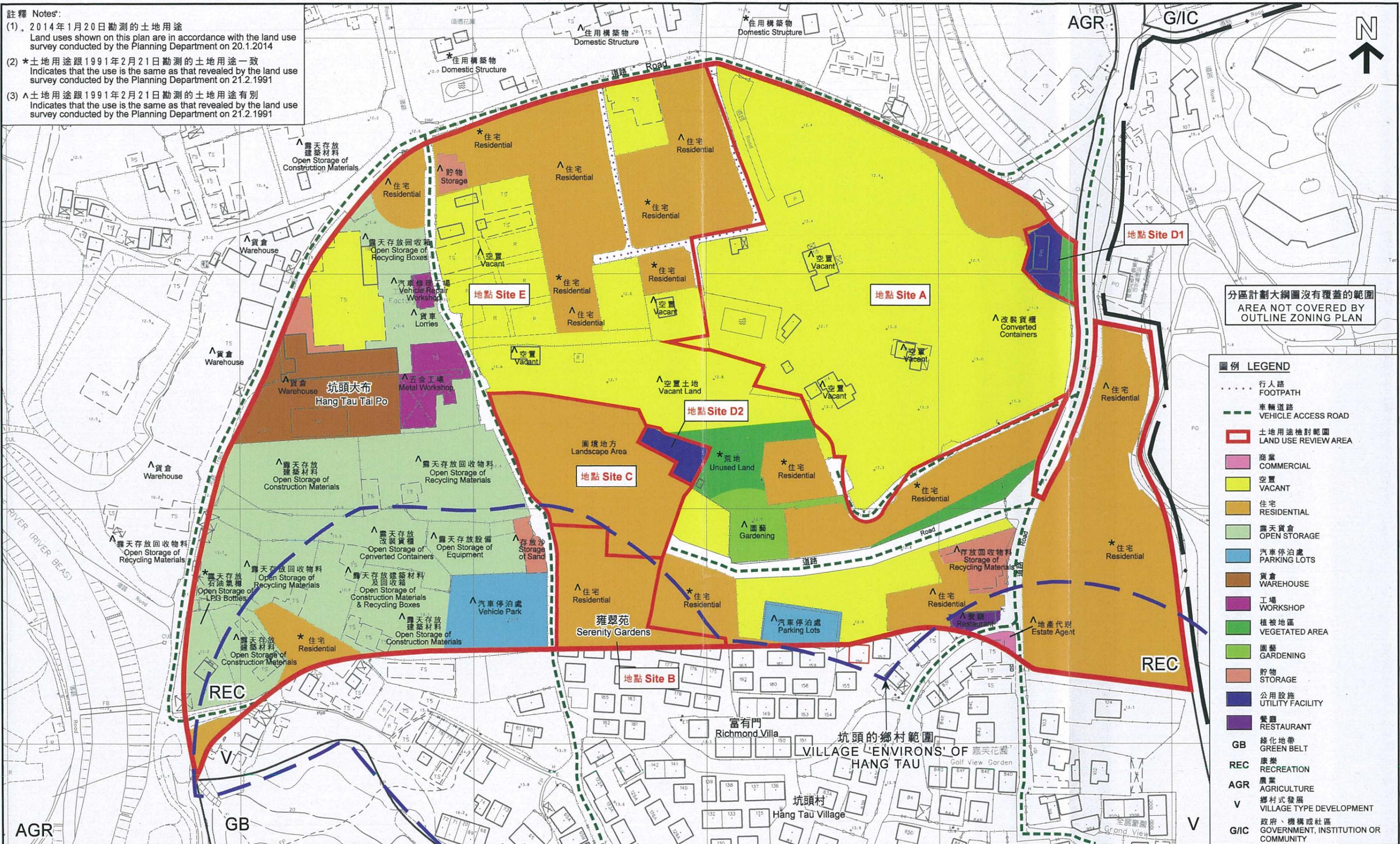


參考編號  
 REFERENCE No.  
 M/FS/14/45

圖 PLAN  
 3

註釋 Notes:

- (1) 2014年1月20日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 20.1.2014
- (2) \*土地用途跟1991年2月21日勘測的土地用途一致  
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 21.2.1991
- (3) ^土地用途跟1991年2月21日勘測的土地用途有別  
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 21.2.1991

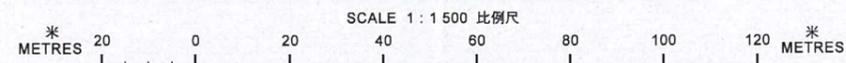


分區計劃大綱圖沒有覆蓋的範圍  
AREA NOT COVERED BY OUTLINE ZONING PLAN

- 圖例 LEGEND
- ..... 行人路 FOOTPATH
  - 車輛道路 VEHICLE ACCESS ROAD
  - 土地用途檢討範圍 LAND USE REVIEW AREA
  - 商業 COMMERCIAL
  - 空置 VACANT
  - 住宅 RESIDENTIAL
  - 露天貨倉 OPEN STORAGE
  - 汽車停泊處 PARKING LOTS
  - 貨倉 WAREHOUSE
  - 工場 WORKSHOP
  - 植被地區 VEGETATED AREA
  - 園藝 GARDENING
  - 貯物 STORAGE
  - 公用設施 UTILITY FACILITY
  - 餐廳 RESTAURANT
  - GB 綠化地帶 GREEN BELT
  - REC 康樂 RECREATION
  - AGR 農業 AGRICULTURE
  - V 鄉村式發展 VILLAGE TYPE DEVELOPMENT
  - G/I/C 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY

現時土地用途 CURRENT LAND USES

古洞南分區計劃大綱核准圖編號S/NE-KTS/14上  
坑頭大布「康樂」地帶的土地用途檢討  
LAND USE REVIEW OF "RECREATION" ZONE  
IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/14



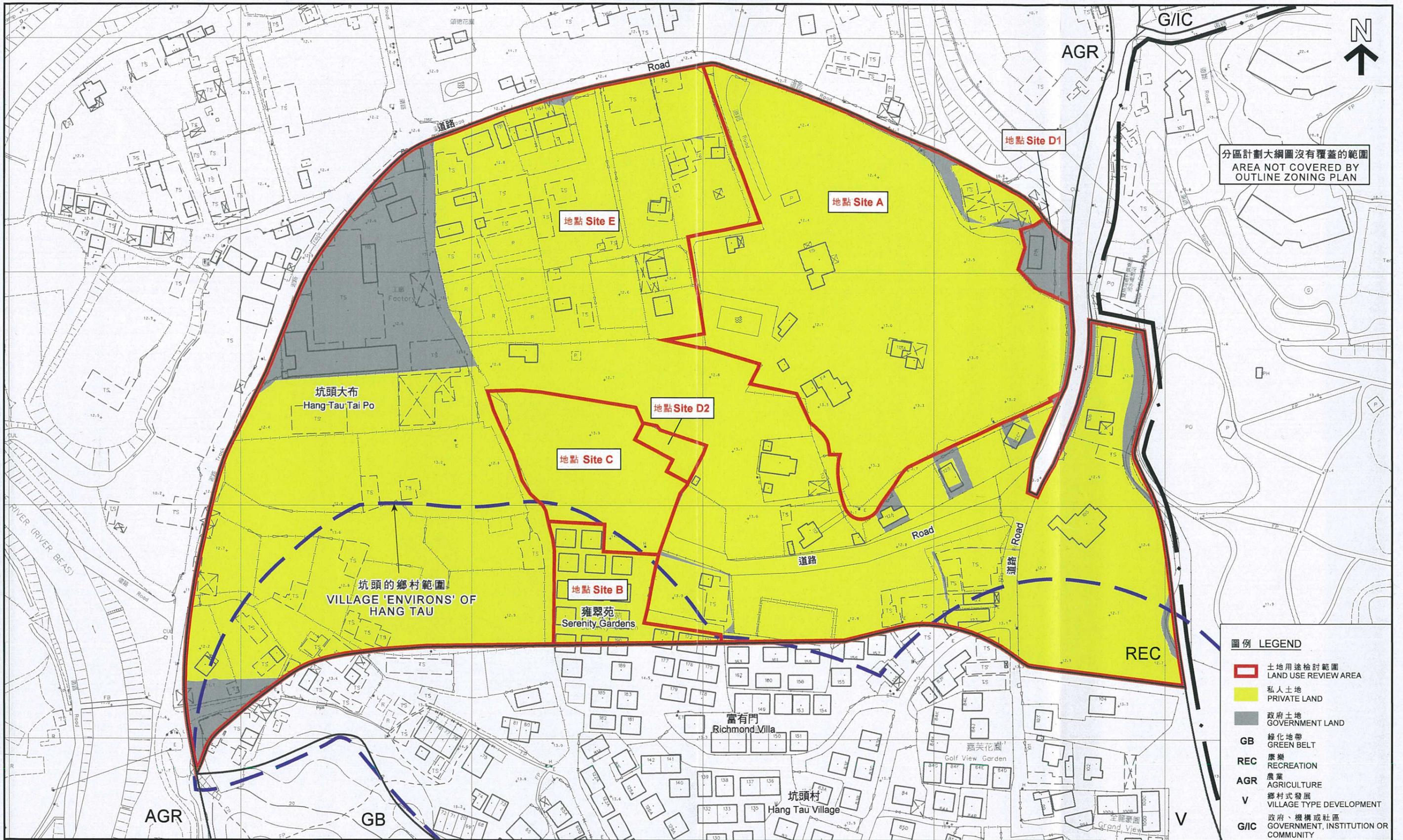
本摘要圖於2014年5月22日擬備，  
所根據的資料為測量圖編號  
2-SE-9D、10C、14B和15A  
EXTRACT PLAN PREPARED ON 22.5.2014  
BASED ON SURVEY SHEETS No.  
2-SE-9D, 10C, 14B & 15A

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/14/45

圖 PLAN  
4

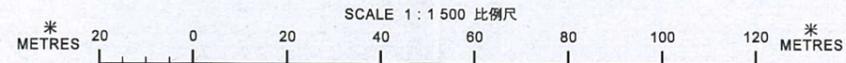


分區計劃大綱圖沒有覆蓋的範圍  
AREA NOT COVERED BY  
OUTLINE ZONING PLAN

- 圖例 LEGEND**
- 土地用途檢討範圍  
LAND USE REVIEW AREA
  - 私人土地  
PRIVATE LAND
  - 政府土地  
GOVERNMENT LAND
  - GB** 綠化地帶  
GREEN BELT
  - REC** 康樂  
RECREATION
  - AGR** 農業  
AGRICULTURE
  - V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
  - G/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY

**土地類別 LAND STATUS**

古洞南分區計劃大綱核准圖編號S/NE-KTS/14上  
坑頭大布「康樂」地帶的土地用途檢討  
LAND USE REVIEW OF "RECREATION" ZONE  
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PLANNING DEPARTMENT



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REFERENCE No.  
M/FS/14/45

圖 PLAN  
5



1

空置土地  
Vacant Land



2

雍翠苑  
Serenity Gardens



3

渠務署坑頭污水泵房  
Drainage Services Department  
Hang Tau Sewage Pumping Station



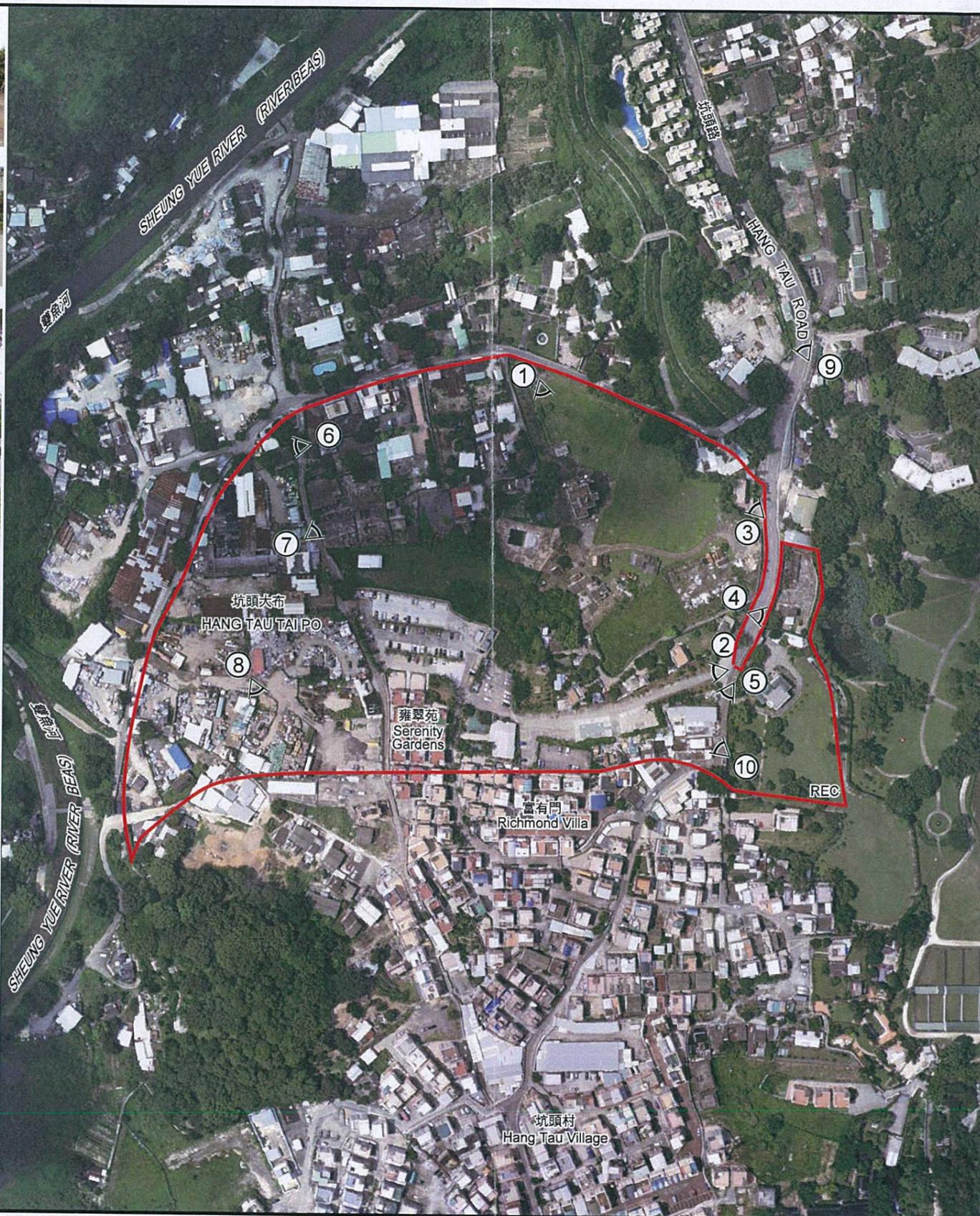
4

空置構築物  
Vacant Structure



5

臨時構築物  
Temporary Structure



6

住用構築物  
Domestic Structure



7

空置臨時構築物  
Vacant Temporary Structure



8

露天貯物  
Open Storage



9

坑頭路  
Hang Tau Road



10

臨時構築物  
Temporary Structure

① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

實地照片 SITE PHOTOS

古洞南分區計劃大綱核准圖編號S/NE-KTS/14上  
坑頭大布「康樂」地帶的土地用途檢討  
LAND USE REVIEW OF "RECREATION" ZONE  
IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/14

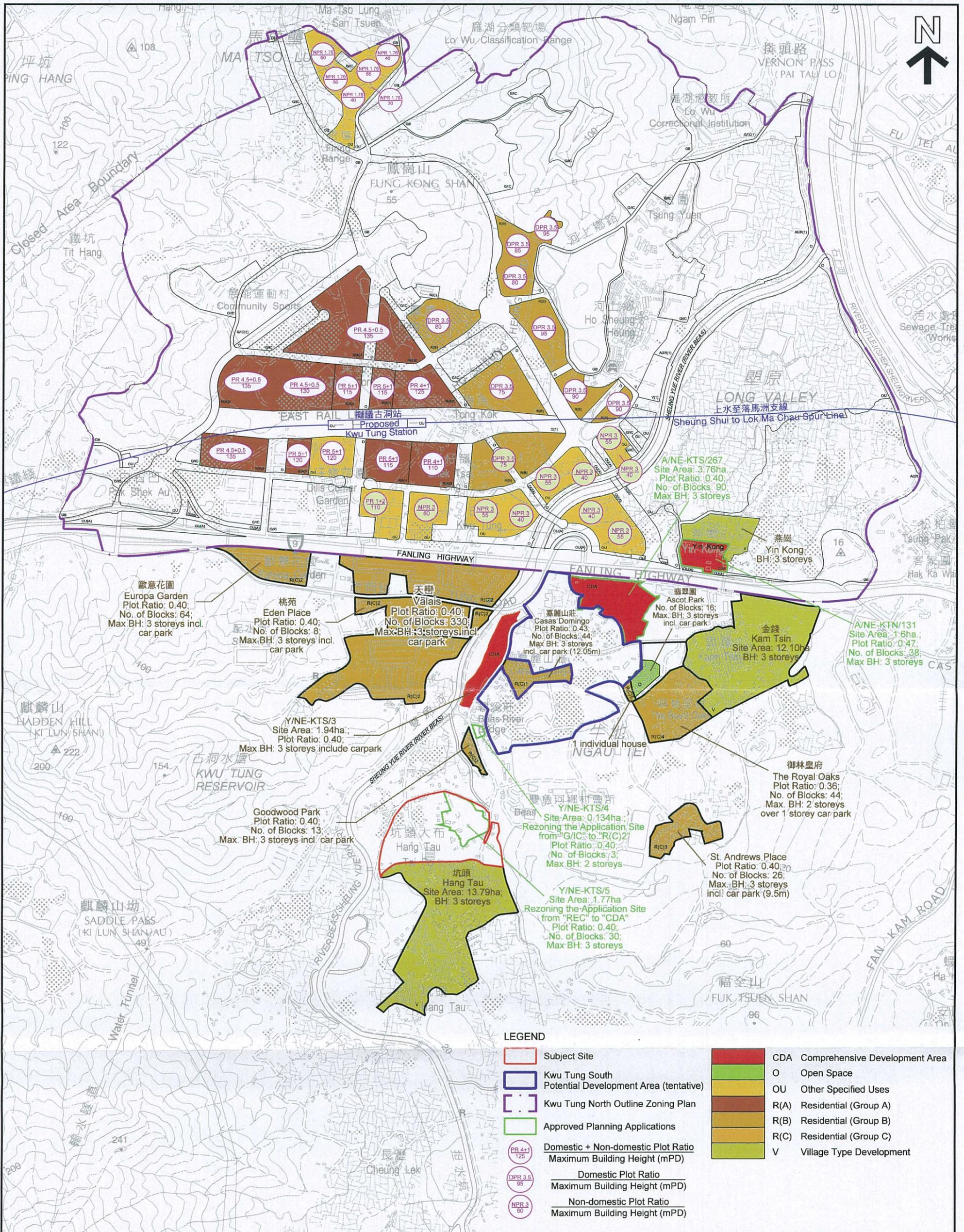
本摘要圖於2014年5月22日擬備，  
所根據的資料為地政總署  
於2013年7月5日拍得的航攝照片  
編號CS43912  
EXTRACT PLAN PREPARED ON 22.5.2014  
BASED ON AERIAL PHOTO No. CS43912  
TAKEN ON 5.7.2013 BY  
LANDS DEPARTMENT

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/14/45

圖 PLAN  
6



本摘要圖於2014年5月22日擬備，  
所根據的資料為地圖組別  
HM20C編號2及3  
EXTRACT PLAN PREPARED ON 22.5.2014  
BASED ON MAP SERIES HM20C  
SHEETS 2 AND 3

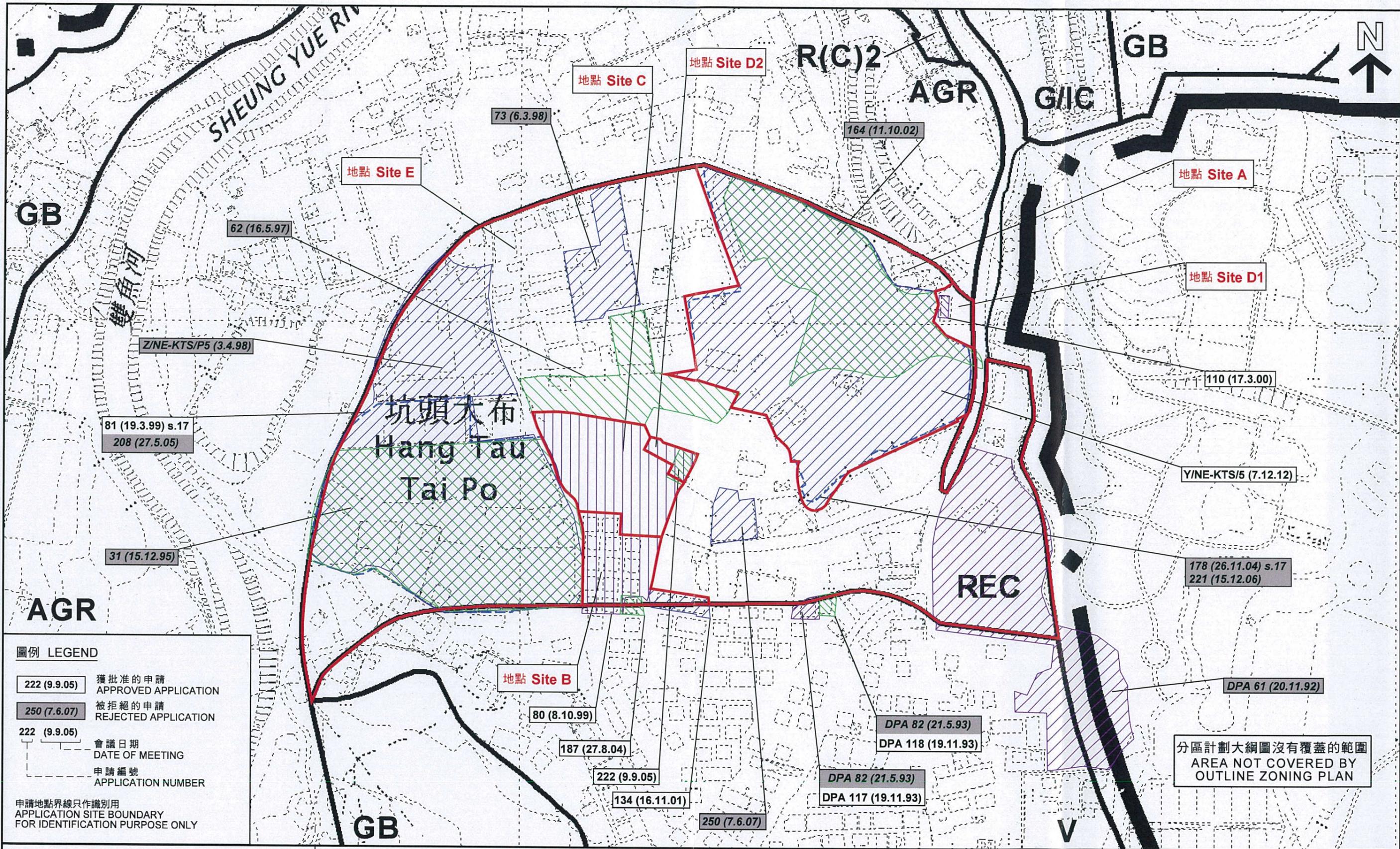
**古洞南地區的策略性布局**  
**STRATEGIC CONTEXT OF KWU TUNG SOUTH AREA**  
古洞南分區計劃大綱核准圖編號S/NE-KTS/14上  
坑頭大布「康樂」地帶的土地用途檢討  
LAND USE REVIEW OF "RECREATION" ZONE  
IN HANG TAU TAI PO ON THE APPROVED KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/14  
SCALE 1:12,000 比例尺

METRES 100 0 100 200 300 400 500 600 700 800 900 1000 METRES

**規畫署**  
**PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
**M/FS/14/45**

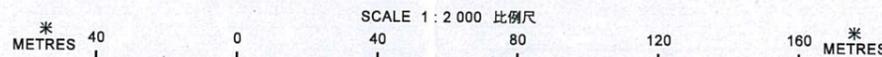
**圖 PLAN**  
**7**



先前申請 PREVIOUS APPLICATIONS

古洞南分區計劃大綱核准圖編號S/NE-KTS/14上  
坑頭大布「康樂」地帶的土地用途檢討  
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本摘要圖於2014年5月22日擬備，  
所根據的資料為於2014年1月7日  
核准的分區計劃大綱圖編號S/NE-KTS/14  
EXTRACT PLAN PREPARED ON 22.5.2014  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-KTS/14 APPROVED ON 7.1.2014

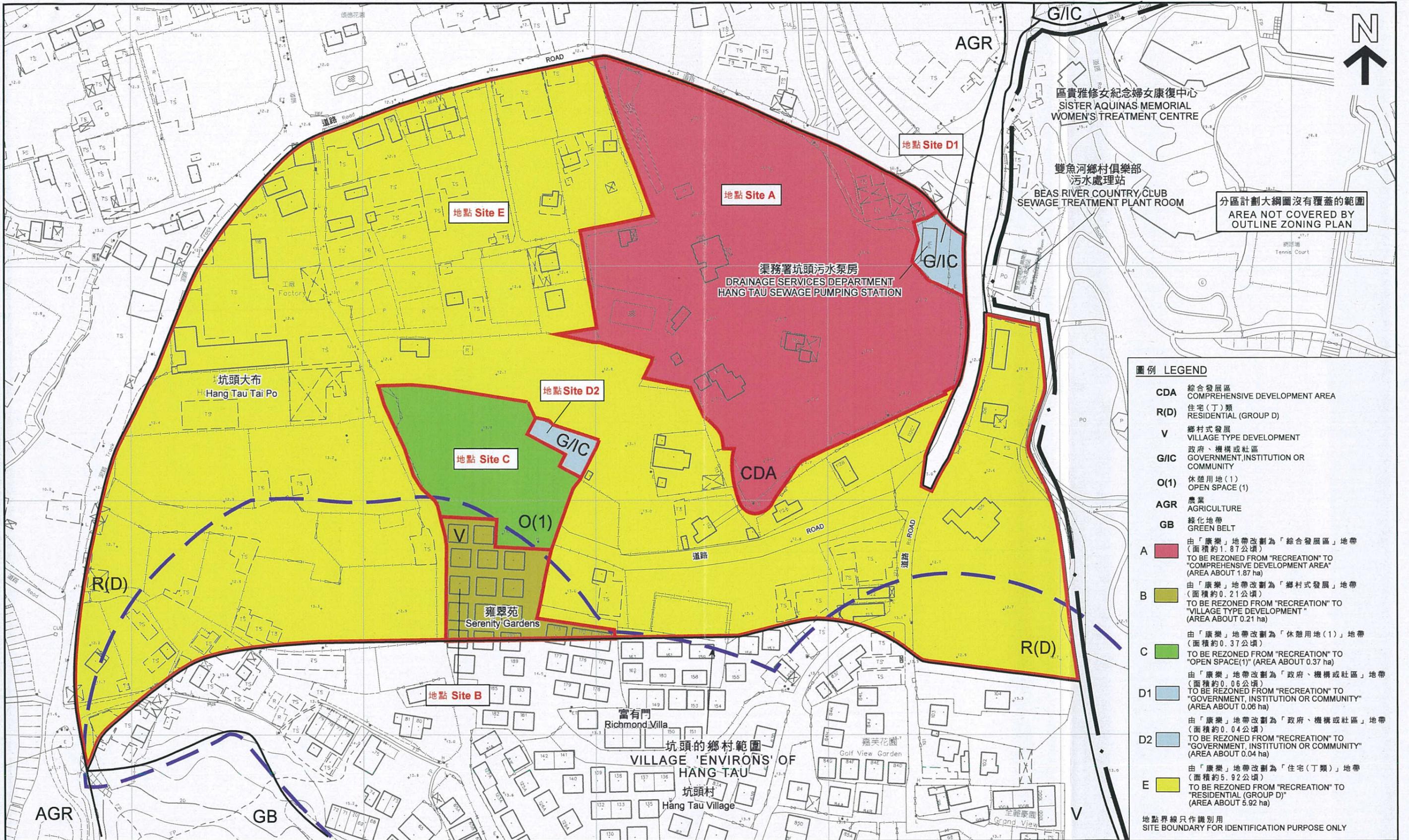


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PLANNING DEPARTMENT



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M/FS/14/45

圖 PLAN  
8



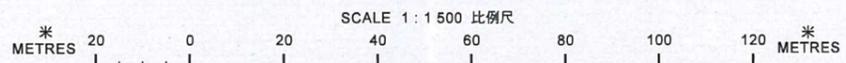
分區計劃大綱圖沒有覆蓋的範圍  
AREA NOT COVERED BY  
OUTLINE ZONING PLAN

**圖例 LEGEND**

- CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
  - R(D)** 住宅(丁)類  
RESIDENTIAL (GROUP D)
  - V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
  - G/I/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
  - O(1)** 休憩用地(1)  
OPEN SPACE (1)
  - AGR** 農業  
AGRICULTURE
  - GB** 綠化地帶  
GREEN BELT
  - A** 由「康樂」地帶改劃為「綜合發展區」地帶  
(面積約1.87公頃)  
TO BE REZONED FROM "RECREATION" TO  
"COMPREHENSIVE DEVELOPMENT AREA"  
(AREA ABOUT 1.87 ha)
  - B** 由「康樂」地帶改劃為「鄉村式發展」地帶  
(面積約0.21公頃)  
TO BE REZONED FROM "RECREATION" TO  
"VILLAGE TYPE DEVELOPMENT"  
(AREA ABOUT 0.21 ha)
  - C** 由「康樂」地帶改劃為「休憩用地(1)」地帶  
(面積約0.37公頃)  
TO BE REZONED FROM "RECREATION" TO  
"OPEN SPACE(1)" (AREA ABOUT 0.37 ha)
  - D1** 由「康樂」地帶改劃為「政府、機構或社區」地帶  
(面積約0.06公頃)  
TO BE REZONED FROM "RECREATION" TO  
"GOVERNMENT, INSTITUTION OR COMMUNITY"  
(AREA ABOUT 0.06 ha)
  - D2** 由「康樂」地帶改劃為「政府、機構或社區」地帶  
(面積約0.04公頃)  
TO BE REZONED FROM "RECREATION" TO  
"GOVERNMENT, INSTITUTION OR COMMUNITY"  
(AREA ABOUT 0.04 ha)
  - E** 由「康樂」地帶改劃為「住宅(丁類)」地帶  
(面積約5.92公頃)  
TO BE REZONED FROM "RECREATION" TO  
"RESIDENTIAL (GROUP D)"  
(AREA ABOUT 5.92 ha)
- 地點界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**擬議的用途地帶 PROPOSED ZONINGS**

古洞南分區計劃大綱核准圖編號S/NE-KTS/14上  
坑頭大布「康樂」地帶的土地用途檢討  
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圖 PLAN  
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