

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED KWU TUNG NORTH OUTLINE ZONING PLAN NO. S/KTN/2

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 31 May 2022 referred the approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2 (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 Kwu Tung North OZP No. S/KTN/3.

The draft Kwu Tung North OZP No. S/KTN/3 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 21 October 2022 to 21 December 2022 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, Planning Department, Unit 2202, 22/F, CDW Building, 388 Castle Peak Road, Tsuen Wan, 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 21 December 2022.

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 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines No. 29B on “Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance” (TPB PG-No. 29B). Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the 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 North OZP No. S/KTN/3 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 verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) 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 NORTH OUTLINE ZONING PLAN NO. S/KTN/2
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 site in Area 32 from “Other Specified Uses” (“OU”) annotated “Business and Technology Park” (“OU(BTP)”) to “Residential (Group B)1” (“R(B)1”) with stipulation of building height restriction.
- Item A2 – Rezoning of a strip of land in Area 32 and a piece of land in Area 34 from “OU(BTP)” or “OU” annotated “Amenity Area” (“OU(A)”) to area shown as ‘Road’.
- Item B1 – Rezoning of a site in Area 34 from “OU(BTP)1” to “R(B)1” with stipulation of building height restriction.
- Item B2 – Rezoning of a strip of land in Areas 34 and 35 from mainly “OU(BTP)1” or “Government, Institution or Community” (“G/IC”) to “Open Space” (“O”).
- Item C – Revision of the building height restriction of a “G/IC” site in Area 29.
- Item D1 – Revision of the building height restriction of a “G/IC” site in Area 28.
- Item D2 – Rezoning of a strip of land in Area 28 from “OU(A)” to “G/IC” with stipulation of building height restriction.
- Item E1 – Revision of the building height restriction of a “G/IC(2)” site in Area 9.
- Item E2 – Rezoning of a strip of land in Area 9 from an area shown as ‘Road’ to “G/IC(2)” with stipulation of building height restriction.
- Item F1 – Rezoning of a piece of land in Area 35 from “G/IC” to “OU” annotated “Sewage Pumping Station” (“OU(SPS)”) with stipulation of building height restriction.
- Item F2 – Rezoning of two pieces of land in Area 35 from “G/IC”, “OU(SPS)” or “O” to “OU” annotated “Railway Associated Facilities”.
- Item G1 – Rezoning of a piece of land near Yin Kong village from “Comprehensive Development Area” (“CDA”) to “R(B)2” with stipulation of building height restriction.
- Item G2 – Rezoning of a piece of land near Yin Kong village from “CDA” to “Residential (Group C)1” (“R(C)1”) with stipulation of building height restriction.
- Item H1 – Rezoning of a piece of land to the north of Ying Kong Road from an

area shown as 'Road' to "OU" annotated "Nature Park".

- Item H2 – Rezoning of three pieces of land abutting/ near Ying Kong Road or Road P2 from "OU(A)" or an area shown as 'Road' to "O".
- Item J1 – Rezoning of a piece of land under/ abutting Road P2 from "OU" annotated "Petrol Filling Station" ("OU(PFS)"), "G/IC", "OU(A)", "OU(BTP)" or "O" to an area shown as 'Road' or "OU(A)", and from "G/IC" or "OU(PFS)" to "O" or "OU(BTP)" respectively.
- Item J2 – Rezoning of a piece of land abutting Road P2 in Area 33 from "OU(BTP)" or "OU(A)" to "OU(PFS)".
- Item J3 – Rezoning of a piece of land abutting Yin Kong Road in Area 37 from "O" to "G/IC".
- Item K1 – Rezoning of a strip of land to the south of Ho Sheung Heung from "R(B)" or "O" to an area shown as 'Road'.
- Item K2 – Rezoning of a piece of land to the south of Ho Sheung Heung from "R(B)", "O" or 'Road' to "V" or "V(1)" and a piece of land abutting Road L4 from an area shown as 'Road' to "O".
- Item L1 – Rezoning of a strip of land at Area 15 from area shown as an area shown as 'Road' to "O".
- Item L2 – Rezoning of a section of Ho Sheung Heung Road from "R(B)" or "O" to an area shown as 'Road'.
- Item M1 – Rezoning of a strip of land in Area 27 from an area shown as 'Road' to "Green Belt".
- Item M2 – Rezoning of a strip of land in Area 27 from an area shown as 'Road' to "G/IC".
- Item M3 – Rezoning of a piece of land in Area 27 from "G/IC" to an area shown as 'Road'.

Showing the road scheme for Ying Kong Road authorized under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) on the Plan for information. The authorized road scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. Amendments to the Notes of the Plan

- (a) Deletion of the Notes for the “CDA” zone.
- (b) Revision to the Remarks of the Notes for “R(B)” zone to incorporate development restrictions and/ or requirements for the new “R(B)1” and “R(B)2” sub-zones.
- (c) Revision to the Remarks of the Notes for “R(C)” zone to incorporate development restrictions for the new “R(C)1” sub-zone.
- (d) Deletion of ‘Hotel (on land designated “OU(Business and Technology Park)1” only’ from Column 1 of the Notes for “OU(BTP)” zone and deletion of “OU(BTP)1” from the Remarks of the Notes for “OU(BTP)” zone.
- (e) Deletion of ‘Market’ from Column 1 of the Notes for Schedule I of the “OU” annotated “Mixed Use” zone and Column 2 of the Notes for “R(B)” and “Village Type Development” zones.
- (f) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “R(A)”, “G/IC” and “OU” annotated “Commercial/Residential Development with Public Transport Interchange” zones.

Town Planning Board

21 October 2022