

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED KWU TUNG NORTH OUTLINE ZONING PLAN NO. S/KTN/4

INTRODUCTION

A At the meeting of the Executive Council on 19 September 2023, the Council **ADVISED** and the Chief Executive **ORDERED** that the draft Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/3A, should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance) (Cap.131) as in force immediately before 1 September 2023¹ (the pre-amended Ordinance)². The plan is now renumbered as No. S/KTN/4 at **Annex A**.

AMENDMENTS TO THE KWU TUNG NORTH OZP NO. S/KTN/2 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Kwu Tung North OZP No. S/KTN/2 on 31 May 2022, the draft Kwu Tung North OZP No. S/KTN/3 (the draft OZP) incorporating amendments was exhibited on 21 October 2022 for public inspection under section 5 of the pre-amended Ordinance. The major amendments to the matters shown on the draft OZP include:

Private Housing Sites

- (a) 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 (BHR) (**Amendment Item A1**);
- (b) rezoning of a site in Area 34 from “OU” annotated “Business and Technology Park (1)” (“OU(BTP)1”) to “R(B)1” with stipulation of BHR (**Amendment Item B1**);
- (c) rezoning of a piece of land near Yin Kong village from “Comprehensive

¹ The Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 (Amendment Ordinance), which amends, inter alia, the Town Planning Ordinance (Cap. 131), comes into operation on 1 September 2023 (the commencement date). The submission of the draft OZP was made under section 8 of the pre-amended Ordinance before the commencement date.

² According to sections 29(1) and 29(6) of the Town Planning Ordinance (as added by the Amendment Ordinance), section 9 of the pre-amended Ordinance applies to the draft OZP as the first day on which the draft OZP was exhibited under section 5 falls on a day before the commencement date and the submission of the draft OZP was made under section 8 before the commencement date but a decision under section 9 is pending immediately before that date.

Development Area” (“CDA”) to “Residential (Group B)2” (“R(B)2”) with stipulation of BHR (**Amendment Item G1**);

- (d) rezoning of a piece of land near Yin Kong village from “CDA” to “Residential (Group C)1” (“R(C)1”) with stipulation of BHR (**Amendment Item G2**);

Government, Institution and Community (GIC) and other public facilities

- (e) revision of BHR of a “Government, Institution or Community” (“G/IC”) site in Area 29 (**Amendment Item C**);
- (f) revision of BHR of a “G/IC” site in Area 28 (**Amendment Item D1**);
- (g) rezoning of a strip of land in Area 28 from “OU” annotated “Amenity Area” (“OU(A)”) to “G/IC” with stipulation of BHR (**Amendment Item D2**);
- (h) revision of BHR of a “Government, Institution or Community (2)” (“G/IC(2)”) site in Area 9 (**Amendment Item E1**);
- (i) rezoning of a strip of land in Area 9 from an area shown as ‘Road’ to “G/IC(2)” with stipulation of BHR (**Amendment Item E2**);
- (j) rezoning of a piece of land in Area 35 from “G/IC” to “OU” annotated “Sewage Pumping Station” (“OU(SPS)”) with stipulation of BHR (**Amendment Item F1**);
- (k) rezoning of two pieces of land in Area 35 from “G/IC”, “OU(SPS)” or “Open Space” (“O”) to “OU” annotated “Railway Associated Facilities” (**Amendment Item F2**); and

Reflecting Latest Road Alignments

- (l) rezoning of various pieces of land to reflect the latest road alignments (**Amendment Items A2, B2, H1, H2, J1, J2, J3, K1, K2, L1, L2, M1, M2 and M3**).

3. Corresponding amendments in relation to the above and technical amendments in accordance with the latest version of the Master Schedule of Notes to Statutory Plans were also made to the Notes and Explanatory Statement (ES) of the approved Kwu Tung North OZP No. S/KTN/2.

REPRESENTATIONS AND COMMENTS ON REPRESENTATIONS

4. During the exhibition of the draft OZP, **26** valid representations and **two** valid comments on the representations (comments) were received. The 26 representations opposed various amendment items. The representations and

comments were considered together by the Board at its meeting held on 12 May 2023.

Adverse Representations (26)

5. The major grounds of the adverse representations are summarised below –

Amendment Items A1, A2, B1 and B2

Reduction in Job Opportunities

- (a) the rezoning of Amendment Items A1 and B1 sites would reduce employment opportunities. The sites could be developed for logistics park for relocation of brownfield operations;

Ecological Aspect

- (b) in proximity to the Long Valley Nature Park, the proposed rezoning at Amendment Item B1 site might pose potential disturbance to birds' flight line;

Amendment Items C, D1 and D2

Urban Design and Visual Aspects

- (c) the increase in BHR would weaken the stepped height profile of Kwu Tung North New Development Area (KTN NDA);
- (d) to provide a continuous breezeway and pleasant walking environment, the 10m-wide non-building areas (NBAs) should be extended to the northern boundary of Amendment Items C, D1 and D2 sites;
- (e) to promote pedestrian experience, the terraced design should be lengthened to the eastern site boundary of Amendment Item C site;
- (f) to enhance the connectivity and walkability of KTN NDA, urban design measures should be considered;

Arrangement of Rehousing Elderly Residents at Dills Corner Garden (DCG)

- (g) residential care homes for the elderly should not be integrated within the government office (GO)/community complex in order to provide a quality living environment to the elderly;

Provision of Other Healthcare Facilities

- (h) it was not necessary to provide additional hospital beds at Amendment

Items D1 and D2 sites;

Amendment Items E1 and E2

Use of Police Married Staff Quarters

- (i) police married staff quarters were not encouraged;

Amendment Items F1 and F2

Provision of GIC Facilities

- (j) Amendment Item F2 involving rezoning of “G/IC” site was opposed. The provision of GIC facilities should be increased;

Amendment Items G1 and G2

Use of Historic Building

- (k) the rezoning would no longer allow Enchi Lodge, a Grade 2 historic building, to be used for community purpose and public use;

Residential Density

- (l) the development density of Amendment Items G1 and G2 was too high which would result in growing pressure to the railway capacity;

Land Resumption and Compensation

- (m) the Government should explain to the existing business operators the details of the proposed development and compensation package;

Amendment Items J1 and J2

Shifting of the Proposed Petrol Filling Station (PFS)

- (n) there was safety concern on potential hazards arising from the close proximity of the proposed PFS to the existing warehouses;
- (o) being in the proximity to Sheung Yue River, there was environmental concern on the potential leak of petrol;
- (p) it was not reasonable to resume Amendment Items J1 and J2 sites which were private land;
- (q) Amendment Items J1 and J2 would involve clearance of existing warehouses;

Amendment Item J3

Insufficient Public Consultation

- (r) the existing brownfield operators were not consulted on rezoning of the site;

Land Resumption and Re provisioning Arrangement

- (s) there was a concern on re provisioning arrangements for the affected brownfield operations;

Amendment Items K1 and K2

Impacts on Adjoining Residential Site for Private Development

- (t) the revised road alignments of Road L4 would result in the loss of residential land, reduction in flat production and would limit the design flexibility of the affected residential site due to the potential traffic noise and air quality impact;
- (u) the Government should reconsider the alignment of Road L4 or maintain the existing alignment of Road L4 to maintain the original gross floor area 67,960m² for the affected residential site and to construct effective noise mitigation measures to minimize the traffic noise; and

Amendment Items H1, H2, L1, L2, M1, M2 and M3

Provision of Open Space and GIC Facilities

- (v) Amendment Items L2 and M3 involved rezoning of “O” and “G/IC” sites respectively, which were not conducive to provision of such facilities.

Comment on the Representations (2)

6. Among the **two** commenters, one (**C1**) was also a representer (i.e. **R2**) who concurred with another representer (**R1**)’s suggestion on the urban design and visual aspects regarding Amendment Items C, D1 and D2. The other commenter (**C2**) supported Amendment Items G1 and G2 in that the conservation of the historic building and the development under the rezoning proposal could co-exist. **C2** also provided views on Amendment Item M3 that the rezoning would result in adverse impact on the existing topography, tree felling, visual impact, air ventilation and traffic capacity.

The Board’s Decision

7. After giving consideration to the representations and comment, the Board decided not to uphold R1 to R26 and agreed that the draft OZP should not be amended to meet the representations for the following reasons –

Amendment Items A1 and B1

- (a) Amendment Items A1 and B1 sites were considered suitable for residential use. They were well connected to the planned residential and GIC cluster in KTN NDA. The Amendment Items A1 and B1 sites were convenient and in proximity to the planned Kwu Tung Station. The high-tech jobs were shifted to San Tin Technopole which was only one station away from KTN NDA to be linked up by the Northern Link. In order to provide more job opportunities within KTN NDA, the government had proposed to build a GO/community complex at Amendment Item C site **(R2)**;
- (b) an Ecological Impact Assessment had been conducted for the rezoning of Amendment Items A1 and B1 from business and technology park use to residential use and confirmed that the ecological impacts were anticipated to be minor and similar to those under the previous “OU(BTP)” zoning. With the implementation of mitigation measures at detailed design stage, potential ecological impacts would be minimized **(R2)**;

Amendment Items C, D1 and D2

- (c) Amendment Item C site was located in a strategic location with high accessibility. The BHR of Amendment Item C site was relaxed to increase the provision of GO and community and social welfare facilities, such as community hall, sports centre, library and post office, to serve the new development area and wider areas **(R1 and R2)**;
- (d) to provide more job opportunities, the government had proposed to build a GO/community complex in Amendment Item C site, which was also the government’s initiative to take the lead to relocate more jobs to the Northern Metropolis including KTN NDA **(R2)**;
- (e) the relaxation of the BHR of Amendment Item C site was considered not incompatible with the surroundings. The holistic building height (BH) profile of KTN NDA stepping down from the Town Centre towards the periphery and Sheung Yue River was still largely respected. Technical assessments had been conducted to ascertain that there would be no significant adverse impacts arising from the relaxation of BHR. Terraced podium with retail frontage was not appropriate for the GO development **(R1)**;
- (f) the planned roads abutting Amendment Items C1, D1 and D2 sites were wide enough to serve as one of the major wind corridors in the area. The Air Ventilation Assessment – Initial Study showed that upon implementation of the established air ventilation measures, e.g. breezeways/air paths, NBAs and terraced podium design as set out in the draft OZP, the proposed development would not result in significant

adverse air ventilation impact to the overall pedestrian wind environment in the surrounding areas **(R1)**;

- (g) the new contract elderly homes in the Multi-welfare Services Complex for rehousing the elderly residents at DCG were separated from but close to the community facilities (e.g. healthcare facilities) which could be easily accessed **(R2)**;

Amendment Items E1 and E2

- (h) provision of dedicated staff quarters to disciplined services was in line with the government's established policy. The relaxation of BHR of Amendment Item E1 site and rezoning of Amendment Item E2 site would provide more quarter units to alleviate the acute shortfall and provide more design flexibility for the sites **(R2)**;

Amendment Items F1 and F2

- (i) Amendment Item F2, with a small area of about 355m², was to reflect the existing railway related facilities as covered by the vesting boundary of the Lok Ma Chau Spur Line. The minor areas involved would not affect the provision of GIC facilities in KTN NDA which were generally adequate to meet the demand **(R3)**;

Amendment Items G1 and G2

- (j) Amendment Items G1 and G2 were to take forward the decision of the Rural and New Town Planning Committee (RNTPC) of the Board on the partially agreed application No. Y/KTN/2 under section 12A of the pre-amended Ordinance (the s.12A application) to rezone the site from "CDA" to "R(B)2" and "R(C)1". A conservation management plan should be devised and implemented to properly manage changes of uses and conservation of the Enchi Lodge and the requirement had been stated in the ES of the draft OZP. The existing drug addict counselling and rehabilitation services provided at the Enchi Lodge would be relocated **(R2)**;
- (k) the potential visual impact of the proposed development was considered not substantial in the wider context. Taking into account the surrounding context and BH profile descending from Town Centre towards Amendment Item G1 site, the proposed BH for the site was considered in line with the district planning context **(R2)**;
- (l) the proposed development at Amendment Items G1 and G2 sites would only bring about 1,700 new population. The induced impact on railway capacity would be insignificant **(R3)**;

Amendment Items J1 and J2

- (m) Amendment Items J1 and J2 sites and the surrounding warehouses were within the Remaining Phase of KTN NDA, which would be resumed by the government, as appropriate, from 2024 tentatively. As a result, there would be no interface between the proposed PFS and the warehouses **(R15)**;
- (n) the design and construction of the proposed PFS should fulfil the requirements of relevant regulations and guidelines, including safety. In view of the distance between the proposed PFS and Sheung Yue River, adverse environmental impact to Sheung Yue River was unlikely and insignificant **(R15)**;

Amendment Item J3

- (o) Amendment Item J3 site was rezoned from “O” to “G/IC” to be reserved for vegetable marketing co-operative societies. The public consultation on the proposed amendments to the approved Kwu Tung North OZP No. S/KTN/2 had been duly followed in accordance with the pre-amended Ordinance **(R16)**;

Amendment Items K1 and K2

- (p) Amendment Items K1 and K2 sites were mainly to reflect the approved road layout and design authorized by the CE in C. The new alignment provided a through traffic to link up with Ho Sheung Heung Road which was essential to support the additional population in KTN NDA **(R26)**;
- (q) according to the Environmental Review conducted by the Civil Engineering and Development Department (CEDD) for the subject rezoning, adverse traffic noise and air quality impacts were not anticipated. Mitigation measures, including a 3m vertical noise barrier at Road L4, would be implemented for Amendment Items K1 and K2 sites **(R26)**;

Amendment Items A2, B2, H1, H2, L1, L2, M1, M2 and M3

- (r) the amendments were technical in nature to mainly reflect the authorized road alignments/existing condition and corresponding adjustment to the land use zoning **(R2)**; and

Other Aspects

- (s) land resumption, compensation and rehousing arrangements would be dealt with separately by the government in accordance with the prevailing policies and established mechanism **(R4 to R14 and R16 to R25)**.

IMPLICATIONS OF THE PROPOSAL

8. Approval of the draft Kwu Tung North OZP No. S/KTN/3A itself has no civil service implications. The economic, financial, environmental, sustainability, family and gender implications are set out below.

9. Regarding economic implications, Amendment Items A1, B1, G1 and G2 will facilitate private housing developments to help meet the housing demand in Hong Kong. While the rezonings under Amendment Items A1 and B1 will result in a loss of land planned for business and technology uses in Kwu Tung North New Development Area (KTN NDA), shifting the business and technology land use function to San Tin Technopole as recommended in the Northern Metropolis Development Strategy will enable greater clustering and synergy effect, which will be conducive to the development of innovation and technology industry in Hong Kong.

10. Regarding financial implications, all amendment items fall within the First Phase Development (FPD) and Remaining Phase Development (RPD) of KTN NDA. The capital and recurrent costs will be sought under the Capital Works Reserve Fund (CWRP) in accordance with the established mechanism.

11. Land resumption and clearance will be required for the proposed developments under various amendment items. For FPD of Kwu Tung North New Development Area (KTN NDA) and FLN NDA, the relevant cost are being funded by CWRP. For RPD of KTN NDA and FLN NDA, the relevant cost will be sought under CWRP.

12. The private housing sites under Amendment Items A1 and B1 will be disposed of by way of land sale. Lease modification/land exchange is required for the private housing sites under Amendment Items G1 and G2. The actual amount of premium to be received will depend on market conditions at the time of land sale/lease modification/land exchange and is yet to be determined at this stage.

13. For Amendment Item C, a 100-place Child Care Centre and an Integrated Children and Youth Services Centre will be provided in the proposed Government Office (GO)/community complex in Kwu Tung North Area 29. The capital and recurrent costs of the above proposed social welfare facilities, police married staff quarters and sewage pumping station under Amendment Items E1, E2 and F1 will be sought in accordance with the established mechanism.

14. For Amendment Items D1 and D2, a site of 4.35 hectares is reserved for a new hospital development. The estimated capital and recurrent costs are not available at the moment. Funds required will be sought under CWRP in accordance with the established mechanism.

15. Regarding environmental implications, various technical assessments including Environmental Assessment have been carried out by the project proponents to assess the potential environmental impacts and recommend

appropriate mitigation measures for the proposed developments under various amendment items. The assessments concluded that with the implementation of the proposed mitigation measures, no insurmountable environmental issue is envisaged. The proposed developments under various amendment items are required to be planned, designed, constructed and implemented in accordance with the environmental guidelines and criteria laid down in the Environment Chapter of the Hong Kong Planning Standards and Guidelines.

16. Regarding sustainability implications, the proposed housing developments under Amendment Items A1, B1, G1 and G2 as well as provision of GIC facilities under Amendment Item C and provision of healthcare facilities under Amendment Items D1 and D2 can facilitate better utilisation of land resources to meet the housing demand and social needs. As the proposed developments may bring potential environmental impacts on the local area, suitable mitigation measures should be implemented to alleviate such possible impacts.

17. Regarding family implications, the increase in housing units under Amendment Items A1, B1, G1 and G2 may improve the living environment of and provide stable living conditions for some families. The provision of more facilities arising from the rezoning and relaxation of building height restrictions, including the proposed GO/community complex (with community hall, a sports centre, a library, a post office, a kindergarten and social welfare facilities) under Amendment Item C and healthcare facilities under Amendment Items D1 and D2 etc. will help meet the needs of families and growing demands for such services, promote social interactions and encourage the building of community/social support networks. They will also generate more job opportunities and options, which will help build up family assets.

18. Regarding gender implications, the proposed provision of more social welfare and healthcare facilities, e.g. a Child Care Centre, an Integrated Children and Youth Services Centre and a kindergarten within the proposed GO/community complex under Amendment Item C, will serve people in need whose carers are often women. The proposal should therefore be conducive to relieving the burden of carers and facilitating their participation in the workforce.

PUBLIC CONSULTATION

19. Prior to the exhibition of the draft OZP, the Planning Department and CEDD jointly consulted the Sheung Shui District Rural Committee (SSDRC) and the North District Council (NDC) on 14 and 26 July 2022 respectively on the proposed OZP amendments. The SSDRC did not make any specific comment on the draft OZP, but raised some general concerns, including provision of recreational facilities, re-provisioning of affected brownfield operations, and early implementation of sewerage system in village areas. The NDC expressed concerns on the depletion of high-tech job opportunities in the North District caused by shifting the high-tech function to San Tin Technopole in the Yuen Long District, the planned public transport connection from KTN NDA to the future San Tin

Technopole, and the reprovisioning arrangement for the affected business operations, and had reservation on the s.12A application under Amendment Items G1 and G2. After discussion, the NDC objected to the proposed amendments to the approved Kwu Tung North OZP No. S/KTN/2.

20. Upon gazettal of the draft OZP on 21 October 2022, SSDRC and NDC members were notified on the same date that members of the public could submit representations on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representation from members of SSDRC and NDC was received.

PUBLICITY

21. The approved Kwu Tung North OZP No. S/KTN/4 will be printed and exhibited in accordance with section 9(5) of the pre-amended Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

A 22. The approved Kwu Tung North OZP No. S/KTN/4 is at **Annex A** for
A-I Members' reference. A set of Notes listing out the uses which are always permitted
A-II and those which may be permitted on application to the Board is at **Enclosure I to Annex A**. An Explanatory Statement in respect of the approved Kwu Tung North OZP No. S/KTN/4 is at **Enclosure II to Annex A**.

ENQUIRY

23. Any enquiry on this brief can be addressed to Ms Caroline TANG, Assistant Director of Planning/Board, PlanD (Tel. No. 2231 4606).

PLANNING DEPARTMENT
SEPTEMBER 2023

**APPROVED KWU TUNG NORTH
OUTLINE ZONING PLAN NO. S/KTN/4**

- Annex A - Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/4
- Enclosure I : Notes of the Approved Kwu Tung North OZP No. S/KTN/4
- Enclosure II : Explanatory Statement of the Approved Kwu Tung North OZP No. S/KTN/4



圖例
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G(IC)	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
OTHER SPECIFIED USES (AMENITY AREA)	OU(A)	其他指定用途 (美化市容地帶)
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		
交通		
RAILWAY AND STATION	[Symbol]	鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	[Symbol]	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	[Symbol]	主要道路及路口
ELEVATED ROAD	[Symbol]	高架道路
MISCELLANEOUS		
其他		
BOUNDARY OF PLANNING SCHEME	[Symbol]	規劃範圍界線
PLANNING AREA NUMBER	[Symbol]	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY	[Symbol]	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	[Symbol]	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	[Symbol]	最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
TERRACED PODIUM	[Symbol]	樓盤式平台
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

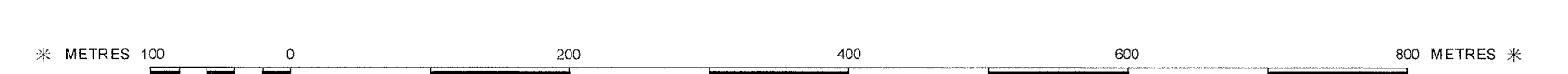
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% PERCENTAGE	
RESIDENTIAL (GROUP A)	28.51	6.37	住宅 (甲類)
RESIDENTIAL (GROUP B)	23.10	5.16	住宅 (乙類)
RESIDENTIAL (GROUP C)	1.20	0.27	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	17.84	3.99	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	46.93	10.49	政府、機構或社區
OPEN SPACE	33.19	7.42	休憩用地
OTHER SPECIFIED USES	65.55	14.65	其他指定用途
OTHER SPECIFIED USES (AMENITY AREA)	6.39	1.43	其他指定用途 (美化市容地帶)
AGRICULTURE	45.86	10.25	農業
GREEN BELT	125.57	28.03	綠化地帶
RIVER CHANNEL	7.45	1.67	河道
MAJOR ROAD ETC.	45.90	10.27	主要道路等
TOTAL PLANNING SCHEME AREA	447.29	100.00	規劃範圍面積

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

行政長官會同行政會議於2023年9月19日根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 19 SEPTEMBER 2023

Ms Carmen KONG 江嘉敏女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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



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

圖則編號
PLAN No. S/KTN/4

**APPROVED KWU TUNG NORTH
OUTLINE ZONING PLAN NO. S/KTN/4**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) For any land or building falling within the boundaries of this Plan and also previously falling within the boundaries of the plan for the Kwu Tung North Interim Development Permission Area (IDPA) (hereafter referred to as “IDPA area”), and the Ma Tso Lung and Hoo Hok Wai Development Permission Area (DPA) (hereafter referred to as “DPA area”), whichever the case may be –
 - (a) no action is required to make the use of such land or building conform to this Plan, if the use of such land or building was in existence immediately before the first publication in the Gazette of the notice of the IDPA Plan for Kwu Tung North and/or the first DPA Plan for Ma Tso Lung and Hoo Hok Wai covering such land or building, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board;
 - (b) within the “IDPA area” and/or the “DPA area”, a use or development of any land or building which has been permitted under an earlier draft or approved plan including the IDPA Plan for Kwu Tung North and/or the first DPA Plan for Ma Tso Lung and Hoo Hok Wai, whichever the case may be, and effected or undertaken during the effective period of that plan, is always permitted under this Plan. Alternatively, a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan or plans prevailing at the time when the use or change of use was approved, is also always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board;
 - (c) except to the extent that subparagraph (a) or (b) applies, any use or development falling within the “IDPA area” and/or “DPA area”, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of first publication in the Gazette of the notice of the IDPA Plan for Kwu Tung North and/or the first DPA Plan for Ma Tso Lung and Hoo Hok Wai, whichever the case may be, without permission from the Town Planning Board.

- (4) For any land or building falling within the boundaries of this Plan but not previously falling within the “IDPA area” or the “DPA area” –
- (a) no action is required to make the existing use of such land or building conform to this Plan until there is a material change of use or the building is redeveloped;
 - (b) in relation to subparagraph (a) above, any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board;
 - (c) for the purposes of subparagraph (a) above, “existing use of such land or building” means -
 - (i) before the publication in the Gazette of the notice of the first plan covering the land or building (hereafter referred to as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved; or
 - a use or a change of use of an existing building in respect of which a certificate of exemption has been issued under the Buildings Ordinance (Application to the New Territories) Ordinance for the relevant building works and such use or change of use was permitted under a plan prevailing at the time when the use or change of use was approved;
 - (d) except to the extent that subparagraph (a) or (b) above applies, the use or development of such land or building, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date when such land or building was first included within the boundaries of the Fanling/Sheung Shui Outline Zoning Plan published by notice in the Gazette, whichever the case may be, without permission from the Town Planning Board.
- (5) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (6) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual

zones or (b) as provided in paragraph (8) in relation to area zoned “Other Specified Uses” annotated “Nature Park”:

- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, railway track, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of a draft plan including the IDPA Plan for Kwu Tung North and the first DPA Plan for Ma Tso Lung and Hoo Hok Wai covering such building, whichever the case may be, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (8) In area zoned “Other Specified Uses” annotated “Nature Park”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (9) In any area shown as ‘Road’, all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

- (10) (a) Except in an area zoned “Other Specified Uses” annotated “Nature Park”, temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:
- structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
- (b) Except as otherwise provided in subparagraph (a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in area zoned “Other Specified Uses” annotated “Nature Park”, temporary use or development of any land or temporary use of an existing building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- (c) Temporary use or development of land or temporary use of an existing building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (12) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

APPROVED KWU TUNG NORTH OUTLINE ZONING PLAN NO. S/KTN/4

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RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

In addition, the following uses are always permitted
(a) on the lowest two floors of a building excluding
basements, or (b) in a free-standing purpose-
designed non-domestic building up to five storeys :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

Remarks

- (a) On land designated “R(A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 6 (of which the domestic plot ratio should not exceed 5), or the plot ratio of the existing building, whichever is the greater.
- (b) On land designated “R(A)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 4.5), or the plot ratio of the existing building, whichever is the greater.
- (c) On land designated “R(A)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 4), or the plot ratio of the existing building, whichever is the greater.
- (d) On land designated “R(A)1”, “R(A)2” and “R(A)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (e) On land designated ‘Terraced Podium’ in the “R(A)1”, “R(A)2” and R(A)3” zones, the terraced podium is subject to a maximum building height of 5m.
- (f) In determining the maximum plot ratio for the purposes of paragraphs (a) to (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) to (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose- designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Rural Committee/Village Office School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (a) On land designated “R(B)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.5, or the plot ratio of the existing building, whichever is the greater.
- (b) On land designated “R(B)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4.2, or the plot ratio of the existing building, whichever is the greater.
- (c) On land designated “R(B)2”, the existing Grade 2 historic building, Enchi Lodge (including Main Building and Ancillary Block), shall be preserved. Any demolition of, addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of the historic building requires permission from the Town Planning Board. No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3, or the plot ratio of the existing building, whichever is the greater.
- (d) On land designated “R(B)”, “R(B)1” and “R(B)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (e) In determining the maximum plot ratio for the purposes of paragraphs (a), (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a), (b) (c) and (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (g) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (a) On land designated “R(C)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of two storeys, or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated “R(C)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 1.1 and the maximum building height of 3 storeys (8.23m), or the plot ratio and height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

- Eating Place
- Library
- School
- Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. For land designated "Village Type Development (1)", the planning intention is to provide land considered suitable for re-provisioning of village houses affected by Government projects. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of three storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Kwu Tung North interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Correctional Institution (on land designated “G/IC (1)” only)	Correctional Institution (not elsewhere specified)
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Firing Range
Flat (on land designated “G/IC (2)” only)	Flat (not elsewhere specified)
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Helicopter Landing Pad
Hospital	Helicopter Fuelling Station
Institutional Use (not elsewhere specified)	Holiday Camp
Library	Hotel
Market	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Place of Recreation, Sports or Culture	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Clinic	Off-course Betting Centre
Public Convenience	Office
Public Transport Terminus or Station	Petrol Filling Station
Public Utility Installation	Place of Entertainment
Public Vehicle Park (excluding container vehicle)	Private Club
Recyclable Collection Centre	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Religious Institution	Refuse Disposal Installation (Refuse Transfer Station only)
Research, Design and Development Centre	Residential Institution
Rural Committee/Village Office	Sewage Treatment/Screening Plant
School	Shop and Services (not elsewhere specified)
Service Reservoir	Utility Installation for Private Project
Social Welfare Facility	Zoo
Training Centre	
Wholesale Trade	

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

Remarks

- (a) On land designated “G/IC”, “G/IC(1) and “G/IC(2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. On land designated "Open Space (1)", the open space area is provided in the form of a Town Plaza stretching from west to east across the town centre. It serves as a green corridor linking up major activity nodes with the railway station and public transport interchange. To serve the community and enhance the vibrancy of the Town Plaza, it is intended that commercial uses such as shop and services and eating places would be provided in the area adjacent to the railway station subject to the approval of the Town Planning Board by way of a planning application under section 16 of the Ordinance.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Commercial/Residential Development with Public Transport Interchange” Only</u>	
Ambulance Depot Flat Government Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

In addition, the following uses are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys :

- Eating Place
- Educational Institution
- Institutional Use (not elsewhere specified)
- Off-course Betting Centre
- Office
- Place of Entertainment
- Private Club
- Public Convenience
- Recyclable Collection Centre
- School
- Shop and Services
- Training Centre

OTHER SPECIFIED USES (Cont'd)

For "Commercial/Residential Development with Public Transport Interchange" Only
(Cont'd)

Planning Intention

This zone is intended primarily for the provision of commercial and residential uses with public transport interchange. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 6 (of which the domestic plot ratio should not exceed 5) and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated 'Terraced Podium', the terraced podium is subject to a maximum building height of 5m.
- (c) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Mixed Use" Only

Schedule I: for non-residential building or non-residential portion
of a building upon development/redevelopment/conversion

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/ Massage Establishment (in non-residential building only)	Commercial Bathhouse/ Massage Establishment (not elsewhere specified)
Eating Place	Flat
Educational Institution	Government Refuse Collection Point
Exhibition or Convention Hall	Hospital
Government Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Hotel	Petrol Filling Station
Information Technology and Telecommunications Industries	Residential Institution
Institutional Use (not elsewhere specified)	Social Welfare Facility (not elsewhere specified)
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School	
Shop and Services	
Social Welfare Facility (excluding those involving residential care)	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Mixed Use" Only (cont'd)

Schedule II: for residential building or residential portion of a building upon development/redevelopment/conversion

Flat	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
Social Welfare Facility (residential care facility only)	Hotel
Utility Installation for Private Project	Institutional Use (not elsewhere specified)
	Library
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Office
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School
	Shop and Services
	Social Welfare Facility (not elsewhere specified)
	Training Centre

Planning Intention

This zone is intended for medium-density development for a mix of commercial/office, hotel, residential uses and social welfare facilities, either vertically within a building or horizontally over a spatial area. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from causing nuisance to the residents.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" Only (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 3 (of which the domestic plot ratio should not exceed 1), or the plot ratio of the existing building, whichever is the greater.
- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) On land designated 'Terraced Podium', the terraced podium is subject to a maximum building height of 5m.
- (d) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefits of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restriction(s) stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (f) Upon development/redevelopment/conversion of a building to a mixed use development, the residential and non-residential portions within a building shall be physically segregated through appropriate building design. The provision of residential and non-residential uses on the same floor will not be permitted. Under exceptional circumstances, relaxation of the requirement for physical segregation and no inter-mixing on the same floor may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (g) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business and Technology Park" Only

Ambulance Depot	Commercial Bathhouse/Massage Establishment
Broadcasting, Television and/or Film Studio	Hotel (not elsewhere specified)
Creative Industries	Off-course Betting Centre
Eating Place	Industrial Use
Educational Institution	Petrol Filling Station
Exhibition or Convention Hall	Residential Institution
Government Use (not elsewhere specified)	Wholesale Trade
Government Refuse Collection Point	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for medium-density development to provide a mix of commercial, office, design, research and development uses for promoting high technology business development.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business and Technology Park" Only (Cont'd)

Remarks

- (a) On land designated "Other Specified Uses" annotated "Business and Technology Park" ("OU(Business and Technology Park)"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3, or the plot ratio of the existing building, whichever is the greater.
- (b) On land designated "OU(Business and Technology Park)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Research and Development" Only

Ambulance Depot	Government Refuse Collection Point
Broadcasting, Television and/or Film Studio	Hotel
Creative Industries	Industrial Use
Eating Place	Petrol Filling Station
Educational Institution	Residential Institution
Exhibition or Convention Hall	
Government Use (not elsewhere specified)	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School	
Shop and Services	
Social Welfare Facility (excluding those involving residential care)	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for design, research and development uses for promoting innovative and high technology industries.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Research and Development" Only (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.76 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Nature Park" Only

Agricultural Use (other than Plant Nursery)	Government Refuse Collection Point
Field Study /Education/Visitor Centre	Government Use (not elsewhere specified)
Nature Reserve	On Farm Domestic Structure
Nature Trail	Public Convenience
Wetland Habitat	Public Utility Installation

Planning Intention

This zone is intended primarily for the development of a nature park to protect and enhance existing wetland habitats for the benefit of the local ecology and promotion of nature conservation and education. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland habitats or the development of an essential infrastructure project with overriding public interest.

Remarks

Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance or repair works) shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kwu Tung North Outline Zoning Plan No. S/KTN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Amenity Area" Only

Amenity Planting

Government Use
Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the provision of landscaping and planting to enhance the environment.

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use (not elsewhere specified)
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide/reserve land for specific purposes and uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

- (a) On land previously falling within the “Agriculture” zone on the Kwu Tung North OZP No. S/NE-KTN/8, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Kwu Tung North interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) On land previously falling within the “Agriculture” zone on the Kwu Tung North OZP No. S/NE-KTN/8, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kwu Tung North Outline Zoning Plan No. S/NE-KTN/6 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.
- (c) On land not previously falling within the “Agriculture” zone on the Kwu Tung North OZP No. S/NE-KTN/8, as set out in paragraphs (a) and (b) above, any filling of pond/land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kwu Tung North Outline Zoning Plan No. S/KTN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

AGRICULTURE (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Public Utility Installation Religious Institution (not elsewhere specified) Utility Installation for Private Project

Planning Intention

The zone is intended primarily to retain and safeguard the agricultural land/farm/fish ponds for agricultural purposes and to serve as a buffer to give added protection to the Long Valley Nature Park.

Remarks

- (a) On land previously falling within the “Agriculture” and “Village Type Development” zones on the Kwu Tung North OZP No. S/NE-KTN/8, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Kwu Tung North interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) On land previously falling within the “Agriculture” and “Village Type Development” zones on the Kwu Tung North OZP No. S/NE-KTN/8, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kwu Tung North Outline Zoning Plan No. S/KTN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

AGRICULTURE (1) (Cont'd)

- (c) On land not previously falling within the “Agriculture” and “Village Type Development” zones on the Kwu Tung North OZP No. S/NE-KTN/8, as set out in paragraphs (a) and (b) above, any filling of pond/land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kwu Tung North Outline Zoning Plan No. S/KTN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for defining the limits of development areas, to preserve existing natural features, as well as to provide passive recreational outlets for the local population and visitors. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (Cont'd)

Remarks

Any diversion of stream, filling of pond/land or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kwu Tung North Outline Zoning Plan No. S/KTN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPROVED KWU TUNG NORTH OUTLINE ZONING PLAN NO. S/KTN/4

EXPLANATORY STATEMENT

Approved Kwu Tung North Outline Zoning Plan No. S/KTN/4

Explanatory Statement

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APPROVED KWU TUNG NORTH OUTLINE ZONING PLAN NO. S/KTN/4

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/4. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 The OZP for the Kwu Tung North New Development Area (NDA) included the areas previously covered by the Kwu Tung North Interim Development Permission Area (IDPA) Plan No. IDPA/NE-KTN/1, the Ma Tso Lung and Hoo Hok Wai Development Permission Area (DPA) Plan No. DPA/NE-MTL/1, the Fanling/Sheung Shui OZP No. S/FSS/1, and a piece of land not covered by any statutory plan (**Figure 1**).
- 2.2 On 17 August 1990, the Kwu Tung North IDPA Plan No. IDPA/NE-KTN/1 was notified in the Gazette. The land within the IDPA Plan was subsequently included in the draft Kwu Tung North DPA Plan No. DPA/NE-KTN/1. On 8 March 1994, the then Governor in Council approved, under section 9(1)(a) of the Town Planning Ordinance (the Ordinance), the draft Kwu Tung North DPA Plan.
- 2.3 On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the area of Kwu Tung North.
- 2.4 On 27 May 1994, the draft Kwu Tung North OZP No. S/NE-KTN/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under the Ordinance.
- 2.5 On 22 February 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung North OZP, which was renumbered as S/NE-KTN/4. On 8 June 2004, the Chief Executive in Council referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.6 On 1 April 2005, the draft Kwu Tung North OZP No. S/NE-KTN/6, was

exhibited for public inspection under section 5 of the Ordinance.

- 2.7 On 31 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung North OZP, which was subsequently renumbered as S/NE-KTN/8.
- 2.8 On 22 August 2012 and 4 December 2013, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare a draft plan for the Kwu Tung North NDA. The approved Kwu Tung North OZP No. S/NE-KTN/8 was replaced by the draft Kwu Tung North OZP No. S/KTN/1. Two pieces of land in the southern part of the draft Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/1 and small strips of land in the north-western part of the approved Fanling/Sheung Shui OZP No. S/FSS/18 were excised for incorporation into the new Kwu Tung North OZP. The new OZP also included a piece of land at the southern fringe previously not covered by any statutory plan (**Figure 1**).
- 2.9 On 20 December 2013, the draft Kwu Tung North OZP No. S/KTN/1 was exhibited for public inspection under section 5 of the Ordinance. On 16 June 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kwu Tung North OZP, which was subsequently renumbered as S/KTN/2.
- 2.10 On 31 May 2022, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 10 June 2022 under section 12(2) of the Ordinance.
- 2.11 On 21 October 2022, the draft Kwu Tung North OZP No. S/KTN/3, incorporating amendments mainly related to rezoning of the sites in Planning Areas 32 and 34 from “Other Specified Uses” (“OU”) annotated “Business and Technology Park” (“OU(BTP)”) and “OU” annotated “Business and Technology Park (1)” respectively to “Residential (Group B)1”, rezoning of a site at Yin Kong from “Comprehensive Development Area” partly to “Residential (Group B)2” and partly to “Residential (Group C)1”, and revision of the building height restriction of three “Government, Institution or Community” sites in Planning Areas 9, 28 and 29, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 26 valid representations were received. On 20 January 2023, the representations were published for three weeks for public comments and two valid comments were received. After giving consideration to the representations and comments on 12 May 2023, the Board decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.
- 2.12 On 19 September 2023, the CE in C, under Section 9(1)(a) of the Ordinance, approved the draft Kwu Tung North OZP, which was subsequently renumbered as S/KTN/4. On 29 September 2023, the approved Kwu Tung North OZP No. S/KTN/4 (the Plan) was exhibited

for public inspection under section 9(5) of the Ordinance¹.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major road network for the Kwu Tung North NDA (KTN NDA) so that development and redevelopment of land within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the KTN NDA and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <https://www.tpb.gov.hk/>.

¹ While the Ordinance was amended by the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 with effect on 1 September 2023, the references to section 9(1)(a) and section 9(5) in paragraph 2.12 are references to those provisions in section 9 of the Ordinance as in force immediately before 1 September 2023, which applied pursuant to the transitional and saving provisions in sections 29(1) and 29(6) of the Ordinance.

5. THE PLANNING SCHEME AREA

The Planning Scheme Area (the Area) covered by the Kwu Tung North OZP is about 447 ha. The Area is bounded by Shek Sheung River in the east, Castle Peak Road and Fanling Highway in the south, Tit Hang in the west and Tai Shek Mo (Crest Hill) in the north. The boundary of the Area is shown by a heavy broken line on the Plan. For planning and reference purposes, the Area is subdivided into a number of smaller planning areas as shown on the Plan (**Figure 2**).

6. STRATEGIC PLANNING CONTEXT

6.1 In view of continued population growth, increase in number of households and public aspirations for more housing supply, the KTN NDA would be an important component in the overall strategy to provide housing land for Hong Kong in the medium-to long-term. As extensions of the Fanling/Sheung Shui New Town, the KTN and Fanling North (FLN) NDA will be integrated to form the Fanling/Sheung Shui/Kwu Tung (FL/SS/KT) New Town, which will have a total population of about 603,800 upon full development. The existing and new government, institution and community (GIC) facilities and open spaces in the NDA would be shared by the existing and new residents of the FL/SS/KT New Town.

6.2 Taking advantage of its proximity to the Lo Wu, Lok Ma Chau and Lok Ma Chau Spur Line Boundary Control Points (BCPs), KTN NDA will serve to meet different strategic land use requirements and capitalise on the increasing economic interaction with the mainland. Various economic uses would be provided in the Area to help meet Hong Kong's economic needs and generate employment opportunities for the local residents.

7. HOUSING MIX

7.1 To provide a balanced population profile for the Area, a mix of housing land has been allocated for public and subsidised housing and various types of private housing to provide a wide range of housing choices for different social sectors. The overall public to private housing ratio in terms of number of flats for the KTN and FLN NDA is about 67:33 to ensure a balanced and socially integrated community.

7.2 For the KTN NDA, the planned population is around 62:38 in public and private housing developments. Some sites have been reserved for public rental housing (PRH)/ other subsidized sale flat (SSF) use or a mix of them to cater for the future demand for subsidized housing. This allows flexibility for provision of PRH and SSF units within individual sites. The mix of PRH and SSF units within individual sites would be further considered upon implementation of the developments, subject to further technical assessments if necessary.

8. POPULATION

Based on the 2016 Population By-census, the population of the Area estimated by the Planning Department was about 7,100 persons. It is estimated that the total planned population would be about 139,700.

9. OPPORTUNITIES AND CONSTRAINTS

9.1 Opportunities

Highly Accessible

9.1.1 The proposed railway station at Kwu Tung on the Lok Ma Chau Spur Line provides a key opportunity to connect the KTN NDA with the Fanling/Sheung Shui New Town and the other parts of Hong Kong. The use of public transport especially rail transport would minimise road traffic and reduce carbon emission. Fanling Highway to the south of the Area connects the KTN NDA to the other areas in the North District and the New Territories, and to the urban areas through strategic road network. The proposed Northern Link (NOL) will connect the Kam Sheung Road Station on the existing Tuen Ma Line and the proposed railway station at Kwu Tung on the Lok Ma Chau Spur Line (NOL Phase 1), enhancing east-west connectivity, serving the KTN NDA, facilitating cross-boundary movements and relieving the overloading problem of East Rail Line. Flexibility shall also be provided for extending the NOL to serve the potential developments in the New Territories in future, subject to further study.

Locational Advantage

9.1.2 Strategically located near the Lo Wu, Lok Ma Chau and Lok Ma Chau Spur Line BCPs, the KTN NDA could capitalise on the economic interaction between Hong Kong and the mainland. There is also potential for integrated planning of the KTN NDA with the Lok Ma Chau Loop which is planned for higher education, high-tech research and development (R&D), and cultural and creative industries.

Natural and Landscape Setting

9.1.3 There are a number of natural and landscape features within and in the surroundings of the KTN NDA that could be utilised to create a quality living environment. Long Valley in the eastern portion of the Area is recognised by its high ecological value. Sheung Yue River and Shek Sheung River provide good opportunities for passive recreation in the riverside promenades. Mountain areas to the north, including Fung Kong Shan and Tai Shek Mo, create a green visual backdrop to the Area and act as a focus for major view corridors across the Area.

Rich Cultural Heritage

9.1.4 KTN NDA is rich in cultural and historical resources. These resources include the fung shui woodland adjacent to Ho Sheung Heung, a declared monument and a number of graded historic buildings within the Area. Appropriate planning and proper land use zoning designation could help incorporate these valuable resources into the NDA development for the benefit of existing and future residents.

9.2 Constraints

Environmental Constraints

9.2.1 The Sheung Shui Water Treatment Works, which is a potentially hazardous installation, is located to the north-east just outside the Area, but its 1km Consultation Zone covers the north-eastern portion of the Area. Sheung Shui Slaughter House and Shek Wu Hui Sewage Treatment Works (SWH STW) located to the north-east of the Area also impose environmental constraints to the NDA development.

9.2.2 Fanling Highway to the south is the major air polluting and noise source to the Area. To the north, the existing Lo Wu Firing Range and Ma Tso Lung Firing Range impose shooting noise and the former also imposes helicopter noise on the nearby developments. Developments adjacent to the helicopter pad of Lo Wu Firing Range are subject to the building height restrictions as stipulated in the Helicopter Landing Site Specification Guidelines of Government Flying Service.

Infrastructural Constraints

9.2.3 The northern part of the Area is traversed by the 400kV overhead power lines and the existing Dongjiang water mains running in the western part of the Area pose constraints to land use planning as these will limit the types of structure to be built thereon.

9.2.4 The Area falls within the Deep Bay catchment and is subject to the requirement that no additional pollution load should be discharged into the Deep Bay as a result of any new development. Apart from provision of sewage treatment facilities, measures to improve the quality of existing sewage discharge is required to ensure no net increase of pollution load to the Deep Bay Area.

Ecologically Sensitive Area

9.2.5 Due consideration should be paid to ecological resources within and in the vicinity of the Area, including Long Valley and Ho Sheung Heung, Ng Tung River, Sheung Yue River, Shek Sheung River, Ma Tso Lung Stream, Ho Sheung Heung egretty together with their associated flight paths, fung shui woods and secondary

woodlands, to avoid/minimise adverse effects on their ecological value and natural habitats.

Recognised Village and Permitted Burial Grounds

9.2.6 There are two recognised villages, namely Ho Sheung Heung and Yin Kong, within the Area. Permitted burial grounds are located at the hillslopes lying immediately north-west of Ho Sheung Heung, near Tit Hang at the north-western fringes and near Tsung Pak Long in the south-eastern part of the Area and they will generally be retained.

10. PLANNING THEMES AND URBAN DESIGN AND LANDSCAPE FRAMEWORK

10.1 Planning Themes

The KTN NDA would be developed as a ‘Mixed Development Node’ with a mix of residential, commercial, R&D and agricultural uses as well as retail and services, community and government facilities and land for natural and ecological conservation. The major planning themes adopted in planning and designing the KTN NDA are as follows:

Respecting Nature and Integrating Urban and Rural Uses

10.1.1 The existing natural landscape features such as Long Valley, Sheung Yue River, Shek Sheung River, the hillslope of Fung Kong Shan, the fung shui woodland to the west of Ho Sheung Heung and the natural ridgelines to the west and north have been retained in the urban design of the KTN NDA. As part and parcel of the NDA development, some 37 ha of land in the core area of Long Valley generally of high ecological value is designated as a Nature Park. An extensive area of about 83 ha (including 37 ha of land in Long Valley Nature Park, 20.79 ha in the “Agriculture (1)” (“AGR(1)”) zone to the north and 25.07 ha in the “Agriculture” (“AGR”) zone to the south of the Long Valley Nature Park) have been retained for agricultural use. These would preserve the existing rural character, contribute to a diversified townscape and quality living environment, and facilitate the integration of urban and rural uses.

Integration of New and Old Communities

10.1.2 A comprehensive pedestrian walkway system and cycle track network is planned to ensure good connectivity between the major activity nodes and existing recognised villages of Ho Sheung Heung and Yin Kong, and to connect KTN NDA with the FLN NDA, Kwu Tung South and Fanling/Sheung Shui New Town. This would promote the shared use of community, recreational and commercial facilities, and enhance employment opportunities within the district.

Transit Oriented Development

10.1.3 The proposed railway station at Kwu Tung at the centre of KTN NDA facilitates rail-based transit oriented development. Major developments and population would be planned within walking distance from the proposed railway station to maximise the use of rail transport.

Robust Economic and Employment Clusters

10.1.4 To take advantage of its strategic location near the Lo Wu BCP, Lok Ma Chau BCP, Lok Ma Chau Loop, the proposed railway station at Kwu Tung and Fanling Highway, the KTN NDA will serve to meet different strategic land use requirements and capitalise on the increasing economic interaction with the mainland to enhance Hong Kong's competitiveness. Apart from reserving land for various types of office and R&D uses as well as to support the development of industries which Hong Kong enjoys clear advantage, commercial uses are allowed in some of the residential sites to serve the local community, to enhance vibrancy of the area and to generate different employment opportunities.

Balanced and Socially Integrated Communities

10.1.5 To provide a balanced population profile for the Area, a mix of housing land has been allocated for public/subsidised housing and various types of private housing to provide a wide range of housing choices for different social sectors. Sufficient land has been designated for commercial, shopping and various GIC uses, which in turn create new jobs for the communities. The various GIC facilities, such as the hospital, polyclinic, swimming pool complex, and open spaces could also serve the wider communities.

Environmentally friendly Design

10.1.6 To pursue a green living environment, a compact city form is adopted in the KTN NDA with a majority of the new population concentrated near the proposed railway station at Kwu Tung and public transport interchanges (PTIs). Comprehensive pedestrian and cycle track networks will be provided to encourage walking and promote cycling so as to minimise road traffic. The primary distributors and main district distributors are planned at the periphery of the Town Centre to minimise noise and air pollution to the future residents.

Sustainable and Quality Living Environment

10.1.7 The planning and design for the KTN NDA adopts a sustainable development approach, balancing the housing, employment, community and conservation needs, and encompassing the

economic, social and environmental considerations. Various urban design and greening features have been incorporated in the layout to achieve a quality living environment. High priority has been accorded to ‘sustainable design’ and ‘social consideration’.

10.2 Urban Design and Landscape Framework

A comprehensive planning and urban design framework optimising opportunities afforded by the Area, the adjoining Fanling/Sheung Shui New Town and the surrounding natural and landscape features has been formulated to create a quality living environment and socially integrated communities. Nine character areas connected by a comprehensive open space network are planned within the KTN NDA, including the Town Centre, North Residential Area, Residential Area by the River, Business and Technology Park, Long Valley Nature Park, Community Facilities Area, Recreational Area, Research and Development Area and Government Facility Area (**Figure 3**). The following urban design and landscape principles are adopted in the Plan:

Creating Nodes

10.2.1 A Town Centre accommodating a mix of residential use, retail and social and community facilities is planned around the proposed railway station at Kwu Tung and PTI in the central part of the Area to serve as a major activity node. The Town Centre is further emphasised by the development of a Town Plaza integrated with the proposed railway station, the shopping street on both sides of the Town Plaza and the residential/commercial developments around the proposed railway station at Kwu Tung. This integrated core area will form a regional landmark and major focal point and activity node of the Area. A north-south green spine connecting Kwu Tung South and the Town Centre will be marked by landmark buildings in the development site in Planning Area 30 adjacent to the southern entrance.

10.2.2 The Business and Technology Park at the south-eastern part of the Area is an important economic and employment node for the KTN NDA. Adjoining the south-eastern entrance of the Area, the Business and Technology Park in Planning Area 33 provides an opportunity for creating a gateway to the Area with the development of a landmark building at the entrance.

10.2.3 The Recreational Area comprising Fung Kong Shan Park, a swimming pool, a sports centre and a sports ground/sports complex in the north-eastern portion of the Area is another focal point of the Area to create a recreational hub for the future residents.

Forming a Compact City

10.2.4 High-density residential developments, workplace, leisure/

entertainment and public service facilities are planned within the 500m catchments of the proposed railway station at Kwu Tung and the PTI in the Town Centre to offer the majority of resident's convenient and comfortable access to public transport and supporting retail and recreational facilities. A comprehensive pedestrian, cycle track and open space networks (**Figures 4 and 5**) linking the residential areas and major activity nodes with the public transport hub will be provided.

Connecting the Neighbourhoods

10.2.5 The north-south and east-west running open space across the Town Centre serves as major connecting spines to the existing communities in Kwu Tung South to the south of the Area and Ho Sheung Heung and Yin Kong in the eastern portion of the Area. Pedestrian linkages (**Figure 4**) in the form of footbridges to Kwu Tung South across the Fanling Highway, and footbridge to Ho Sheung Heung and Yin Kong would provide easy access for pedestrians between these areas and the Town Centre. A comprehensive cycle track network (**Figure 5**) is also planned with linkages to the existing cycle track network in the Fanling/Sheung Shui area and the proposed cycle track network in the FLN NDA.

Creating a Pedestrian Friendly Environment

10.2.6 Pedestrian movement linking the Town Centre and the proposed railway station at Kwu Tung/PTIs to the outer fringe areas will be provided via the east-west and north-south landscaped open space corridors. The Town Centre will be pedestrianised to provide a motor vehicle-free walking environment by placing the vehicular roads away from the Town Centre. A cruciform pedestrian shopping street supplemented with green corridors is planned. There will be two-storey terraces lined with retail shops, cafés and restaurants on both sides of the pedestrian street abutting the Town Plaza to liven up the pedestrian environment. The major north-south landscaped open space spine across the Town Plaza is designed as a major boulevard with tree-lined pedestrian path.

Creating a Comprehensive Cycle Track Network

10.2.7 Cycle tracks are planned along the open space spines, riverside promenades along Sheung Yu River, Shek Sheung River and Castle Peak Road (**Figure 5**). Cycle parking areas are proposed close to the railway station/PTIs and major activity centres to facilitate the use of public transport.

Providing Leisure Spaces

10.2.8 Riverside promenade will be provided along Sheung Yue River and Shek Sheung River for the enjoyment of the residents and

visitors. A comprehensive network of recreation and green spaces comprises regional, district and local open spaces. The Town Plaza and Fung Kong Shan Park will be conveniently located for the enjoyment of residents. Some heritage features within the open spaces will also be incorporated in the layout and design of open space to enhance local identity and character.

Green Corridors

10.2.9 Major green corridors and secondary green corridors are designed in the form of tree avenues, boulevards, pedestrian streets and green walkways which make the KTN NDA visually cohesive in terms of the continuity of tree and shrub planting and allow continuous and safe pedestrian access throughout the NDA.

Roadside Landscape

10.2.10 The streetscape contributes to the landscape framework of the NDA. The roadside landscape would incorporate a tree lined avenue on both sides of the primary, district and local distributor roads wherever possible with modern and contemporary hard landscape treatments (**Figure 6**).

11. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 11.1 In order to provide better control on the building height of developments in the Area and to preserve some key urban design attributes (e.g. stepped building height from the Town Centre towards the periphery and riverside and preservation of visual corridors to the ridgelines), building height restrictions are imposed for the development zones on the Plan.
- 11.2 Based on the urban design framework mentioned above, a stepped building height concept is recommended with the overall development intensity and building height profile stepping down from the Town Centre towards the periphery and riverside so as to enhance variety in height and massing of new developments and to ensure a better integration with the adjacent rural setting. Exemplifying the concept of rail-based planning, a gradation approach is adopted with developments of higher intensity and building height planned around the proposed railway station at Kwu Tung in the core area of the NDA to minimise the need for road transport. The development intensity and building height descends toward the southern periphery by designating some low to medium rise GIC facilities and “Business and Technology Park” along Fanling Highway to allow visual relief between the Area and the existing low-rise developments in the Kwu Tung South area, except for a landmark development at the southern entrance of the Area. Lower intensity and building height is also proposed in the Residential Area by the River near the Long Valley and the existing recognised villages for better integration with the ecologically/visually important areas. Stepped building height control zones are introduced within some development sites along the Sheung Yue River to further enhance the

stepped building height concept towards the riverside.

- 11.3 Specific building height restrictions for the “G/IC” and “OU” zones in terms of number of storey(s) or mPD, where appropriate, which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan to provide visual and spatial relief to the Area.
- 11.4 For any site which covers a relatively large area, the development should be designed with a view to providing a variation in the height profile within the site, whilst not exceeding the maximum building height specified on the Plan.
- 11.5 An Expert Evaluation on Air Ventilation Assessment (AVA EE) had been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height restrictions shown on the first KTN OZP No. S/KTN/1 have taken the findings of the AVA EE into consideration. In 2022, an Initial Study on Air Ventilation Assessment (AVA IS) was conducted to assess the air ventilation impact of the rezoning in Planning Areas 32 and 34, and revision of the building height restrictions of the two sites and the other three “G/IC” sites mentioned in paragraph 2.12. The AVA IS shows that a district wise decline in wind environment within the KTN NDA is not anticipated.
- 11.6 In general, a minor relaxation clause in respect of the building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for development/redevelopments with planning and design merits. Each planning application under section 16 of the Ordinance will be considered on its own merits.

Non-building Areas (NBAs)

- 11.7 According to the findings of the AVA EE, the prevailing annual wind direction is from the eastern direction, and the prevailing summer wind mainly comes from south-west direction. A number of major breezeway/air paths have been incorporated in the layout to facilitate wind penetration. They include the east-west running Town Plaza, the north-east/south-west running and east/west running district/local roads across the Area and the north-east/south-west running district and local open spaces (**Figure 3**).
- 11.8 The AVA EE recommends a few strips of non-building areas (NBAs) for better penetration of the prevailing winds. Besides, a NBA is proposed along the eastern side of the site in Planning Area 33 while four NBAs are proposed in the northern side of four sites in Planning Areas 30, 31 and 32 to provide a green buffer and spatial corridor. NBAs proposed on the Plan are as follows:
 - (a) two strips of land (11m-wide and 6m-wide respectively) running in north-east to south-west direction along the two sides of the local

open space within the “Residential (Group B)” (“R(B)”) sites in Planning Area 23 to the south of Ho Sheung Heung. These two NBAs together with the local open space between them provides a 50m-wide breezeway/air path which facilitate the penetration of wind from the east to the Area;

- (b) two 30m-wide NBAs running in north-east to south-west direction within the “R(B)” sites are designated in the middle of Planning Areas 22 and 23 to divert wind to penetrate through the Town Plaza to the inner parts of the Area;
 - (c) two NBAs running in north-east to south-west direction are designated at the south-eastern corner of Planning Area 15 and at the north-western corner of Planning Area 23 to facilitate the penetration of wind from the east to the Area;
 - (d) a 20m-wide strip of land running in north-east to south-west direction in the “R(B)” zone in Planning Area 15 facilitates better penetration of wind from the east to the NDA;
 - (e) a 18m-wide NBA is designated along the eastern side of the site of “OU” annotated “Business and Technology Park” in Planning Area 33 to form a 30m green buffer with the adjacent amenity strip in order to further set back the building from the Long Valley Nature Park; and
 - (f) four 10m-wide NBAs are designed along the northern boundary of the “OU” annotated “Mixed Use” site in Planning Area 30, and two “OU” annotated “Business and Technology Park” sites in Planning Area 31 and the “R(B)” site at Planning Area 32 in order to maintain a spatial corridor along the northern boundary of these sites. This would enhance the pedestrian environment and further enhance wind penetration at pedestrian level.
- 11.9 To improve wind penetration at pedestrian level, large and bulky podium development is discouraged in the Area. In general, permeable podium design up to two storeys is to be adopted. For development sites along the Town Plaza and at the southern entrance of the Area, a two-storey terraced podium will be provided in these sites to enhance vibrancy at street level as well as to direct downward airflow to the pedestrian level. To further enhance prevailing wind penetration through the Area, future developments at sites on both sides abutting the Town Plaza are encouraged to adopt suitable design measures to allow wind entries through the development sites. Podium-free design is adopted in sites for pure residential development to improve wind penetration at street level. The urban design guidelines for improving air ventilation stipulated in Chapter 11 of Hong Kong Planning Standards and Guidelines (HKPSG) and the Technical Circular and Technical Guide on Air Ventilation Assessment should be referred to in the detailed design for the developments.

- 11.10 Minor relaxation of the NBA restriction may be considered by the Board

on application under section 16 of the Ordinance. Within the NBAs stipulated on the OZP, landscaping and street furniture and underground structures will be permitted. For residential sites, fence or boundary walls that are designed to allow for high visual/air porosity will be allowed in the NBAs.

- 11.11 The major view corridors are created by the east-west and north-south open space spines across the Town Centre which provide long-range views toward Long Valley Nature Park in the east and Fung Kong Shan in the north respectively (**Figure 3**). Another view corridor is also provided in a northwest-southeast direction in the form of the eastern periphery road (Road P2), providing a distant view to Fung Kong Shan when one is driving from the south-eastern entrance.

12. LAND USE ZONINGS

12.1 “Residential (Group A)” (“R(A)”) : Total Area 28.51 ha

12.1.1 Land zoned “R(A)” is intended primarily for high-density residential developments. All of them are located within the 500m walking distance of the proposed railway station. The “R(A)” zone includes sites for PRH, SSF and private residential developments in the Town Centre and the North Residential Area (**Figure 3**). Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys. Terraced commercial podium up to two storeys in the core area of town centre is recommended. Also, purpose-designed non-domestic building up to five storeys may allow flexibility for provision of greater floorspace for commercial and GIC facilities to cater for special needs while at the same time avoid bulky podium structures to minimise any possible adverse air ventilation and visual impacts.

12.1.2 This zoning includes three sub-zones which are subject to the following development restrictions:

“Residential (Group A)1” (“R(A)1”) : Total Area: 6 ha

- (a) Concentrated around the proposed railway station at Kwu Tung, four sites in Planning Areas 20, 24 and 25 are designated as “R(A)1” zone. Developments within this sub-zone are subject to a total maximum plot ratio of 6 (of which the domestic plot ratio should not exceed 5) and a maximum building height of 115mPD and 120mPD. These high-density residential developments aim to maximise the utilisation of the high capacity public transport system and to create a vibrant activity node around the railway station. Commercial uses in close proximity to the proposed railway station at Kwu Tung will capitalize on the convenience offered by mass transit as well as the concentration of population. Whilst the “R(A)1” site at the

western portion of Planning Area 20 is planned for high-density SSF development, the other three sites in Planning Area 20 (eastern portion), Planning Areas 24 and 25 are planned for high-density private residential developments.

“Residential (Group A)2” (“R(A)2”) : Total Area: 17.4 ha

- (b) Four sites are zoned “R(A)2” which is subject to a total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 4.5) and a maximum building height of 130mPD and 135mPD. These sites are located in Planning Areas 12, 13, 19 and 24 and are all within the 500m walking distance of the proposed railway station at Kwu Tung to make good use of the public transport. These sites are reserved for PRH/SSF use or a mix of them to cater for the future demand for subsidised housing. The “R(A)2” site in Planning Area 24 has been reserved for local rehousing for eligible clearerees affected by the NDA development, whilst the remaining units after rehousing clearerees will be used for general public housing purpose.

“Residential (Group A)3” (“R(A)3”) : Total Area: 5.04 ha

- (c) Two sites in Planning Areas 21 and 26 located close to the proposed railway station at Kwu Tung are reserved for PRH/SSF development. Developments on these two sites are subject to a total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 4) and a maximum building height of 110mPD and 125mPD.

Terraced Podium in “R(A)1”, “R(A)2” and “R(A)3” Sites

- (d) Terraced podiums are to be provided along site boundaries abutting the Town Plaza and the major north-south open space spine as shown on the Plan. These include four “R(A)1” sites in Planning Areas 20, 24 and 25, two “R(A)2” sites in Planning Areas 19 and 24, and two “R(A)3” sites in Planning Areas 21 and 26. Land designated as ‘Terraced Podium’ is subject to a maximum building height of 5m and 10m-wide set back at first floor level. This terraced design could promote pedestrian experience and enhance air ventilation at street level. Except the two “R(A)2” at the western end of the Town Plaza (i.e. the western “R(A)2” site of Planning Area 19 and the “R(A)2” site in Planning Area 24), ‘Shop and Services’ and ‘Eating Place’ uses should be provided along the site boundaries abutting the Town Plaza and the major north-south open space spine to ensure continuous shop frontages and the provision of commercial and leisure facilities such as café, restaurants and retail shops on the side lining the pedestrian shopping street, thus contributing to the vibrancy and character of the area.

12.1.3 Minor relaxation of the plot ratio and/or building height restrictions for the “R(A)” sites may be considered by the Board

on application under section 16 of the Ordinance. Each application for minor relaxation of plot ratio and/or building height restrictions will be considered on its own merits.

12.1.4 Planning briefs setting out the planning parameters and the special design requirements of individual PRH/SSF sites will be provided to guide the future development of the sites.

12.2 “Residential (Group B)” (“R(B)”) : Total Area 23.1 ha

12.2.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

12.2.2 Eight sites to the east of the Town Plaza are designated as “R(B)”, these include one site in Planning Area 14, one site in Planning Area 22 and two sites in Planning Area 26 adjoining Road L3, one site in Planning Area 15 to the east of Fung Kong Shan, and three sites in Planning Area 23 to the southwest of the fung shui woodland of Ho Sheung Heung. Developments in these sites are subject to a maximum plot ratio of 3.5. Two sites at Areas 32 and 34 abutting Sheung Yue River are designated as “R(B)1” subject to a maximum plot ratio of 4.2, and another site to the south of Yin Kong is designated as “R(B)2” subject to a maximum plot ratio of 3. These sites are reserved for private residential development. The sites are subject to a maximum building height ranging from 55mPD to 95mPD respecting the topography and site constraints in individual sites such as locating near the Sheung Yu River, Long Valley Nature Park, or in the major breezeway and railway protection area.

12.2.3 The two “R(B)1” sites and the “R(B)2” site are close to the Long Valley Nature Park and Sheung Yu River. As required by the Agriculture, Fisheries and Conservation Department (AFCD), mitigation measures should be provided in the developments on these sites to minimise disturbance and light/glare impacts to the Nature Park.

12.2.4 Within the “R(B)2” zone, there is a Grade 2 historic building, Enchi Lodge (the Lodge). The preservation of the Lodge, including Main Building and Ancillary Block, should be incorporated in the design of the development on this site. The boundary of the “R(B)2” zone along the northern side and north-eastern corner of the Ancillary Block is 3m away from the Ancillary Block. Any demolition of, addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of the Lodge requires planning permission from the Board under section 16 of the Ordinance. As required by the Antiquities and Monuments Office, a Conservation Management Plan should be submitted by the developer for future adaptive reuse of the Lodge to address

how the changes to the Lodge will be properly managed so as to minimize the impact to the heritage value of the Lodge.

12.2.5 The plot ratio control under “R(B)1” and “R(B)2” zones is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

12.2.6 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and/or building height restrictions stated above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

12.2.7 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restrictions as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance.

12.3 “Residential (Group C)” (“R(C)”) : Total Area 1.2 ha

12.3.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

12.3.2 The existing Phoenix Garden on the southern side of Fung Kong Shan in Planning Area 14 falls within this zone. Developments or redevelopments in this site are subject to a maximum plot ratio of 0.4 and building height of two storeys.

12.3.3 A site located to the immediate south of Yin Kong Village is zoned “R(C)1” subject to a maximum plot ratio of 1.1 and building height of three storeys (8.23m) (excluding basement floor(s)). The plot ratio control under “R(C)1” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

12.3.4 Minor relaxation of the stated restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual merits.

12.4 “Village Type Development” (“V”) : Total Area 17.84 ha

12.4.1 The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. For

land designated “Village Type Development (1)” (“V(1)”), the planning intention is to provide land considered suitable for reprovisioning of village houses affected by Government projects. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board. In order to ensure that any future development or redevelopment within the “V” zone will retain a village character, a maximum building height of three storeys (8.23m) or the height of the existing building, whichever is the greater, is imposed under this zoning.

12.4.2 The existing recognised villages, i.e. Ho Sheung Heung in Planning Area 17 and Yin Kong in Planning Area 37, fall within this zone. The existing Hau Ku Shek Ancestral Hall (Declared Monument), Hung Shing Temple and Pai Fung Temple (Grade 3 historic building) and Sin Wai Nunnery (Grade 3 historic building) will remain unaffected in this “V” zone. In the delineation of the boundaries of the proposed “V” zones, consideration has been given to the Small House demand forecast, the village ‘environ’ and planning considerations.

12.4.3 A site of about 1.1 ha in Planning Area 36 in close proximity to Ho Sheung Heung Village is designated “V(1)”. The site would provide land for reprovisioning the affected village houses under the Village Removal Terms due to the NDA development.

12.4.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

12.5 “Government, Institution or Community” (“G/IC”) : Total Area 46.93 ha

12.5.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. Local community facilities are also provided within the other land use zones.

12.5.2 Major regional and district GIC facilities include a government office and community complex at the eastern portion of Planning Area 29, the two service reservoirs (one for fresh water and the

other for flushing water) proposed at the hilly terrain in Planning Area 5, a fire station cum ambulance depot in Planning Area 4 and a site in Planning Area 28 for the proposed public hospital to provide medical services for the Area and wider population of the district. A site in Planning Area 9 is designated as “Government, Institution or Community (2)” for the provision of a district police headquarter and its associated married quarters and a divisional police station.

12.5.3 Planning Area 29 is located near the Town Centre and well connected to the residential areas. It is well-served by public transport including the proposed railway station at Kwu Tung and the nearby PTI. It will serve as a hub of civic activities and social services. There will be a Multi-welfare Services Complex at the western portion of the area and two schools next to it. The eastern portion of the area is planned for a government office and community complex comprising mainly a government office building, a library, a sports centre, a community hall, a post office, a kindergarten and some social welfare facilities.

12.5.4 One site to the north of Fung Kong Shan in Planning Area 4 is reserved for Potential Activity Centre to accommodate youth camp, adventure training and other related facilities. The site in Planning Area 10 is reserved for a cluster of recreational and sports/leisure related facilities including a standard swimming pool and a sports centre. The site in Planning Area 1 in the north-western part of the KTN NDA is reserved for a sports ground/sports complex accommodating up to 10,000 persons.

12.5.5 Six primary schools and four secondary schools are planned within the NDA to meet the needs of the population. These school sites are in close proximity to residential developments to facilitate convenient access to students. One primary school and one secondary school are proposed in Planning Area 29 in the southern part of the KTN NDA. Two primary schools and one secondary school are planned at the sites in Planning Area 22 in the north-east of the Town Centre. Two primary and two secondary schools are planned in sites adjacent to the swimming pool and sports centre in Planning Areas 8, 9 and 11 in the North Residential Area. A primary school is planned in the site near the Fung Kong Shan in Planning Area 13.

12.5.6 A site to the south-western of Yin Kong abutting Castle Peak Road in Planning Area 37 is reserved for vegetable marketing co-operative societies. A site at Planning Area 34 is reserved for a visitor centre of the Long Valley Nature Park. Five sites are also designated as “G/IC” to reflect the existing uses. These include Lo Wu Correctional Institute in Planning Area 6 designated as “G/IC(1)”, two sites for the Lo Wu Saddle Club in Planning Area 17 and two disused schools in Planning Areas 2 and 18.

12.5.7 There are four sites in Planning Areas 4, 8, 27 and 35 designated as “G/IC” for government reserve purpose. The “G/IC” site at Planning Area 22 is earmarked for GIC facilities, including a community hall.

12.5.8 When detailed planning and development for the Area proceeds, local community facilities such as social welfare facilities and kindergartens will be provided within the public housing estates and the private residential developments as proposed by concerned bureau/department.

12.5.9 Development and redevelopment in the “G/IC” zones are subject to building height restrictions in terms of number of storey(s) (excluding basement floor(s)) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of building height restriction will be considered on its individual merits.

12.6 “Open Space” (“O”) : Total Area 33.2 ha

12.6.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. A network of interconnected public open spaces of different sizes and functions would be provided including regional, district and local open spaces.

12.6.2 Regional open space is provided along the western banks of Sheung Yue River and Shek Sheung River which will be developed into a continuous riverside promenade for the enjoyment of the territorial population including residents and visitors. It mainly provides an area for passive recreational uses and maximises access and enjoyment of the riverside. The design of this regional open space should integrate with the proposed footpath and cycle track network of the Area. The riverside promenades should incorporate continuous tree lines along the river banks with modern and contemporary hard landscape treatments to create an attractive and favourable riverside environment. A Grade 3 historic building, i.e. Yeung Yuen, is located in the southern end of the riverside promenade in Planning Area 31 along the Castle Peak Road, it should be incorporated in the design of the regional open space.

12.6.3 District open space is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of residents as well as the general public in the district. It also serves as major pedestrian passageway and breezeway corridors. The major north-south landscaped open space corridor linking Kwu Tung South to Fung

Kong Shan Park is planned as a major tree-lined boulevard in order to enhance walking experience through the NDA. Other major district open space includes Fung Kong Shan Park in Planning Area 7, and a tract of land in Planning Area 37 to serve as a gateway to the KTN NDA as well as a green buffer for providing a subtle transition from the busy Fanling Highway to the tranquil Long Valley Nature Park.

12.6.4 The Town Plaza stretching from west to east across the Town Centre is a focus area of activities and an important public space of the NDA linking up major activity nodes with the proposed railway station at Kwu Tung and PTI. It is specially designated as “O(1)” to signify its major function as a green corridor. To serve the community and enhance the vibrancy of the Town Plaza, it is intended that commercial uses such as shop and services and eating places would be provided in the area adjacent to the railway station subject to the approval of the Board by way of a planning application under section 16 of the Ordinance. Development control on its detailed planning and design would be exercised through the planning application system. An urban design study is conducted, and design requirements for the terraced podium development along the open space and the general design guidelines for the Town Plaza are formulated.

12.6.5 Local open space is provided in close proximity to residential areas to serve local residents. This includes some landscaped open space corridors linking up the residential areas with the Town Plaza and the riverside promenade along Sheung Yue River, and a site in Planning Area 31 incorporating a Grade 3 historic building, i.e. Yan Wah Lo. Local open space will also be provided to the residents within individual public and private residential developments in the KTN NDA to meet the requirements in the HKPSG.

12.7 “Other Specified Uses” (“OU”) : Total Area 71.94 ha

12.7.1 This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone.

Commercial/Residential Development with Public Transport Interchange

12.7.2 A site with an area of about 2.1 ha to the south of the proposed railway station at Kwu Tung in Planning Area 25 is zoned “OU” annotated “Commercial/Residential Development with Public Transport Interchange”. This zone is intended primarily for commercial and residential uses with public transport interchange serving the community. This site is reserved for high-density private residential development. Developments within this zone are subject to a total maximum plot ratio of 6 (of which the domestic plot ratio should not exceed 5) and a maximum building height of 120mPD. A public transport

interchange should be provided in the site to serve the community. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

12.7.3 As the site is located to the immediate south of the proposed railway station at Kwu Tung, due consideration shall be given to better integrate the pedestrian connection to the future railway station in the design of the PTI. A master layout plan should be submitted, as an administrative measure, by the project proponent to the satisfaction of the Director of Lands to ensure proper design of the development before development proceeds.

12.7.4 In order to enhance vibrancy and vitality of the core area of Town Centre, terraced podium lined with retail frontage along site boundaries abutting the Town Plaza and major north-south open space spine should be provided. For land designated as 'Terraced Podium', it is subject to a maximum building height of 5m and 10m-wide set back at the first floor level. This terraced design could promote pedestrian experience and enhance air ventilation at street level. 'Shop and Services' and 'Eating Place' uses should be provided along the site boundary abutting the Town Plaza and the major north-south open space spine to ensure continuous shop frontage and the provision of commercial and leisure facilities such as café, restaurants and retail shops on the side lining the pedestrian shopping street.

Mixed Use

12.7.5 A site with an area of about 2.1 ha in Planning Area 30 at the southern entrance of the KTN NDA abutting the Fanling Highway is designated as "OU" annotated "Mixed Use". This zone is intended for medium-density development for a mix of commercial/office, hotel, residential uses and social welfare facilities, either vertically within a building or horizontally over a spatial area. Physical segregation has to be provided between the non-residential and residential portions within a building to prevent non-residential uses from causing nuisance to the residents. Developments within this zone are subject to a total maximum plot ratio of 3 (of which the domestic plot ratio should not exceed 1) and a maximum building height of 110mPD.

12.7.6 Terraced podium lined with retail frontage along site boundaries abutting the north-south running open space spine should be provided. For land designated as 'Terraced Podium', it is subject to a maximum building height of 5m and 10m-wide set back at the first floor level. This terraced design could promote pedestrian experience and enhance air ventilation at street level. 'Shop and Services' and 'Eating

Place' uses should be provided along the site boundary abutting the north-south open space spine to ensure continuous shop frontage and the provision of commercial and leisure facilities such as café, restaurants and retail shops on the side lining the pedestrian shopping street. A 10m wide NBA is designed along the northern boundary of this site in order to maintain a spacious corridor along the northern boundary. This would facilitate wind penetration and greening at the pedestrian street level and enhance the pedestrian environment.

- 12.7.7 As the site is adjacent to Fanling Highway, due consideration should be given to the disposition and design of the building(s) at the site as well as the provision of mitigation measures to address the possible traffic noise impact. Besides, the mix of commercial/office, hotel and residential uses provides the site flexibility to mitigate the potential noise from the adjacent road by adopting suitable layout of the non noise-sensitive uses.
- 12.7.8 The 'White House' located on the site is currently used by the Home of Loving Faithfulness and is of cultural and historical value. The building should be retained and integrated with the proposed development on-site. To enhance pedestrian connectivity between the Area and Kwu Tung South, a footbridge should be provided at the site to link with the footbridge across Castle Peak Road.
- 12.7.9 In view of its strategic location at the southern entrance of the KTN NDA and the various planned uses, a master layout plan shall be submitted, as an administrative measure, by the project proponent to the satisfaction of the Director of Lands to ensure an integrated layout before development proceeds.

Business and Technology Park

- 12.7.10 Three sites with a total area of 8.6 ha are designated as "OU" annotated "Business and Technology Park". This zone is intended primarily for medium-density development to provide a mix of commercial, offices, design, research and development uses. This cluster will provide development spaces for the industries where Hong Kong enjoys clear advantage, such as innovative and high-technological industries, cultural and creative industries. An urban design and landscape framework aiming to create a pleasant park-like environment for this business and technology cluster should be formulated to guide the future development. To achieve a coherent urban and landscape design, development on individual site should submit a master layout plan, following the urban design and landscape framework by the project proponent to the satisfaction of Director of Lands to ensure an integrated and compatible layout before development proceeds.
- 12.7.11 Developments in this zone are subject to a maximum plot ratio

of 3 and maximum building heights range from 40mPD to 60mPD. Different height bands are designated within the sites along Sheung Yue River to establish a stepped building height profile increasing from the riverside towards Fanling Highway and the Town Centre. For the sites in Planning Areas 31 and 33, developments fronting the riverside are subject to a maximum building height of 40mPD while those at the rear are subject to a maximum building height of 55mPD.

- 12.7.12 Adoption of innovative building design and special landscape treatment will help define the site in Planning Area 33 as a gateway of the NDA. However, as the site is located near the Long Valley Nature Park, careful consideration should be given to the building disposition and façade treatment of the development to minimise disturbance and impacts of light and glare to fauna, especially ensure that there will not be any possible adverse impact to the nearby Nature Park. An urban design plan shall be submitted, as an administrative measure, by the project proponent to the satisfaction of the Director of Planning before development proceeds. In this connection, a 30m green buffer should be provided along the eastern side of the site in order to further set back the building from the Nature Park. Measures to ensure no hydrological disruption to Long Valley Watercourse and water supply to Long Valley shall be designed at the detailed design stage for the re-channelization of the Long Valley Watercourse and the development of areas through which it passes.

Research and Development

- 12.7.13 The site of about 5.8 ha in Planning Area 2 is designated as “OU” annotated “Research and Development”. The planning intention of this zone is primarily for design, research and development uses which could create synergy with the development of Lok Ma Chau Loop in close proximity to the site. This site will provide development spaces for the industries where Hong Kong enjoys clear advantage, such as innovative and high-technological industries and cultural/creative industries.
- 12.7.14 Developments on the site are subject to a maximum plot ratio of 1.76 and maximum building heights range from 30mPD to 65mPD to be in harmony with the rural setting and village development in the vicinity. As the site is located in proximity to the Lo Wu Firing Range and Ma Tso Lung Firing Range, developments on the site are subject to the building height restrictions as stipulated in the Helicopter Landing Site Specification Guidelines of Government Flying Service.

Nature Park

- 12.7.15 About 37 ha of land in the Long Valley area generally of high

ecological value is designated as “OU” annotated “Nature Park” for its long-term conservation as part and parcel of the NDA project, and as on-site ecological mitigation to compensate for the wetland loss due to the NDA development. This zone is intended primarily for the development of a Nature Park to protect and enhance existing wetland habitats for the benefit of the local ecology and promotion of nature conservation and education. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland habitats or the development of an essential infrastructure project with overriding public interest.

- 12.7.16 The Long Valley Nature Park is under construction and will be managed by the AFCD. As the ecological value of this area is closely related to the existing farming practice, the Nature Park will allow such practice based on guidelines and requirements to be prescribed by the Government. A Habitat Creation and Management Plan was formulated for this area to holistically protect and enhance the ecological value of the Nature Park. As filling of land/pond and excavation of land may affect the wetland habitat and the ecological value of the area, permission from the Board is required for such activities.

District Cooling System

- 12.7.17 A site of about 2.3 ha in the south-western end of the KTN NDA in Planning Area 27 is designated as “OU” annotated “District Cooling System” for Phase 2 of the district cooling system plant (Phase 1 of the plant is at a “G/IC” site in Planning Area 24) to provide chilled water to buildings planned for non-residential purpose. Developments in this zone are subject to further study and a maximum building height of 35mPD.

Railway Associated Facilities

- 12.7.18 A few sites near the proposed railway station at Kwu Tung and along the existing Lok Ma Chau Spur Line in Planning Areas 25, 27 and 35 are designated as “OU” annotated “Railway Associated Facilities” for the existing and planned railway associated facilities. Two sites in Planning Area 25 are for entrances and related facilities for the proposed railway station at Kwu Tung. Their boundary is subject to change, pending the design of the station. The other two sites in Planning Areas 27 and 35 accommodate the existing emergency access point of the Lok Ma Chau Spur Line.

Petrol Filling Station

- 12.7.19 A site of about 0.07 ha along the Castle Peak Road Kwu Tung Section in the south-eastern part of the NDA is designated as “OU” annotated “Petrol Filling Station” for a petrol filling

station with liquefied petroleum gas filling facilities serving the needs of the local residents as well as the general public. Development in this zone is subject to a maximum building height of 20mPD.

Sewage Pumping Station

- 12.7.20 Two sites with a total area of 0.35 ha, one on the western bank of the Sheung Yue River in Planning Area 35 and the other at the northern end of the Area near Ma Tso Lung in Planning Area 1, are designated as “OU” annotated “Sewage Pumping Station” for collecting sewage flows from the NDA and pumping the sewage to the SWH STW. Developments in the sites in Planning Areas 1 and 35 are subject to a maximum building height of 20mPD and 15mPD respectively.

Firing Range

- 12.7.21 Two sites of about 5.2 ha currently occupied by the Lo Wu Firing Range and Ma Tso Lung Firing Range in Planning Area 3 are designated as “OU” annotated “Firing Range”. Developments in this zone are subject to a maximum building height of two storeys. The facilities are going to be relocated to Kong Nga Po upon completion of the facilities therein.

Amenity Area

- 12.7.22 “OU” annotated “Amenity Area” are indicated on the Plan. Amenity areas with a total area of about 6.39 ha are provided along the major road links to enhance the environment and to serve as visual buffers. The amenity areas in Planning Area 27 along Fanling Highway and along Road P2 in Planning Area 37 will provide an essential landscaped link. The Earth God Shrine of Kam Tsin (Grade 2 historic building) will be integrated into the amenity area in Planning Area 38.
- 12.7.23 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and/or building height restrictions stated above may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its individual merits.
- 12.7.24 Under exceptional circumstances, for developments and/or redevelopments on the “Mixed Use” in Planning Area 30 and the “Business and Technology Park” in Planning Areas 31 and 33, minor relaxation of the NBA restrictions as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance.

12.8 “Agriculture” (“AGR”) : Total Area 45.86 ha

- 12.8.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 12.8.2 The southern portion of the Long Valley in Planning Area 40 are predominately dry active agricultural land intermixed with abandoned farmland/grassland, fruit trees and squatter huts. The areas are designated as “AGR” to allow the continuation of the existing farming practices. With basic agricultural infrastructure, including irrigation facilities, fallow arable land can be rehabilitated for agricultural purpose. The “AGR” zoning would also provide a buffer for the Long Valley to its north.
- 12.8.3 Except as otherwise provided in the Notes of this Plan, filling of land/pond may cause adverse drainage and environmental impacts on the areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s) or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.
- 12.8.4 For land designated “AGR(1)”, the planning intention is primarily to retain and safeguard the agricultural land/farm/fish ponds for agricultural purposes and to serve as a buffer to give added protection to the Long Valley Nature Park. This zone includes areas located to the north of the Long Valley Nature Park which is at present predominantly under active agricultural use. The area is under the direct flight path of birds from Ho Sheung Heung egretty to Long Valley. Its ecological value is closely related to the current farming practice in the area.
- 12.8.5 In order to minimise adverse impacts on fauna in the Long Valley and fragmentation impacts on the flight-lines between Ho Sheung Heung Egretty and Long Valley, appropriate planning control would be exercised in the “AGR(1)” zone. Uses related to agricultural uses and rural facilities serving the local community such as agricultural use, on farm domestic structure, public convenience, rural committee/village office, etc. are always permitted. Only a selective range of uses serving the local village and village development such as government refuse collection point, house (NTEH only) may be permitted on application to the Board. In considering the planning application, due consideration should be paid to the

ecological resources within the area. Land use proposals that would have adverse drainage, environmental and ecological impacts to the area should not be permitted. Any filling of land/pond may cause adverse drainage and environmental impacts on the areas. Permission from the Board is required for such activities.

12.9 “Green Belt” (“GB”) : Total Area 125.37 ha

12.9.1 The planning intention of this zone is primarily for defining the limits of development areas, to preserve existing natural features, as well as to provide passive recreational outlets for the local population and visitors. There is a general presumption against development within this zone. However, limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.

12.9.2 The land area where Ma Tso Lung Stream is located in Planning Areas 2 and 8 is designated as “GB” to protect the habitats for wildlife associated with the Ma Tso Lung Stream. Areas with mature vegetation and/or hilly terrain have also been designated as “GB” to protect existing green areas and preserve the hilly terrain as a green backdrop to the KTN NDA. Moreover, Fung Shui woodlands at Planning Area 16 are also designated as “GB” which are of landscape and ecological value. Compensatory planting areas are proposed in the “GB” zone in Planning Areas 5 and 7. Areas of recognised burial grounds are also incorporated into this land use zone.

12.9.3 As diversion of stream, filling of land/pond or excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

13. COMMUNICATIONS

To support the development of KTN NDA, a number of improvements to the existing road network are necessary. The traffic impacts of the NDA developments have been assessed. With the implementation of the proposed improvement works, no significant adverse traffic impact is envisaged.

13.1 Road Network (Figure 6)

13.1.1 KTN NDA will be connected with different parts of Hong Kong and surrounding areas by a comprehensive road network. The major road networks within the Area including trunk roads, primary distributors, district distributors and local distributors.

13.1.2 Regarding the trunk road, Fanling Highway serves to provide a

convenient route linking KTN NDA to other parts of the New Territories. It is also the major trunk route for the cross-boundary traffic through Lok Ma Chau, Man Kam To and Sha Tau Kok. To improve weaving difficulty emerging from the new road scheme for KTN NDA, Fanling Highway will be widened between San Tin Interchange and Po Shek Wu Interchange from dual 3-lane to dual 4-lane or 5-lane depending on the section of Fanling Highway. The existing Castle Peak Road – Kwu Tung Section will also be shifted northward to make way for the road widening.

13.1.3 Regarding the primary distributor, there are two primary distributors, namely P1 and P2. Both of the primary distributors are in dual 2-lane configuration. The eastern primary distributor Road P2 will be connected to Fanling Highway near Yin Kong while the western primary distributor Road P1 will be connected to the Fanling Highway near Pak Shek Au.

13.1.4 Regarding the district distributor, there are five district distributors, namely Road D1, Road D2, Road D3, Road D4 and Road D5. Road D1 and D2 will provide direct connectivity between the diverted Castle Peak Road and KTN NDA. Road D3 will provide the east-west connectivity between the two primary distributor roads (P1 and P2) whereas Road D4 and D5 will connect the Kwu Tung North town centre to the future developments in Lok Ma Chau Loop via the proposed Road R1.

13.1.5 Local distributor roads are designed for single 2-lane configuration, and will branch off from the distributor roads for access to the proposed new developments and existing indigenous villages.

13.1.6 Amenity strips are provided alongside roads to enhance the amenity and to serve as visual buffers. They also offer good opportunities for landscaping and tree planting, as well as utility facilities. Some amenity strips are incorporated into the area shown as 'Road' on the Plan.

13.2 Railway

13.2.1 The proposed railway station at Kwu Tung on the Lok Ma Chau Spur Line, extending from Sheung Shui Station westwards to the Lok Ma Chau Terminal, provides convenient mass transit link between the KTN NDA and other parts of the territory. The NOL will connect the Kam Sheung Road Station on the existing Tuen Ma Line and the proposed railway station at Kwu Tung on the Lok Ma Chau Spur Line, enhancing east-west connectivity, serving the KTN NDA, facilitating cross-boundary movements and relieving the overloading problem of East Rail Line. Flexibility shall also be provided for extending the NOL to serve the potential developments in the New Territories in future,

subject to further study.

13.2.2 The proposed railway station at Kwu Tung will be located at the Town Centre of KTN NDA. This will encourage residents to use mass transport and reduce the demand for road traffic.

13.3 Public Transport

Three PTIs will be provided in Planning Areas 12, 23 and 25 to provide bus/Green Minibus services. Taxi pick-up and drop-off bays would also be provided in the PTIs.

13.4 Pedestrian and Cycling Track Connections (Figures 4 and 5)

13.4.1 The proposed footpaths and cycle tracks will link up major activity nodes, including the proposed railway station, PTIs, residential areas, open spaces and recreational facilities in the KTN NDA. To the east and west, it will link with the existing cycle track networks and the planned cycle track network in the Fanling North NDA.

13.4.2 Convenient cycle parking facilities will be provided near major destinations including proposed railway station, PTIs, major residential areas and open spaces.

13.4.3 The north-south and east-west landscaped open space corridor across KTN NDA will provide a comfortable walking environment for the pedestrian and connect to the proposed railway station at Kwu Tung. At the south, five footbridges are provided to enhance the connectivity between the KTN NDA with the Kwu Tung South area. At the east, footpath to villages such as Yin Kong and Ho Sheung Heung will also be provided/maintained. Footbridges are also proposed across the Sheung Yue River, linking Long Valley and the eastern part of KTN NDA.

14. UTILITY SERVICES

14.1 Drainage

14.1.1 The Area is mainly located within the catchment area of Sheung Yue River except a small area in the west which falls within the San Tin Basin. The majority of the catchment area drains to Sheung Yue River and Shek Sheung River, with a small area to the Chau Tau Channel. The existing drainage pattern will generally be retained under the NDA development.

14.1.2 New storm water drainage system in the form of a gravity piped drainage system will be provided within the development sites to convey storm water runoff to the downstream watercourses following the existing catchment delineation. The drainage

system will be laid along the main roads within the Area.

14.2 Sewage and Sewage Treatment

Sewage flows from the Area will be collected through gravity sewer at the proposed Sewage Pumping Station in Planning Area 35 on the west of Sheung Yue River, from where it will be pumped to the extension/upgrade of SWH STW through a rising main. The rising main will be routed along the cycle track parallel to the western bank of Sheung Yue River before crossing underneath the Shek Sheung River and the MTR east rail track and connected to the SWH STW. The existing SWH STW is proposed to be expanded and upgraded. In addition, a sewage pumping station in Planning Area 1 at the north-western end of the Area is proposed for the collection and pumping of sewage.

14.3 Water Supply

14.3.1 A new fresh water service reservoir and a new flushing water service reservoir in Planning Area 5 will be provided to serve KTN NDA.

14.3.2 Water mains will run transversely through the Area in a north-eastern direction and a number of water mains within the Area will be diverted. The diversion works will be incorporated into the road works.

14.4 Electricity

A new 132kV bulk infeed substation (BIS) will be provided in the KTN NDA in Planning Area 29. Another substation is planned at the northern part of the NDA at Planning Area 4.

14.5 Gas

The existing gas supply for Kwu Tung, Fanling and Sheung Shui is provided by the Hong Kong and China Gas Company Limited from the two existing offtake stations, namely Fanling West Offtake Station and Fanling East Offtake Station. Gas is supplied from the Tai Po Gas Production Plant to the two offtake stations through high pressure gas pipes and then medium pressure gas pipes outfeed from the offtake stations.

14.6 Telecommunications

Telecommunications cables will be laid along the proposed roads and distributed to the development sites. Optic fibres cables can be branched off from the existing network along Castle Peak Road and Ho Sheung Heung Road.

15. CULTURAL HERITAGE

- 15.1 Several areas with high or medium archaeological potential are located in Fung Kong, Ho Sheung Heung, Pak Shek Au, Tsung Pak Long, the sloping areas at the north-west of the Lo Wu Correctional Institution and at the east of Lo Wu Firing Range, Ma Tso Lung and Tit Hang. A declared monument and a number of graded historic buildings are identified in the Area, including the Hau Ku Shek Ancestral Hall (Declared Monument), Enchi Lodge (Grade 2), The Earth God Shrine of Kam Tsin (Grade 2), Hung Shing Temple and Pai Fung Temple (Grade 3), Sin Wai Nunnery (Grade 3), Yan Wah Lo (Grade 3) and Yeung Yuen (Grade 3). All the above archaeological potential areas, declared monument and graded historic buildings/structures are worthy of preservation. The Antiquities and Monuments Office (AMO) of the Development Bureau (DEVB) should be consulted on any development or redevelopment proposals which might affect these buildings/structures and archaeological potential areas or jeopardise the integrity of these buildings/structures and archaeological potential areas and their immediate environs.
- 15.2 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>.
- 15.3 Prior consultation with the AMO of the DEVB should be made if any development, redevelopment or rezoning proposals might affect the above graded historic building/structure, new items pending grading assessment, any other historic buildings/structures identified and their immediate environs, both at grade and underground, or areas with high or medium archaeological potential and their/its immediate environs.

16. PLANNING CONTROL

- 16.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 16.2 For any land or building falling within the boundaries of this Plan and also previously falling within the boundaries of the 'IDPA area' or the 'DPA area', whichever the case may be –
- (a) uses of land or building as defined under paragraphs (3)(a) and (3)(b) of the covering Notes and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or

modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board;

- (b) any development, other than those referred to the above paragraph or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 17 August 1990 on land included in a plan of the Kwu Tung North IDPA, or on or after 30 July 2010 on land included in a plan of the Ma Tso Lung and Hoo Hok Wai DPA, may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

- 16.3 For any land or building falling within the boundaries of this Plan but not previously falling within the 'IDPA area' or the 'DPA area', no action is required to make the existing use of such land or building conform to this Plan, until there is a material change of use or the building is redeveloped. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an 'existing use right' should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zoning control mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 16.4 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and relevant District Planning Offices of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable

it to consider the applications.

17. IMPLEMENTATION

- 17.1 To achieve early delivery of land to meet the housing needs and ensure timely provision of a comprehensive range of commercial, retail, open space and G/IC facilities in tandem with the population build-up, an implementation programme with proper phasing and packaging of works for the NDA development has been formulated. Site formation and engineering infrastructure works of the First Phase commenced in 2019. The site formation and engineering infrastructure works of the Remaining Phase is scheduled for commencement in 2024 and for completion in 2031. The first population intake in the KTN NDA is anticipated in 2025.
- 17.2 The Government will resume and clear the private land planned for public works projects, public and private developments, carry out site formation works, and provide infrastructure before allocating land for various purposes, including disposal of land planned for private developments in the market. Land formation and the provision of infrastructure will be implemented in accordance with the development programme prepared by the Civil Engineering and Development Department. Open space, schools, social welfare and other community facilities will be constructed by the appropriate Government departments on the basis of the Capital Works Programme, School Building Programme and other Public Works Programme. PRH and SSF housing together with the supporting facilities will be built by the HD in accordance with the Public Housing Development Programme and other relevant agents. Flexibility will be provided for modification of lease including in-situ land exchange applications meeting a set of criteria by specified deadlines having regard to the phased development of the NDA.
- 17.3 The OZP provides a broad land use framework within which a more detailed departmental Outline Development Plan (ODP) has been prepared in consultation with Government departments concerned. The ODP is a non-statutory plan which will be used as the basis for public works planning and site reservation purpose. It includes information on detailed land uses, development parameters and boundaries of individual sites, green coverage, waterworks and drainage reserves, site formation levels, road alignment and dimensions, location of pedestrian facilities, public utility facilities as well as other building and engineering requirements. These should generally be followed in land transactions and allocations. In particular, the OZP together with the ODP, where appropriate, will serve as the basis for processing the lease modification applications (including in-situ land exchange) subject to specified criteria promulgated by the Government.

Index of Figures (All figures are for indicative purpose only)

Figure 1 – Previous Statutory Plans covering Kwu Tung North Outline Zoning Plan Area

Figure 2 – Planning Areas

Figure 3 – Urban Design and Landscape Framework

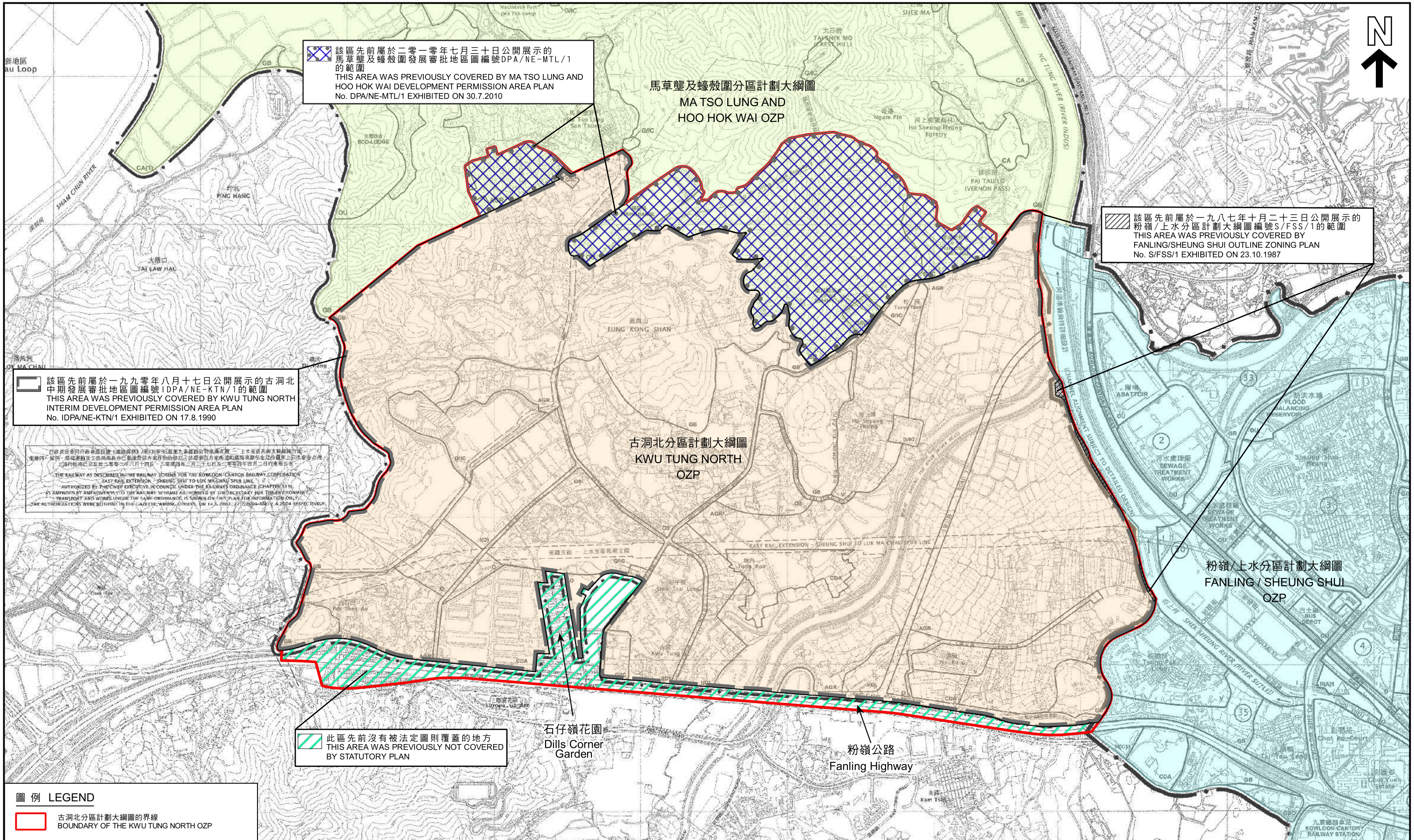
Figure 4 – Pedestrian Connections

Figure 5 – Cycle Track Network

Figure 6 – Transport Network

TOWN PLANNING BOARD

SEPTEMBER 2023





 該區先前屬於二零一零年七月三十日公开展示的馬草壟及蠔殼圍發展審批地區圖編號DPA/NE-MTL/1的範圍
 THIS AREA WAS PREVIOUSLY COVERED BY MA TSO LUNG AND HOO HOK WAI DEVELOPMENT PERMISSION AREA PLAN No. DPA/NE-MTL/1 EXHIBITED ON 30.7.2010


 該區先前屬於一九八七年十月二十三日公开展示的粉嶺/上水分區計劃大綱圖編號S/FSS/1的範圍
 THIS AREA WAS PREVIOUSLY COVERED BY FANLING/SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/1 EXHIBITED ON 23.10.1987


 該區先前屬於一九九零年八月十七日公开展示的古洞北中期發展審批地區圖編號IDPA/NE-KTN/1的範圍
 THIS AREA WAS PREVIOUSLY COVERED BY KWU TUNG NORTH INTERIM DEVELOPMENT PERMISSION AREA PLAN No. IDPA/NE-KTN/1 EXHIBITED ON 17.8.1990

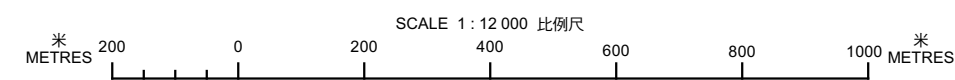
此區先前沒有被法定圖則覆蓋的地方
 THIS AREA WAS PREVIOUSLY NOT COVERED BY STATUTORY PLAN


 此區先前沒有被法定圖則覆蓋的地方
 THIS AREA WAS PREVIOUSLY NOT COVERED BY STATUTORY PLAN

圖例 LEGEND
 古洞北分區計劃大綱圖的界線
 BOUNDARY OF THE KWU TUNG NORTH OZP

本摘要圖於2022年8月26日擬備，所根據的資料為於2006年10月31日核准的分區計劃大綱圖編號S/NE-KTN/8，於2013年9月10日核准的分區計劃大綱圖編號S/FSS/18及於2013年7月19日展示的分區計劃大綱圖編號S/NE-MTL/1
 EXTRACT PLAN PREPARED ON 26.8.2022 BASED ON OUTLINE ZONING PLANS No. S/NE-KTN/8 APPROVED ON 31.10.2006, S/FSS/18 APPROVED ON 10.9.2013 AND S/NE-MTL/1 EXHIBITED ON 19.7.2013

古洞北分區計劃大綱圖先前的法定圖則範圍
 PREVIOUS STATUTORY PLANS COVERING KWU TUNG NORTH OUTLINE ZONING PLAN AREA



規劃署 PLANNING DEPARTMENT		
參考編號 REFERENCE No.	圖解 FIGURE	
M/FS/22/31	1	



圖例 LEGEND

- 地帶 ZONES
- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 規劃區界線 PLANNING AREA BOUNDARY
- 18 規劃區編號 PLANNING AREA NUMBER

古洞北分區計劃大綱圖 KWU TUNG NORTH OUTLINE ZONING PLAN

規劃區
PLANNING AREAS

SCALE 1 : 10 000 比例尺



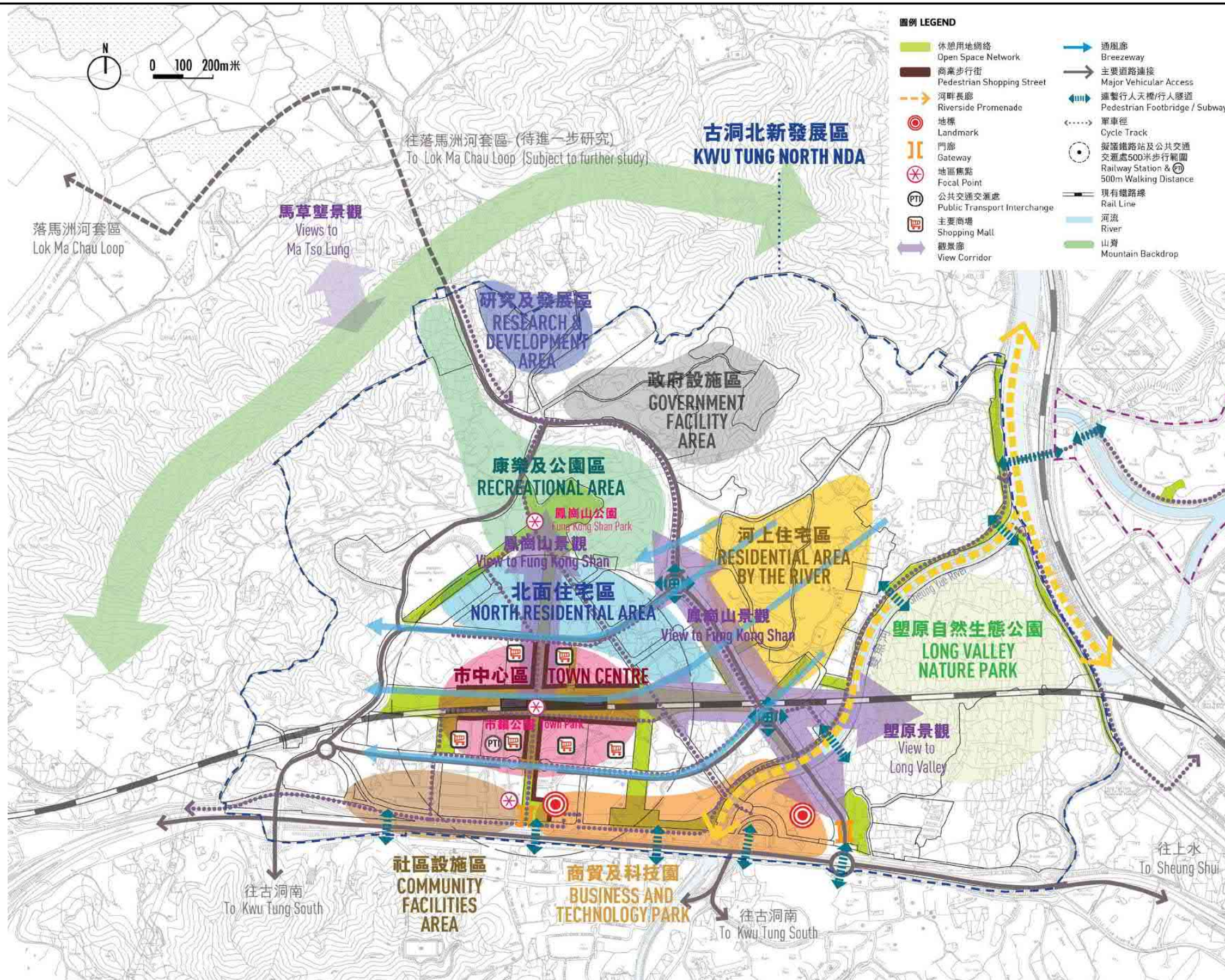
本摘要圖於2022年9月21日擬備
EXTRACT PLAN PREPARED ON 21.9.2022

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/31

圖解 FIGURE
2



只作顯示用途
FOR INDICATIVE PURPOSE ONLY

古洞北新發展區 KWU TUNG NORTH NEW DEVELOPMENT AREA

城市設計及景觀大綱
URBAN DESIGN AND LANDSCAPE FRAMEWORK

摘自2013年完成的新界東北新發展區規劃及工程研究
Extracted from North East New Territories New Development Areas Planning and Engineering Study completed in 2013

規劃署
PLANNING DEPARTMENT



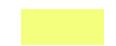



參考編號
REFERENCE No.
M/FS/22/31

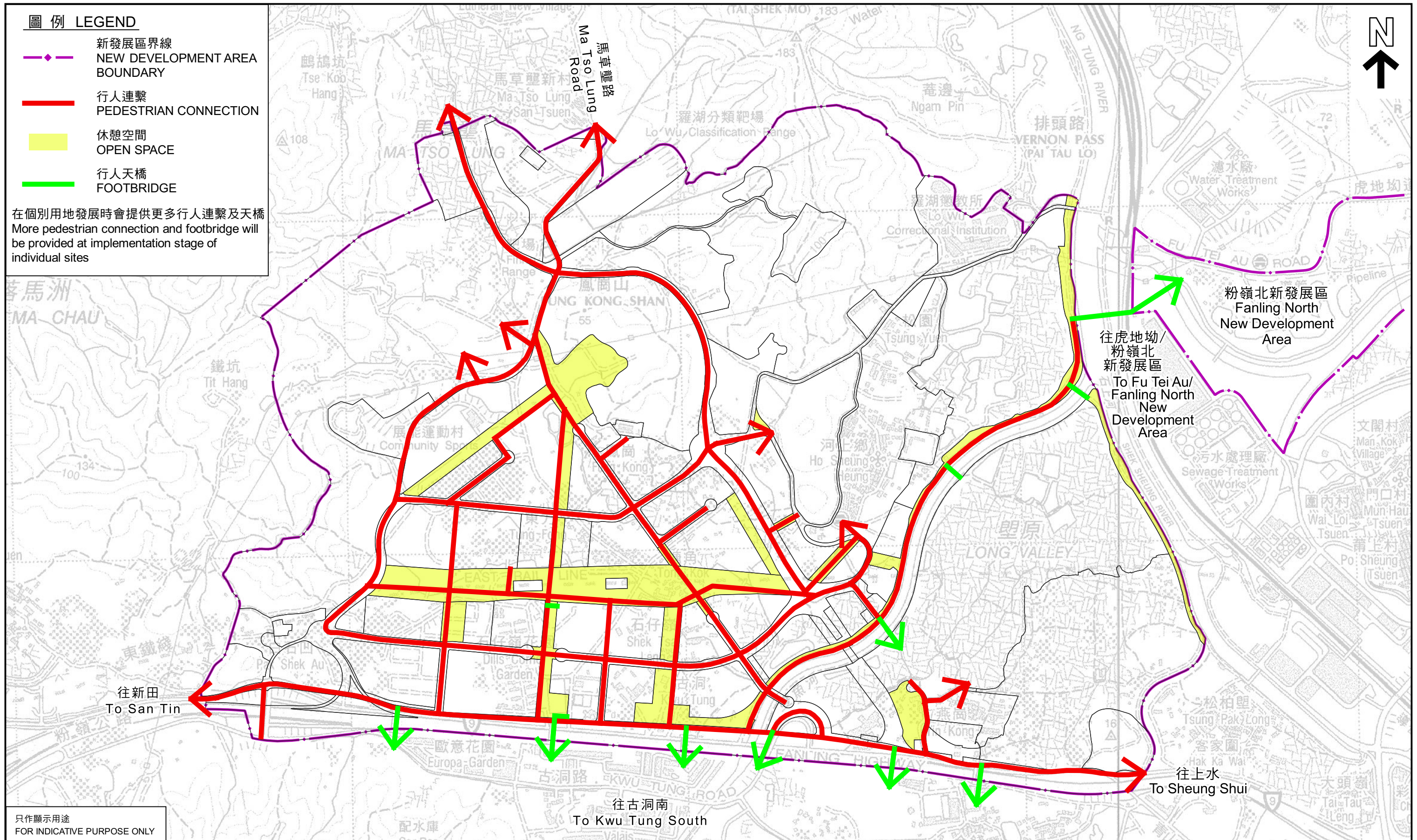
圖解 FIGURE

本摘要圖於2022年9月19日擬備
EXTRACT PLAN PREPARED ON 19.9.2022

圖例 LEGEND

-  新發展區界線
NEW DEVELOPMENT AREA BOUNDARY
-  行人連繫
PEDESTRIAN CONNECTION
-  休憩空間
OPEN SPACE
-  行人天橋
FOOTBRIDGE

在個別用地發展時會提供更多行人連繫及天橋
More pedestrian connection and footbridge will be provided at implementation stage of individual sites



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古洞北新發展區 KWU TUNG NORTH NEW DEVELOPMENT AREA

行人連繫
PEDESTRIAN CONNECTIONS
(有待詳細設計)
(Subject to Detailed Design)

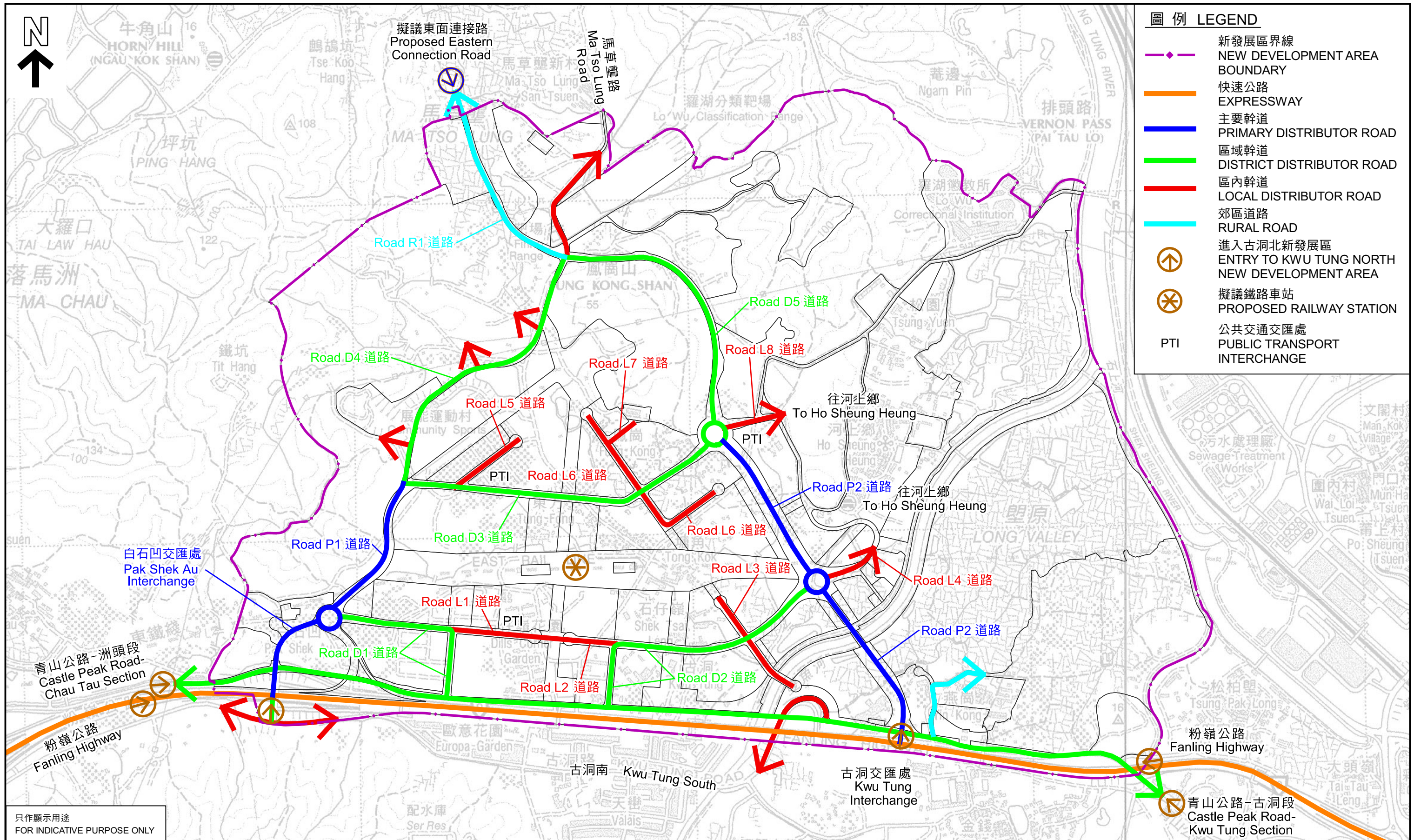
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/31

圖解 FIGURE
4

本摘要圖於2022年9月21日擬備
EXTRACT PLAN PREPARED ON 21.9.2022



只作顯示用途
FOR INDICATIVE PURPOSE ONLY

古洞北新發展區 KWU TUNG NORTH NEW DEVELOPMENT AREA

交通網絡
TRANSPORT NETWORK
(有待詳細設計)
(Subject to Detailed Design)

規劃署
PLANNING DEPARTMENT



本摘要圖於2022年9月21日擬備
EXTRACT PLAN PREPARED ON 21.9.2022

參考編號
REFERENCE No.
M/FS/22/31

圖解 FIGURE
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