

DRAFT KAM TIN SOUTH OUTLINE ZONING PLAN NO. S/YL-KTS/144

(Being a Draft 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) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the interim development permission area plan conform to this Plan, 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.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including interim development permission area plan for the area and effected or undertaken during the effective period of that plan is 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.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without permission from the Town Planning Board.
- (6) 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.

- (7) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) 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 (9) in relation to areas zoned "Conservation Area":
- (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, 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, marine related facilities 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 the interim development permission area plan, 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.
- (9) In areas zoned "Conservation Area",
- (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, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (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.

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(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.

- (11) (a) Except in areas zoned "Conservation Area", temporary use or development of any land or 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 paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area", temporary use or development of any land or 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 building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (12) 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.

- (13) 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).

DRAFT KAM TIN SOUTH
OUTLINE ZONING PLAN NO. S/YL-KTS/14A

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COMMERCIAL

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	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Government Refuse Collection Point
Eating Place	Hospital
Education Institution	Office
Exhibition or Convention Hall	Petrol Filling Station
Government Use (not elsewhere specified)	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
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	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the neighbourhood.

(Please see next page)

COMMERCIAL (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 non-domestic gross floor area (GFA) of 1,280 m², a maximum site coverage of 40% and a maximum building height of 2 storeys (including basement), or the GFA, site coverage and height of the existing building, whichever is the greater.
- (b) In determining the maximum GFA and site coverage 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA, site coverage and 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.

COMPREHENSIVE DEVELOPMENT AREA

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

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COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

This zone is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat sizes, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) a visual impact assessment report (including photomontages) to examine any possible visual impact that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;
 - (viii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;

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COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (ix) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xi) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (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 3 storeys (9m). No building development is permitted in Area (b) which shall be designated as a landscaped area for public use.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (e) In determining the maximum plot ratio for the purposes of paragraph (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.

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	Commercial Bathhouse/ Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Public Vehicle Park (excluding container vehicle)	Petrol Filling Station
Religious Institution (Ancestral Hall only)	Place of Entertainment
Residential Institution	Private Club
Rural Committee/Village Office	Public Convenience
School (in free-standing purpose-designed building only)	Public Transport Terminus or Station (not elsewhere specified)
Social Welfare Facility	Public Utility Installation
Utility Installation for Private Project	Religious Institution (not elsewhere specified)
	School (not elsewhere specified)
	Shop and Services
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

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 medium-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

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 3 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) 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. Any floor space that is constructed or intended for use solely as public vehicle park, or GIC or social welfare facilities, as required by the Government, may also be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and 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.

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	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Institutional Use (not elsewhere specified)
	Library
	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
	Residential Institution
	Rural Committee/Village Office
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

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.

RESIDENTIAL (GROUP C) (cont'd)

Remarks

- (a) On land designated "Residential (Group 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 0.8, a maximum site coverage of 40% and a maximum building height of 4 storeys (12m), or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) On land designated "Residential (Group 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 maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and 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) 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.
- (e) In determining the maximum site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as 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.

RESIDENTIAL (GROUP D)

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	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House (Redevelopment; Addition, Alteration and/or Modification to existing house only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Rural Committee/Village Office	House (not elsewhere specified)
	Institutional Use (not elsewhere specified) #
	Library
	Market
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution #
	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

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

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RESIDENTIAL (GROUP D) (cont'd)

Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio for the purposes of paragraph (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.
- (e) Any filling of 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, 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 interim development permission area plan without the permission from the Town Planning Board 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	Burial Ground
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House (New Territories Exempted House only)	Flat
On-Farm Domestic Structure	Government Refuse Collection Point
Religious Institution (Ancestral Hall only)	Government Use (not elsewhere specified) #
Rural Committee/Village Office	House (not elsewhere specified)
	Institutional Use (not elsewhere specified) #
	Market
	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 reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. 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 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, 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 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 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
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Firing Range
Government Use (not elsewhere specified)	Flat
Hospital	Funeral Facility
Institution Use (not elsewhere specified)	Helicopter Landing Pad
Library	Holiday Camp
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	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Residential Institution
Religious Institution	Sewage Treatment/Screening Plant
Research, Design and Development Centre	Shop and Services
Rural Committee/Village Office	Utility Installation for Private Project
School	Zoo
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

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, organizations providing social services to meet community needs, and other institutional establishments.

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 Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp 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.

Remarks

Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 or 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 interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning 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 "Railway Station and Public Transport Interchange with Commercial/Residential Development" only</u>	
Ambulance Depot	Commercial Bathhouse/Massage
Eating Place	Establishment
Educational Institution (in a commercial building or in the purpose-designed non-residential portion [@] of a building only)	Educational Institution (not elsewhere specified)
Flat	Government Refuse Collection Point
Government Use (not elsewhere specified)	Institutional Use
Library	Petrol Filling Station
Market	Recyclable Collection Centre
Off-course Betting Centre	School (not elsewhere specified)
Office	Training Centre
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)	
Railway Station	
Railway Track	
Religious Institution	
Residential Institution	
School (in a free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion [@] of a building only)	
Shop and Services	
Social Welfare Facility	
Utility Installation for Private Project	

[@] Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room

Planning Intention

This zone is intended primarily to provide land for railway station and a public transport interchange with commercial/residential development.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Railway Station and Public Transport Interchange
with Commercial/Residential 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 domestic gross floor area (GFA) of 186,234 m², a maximum non-domestic GFA of 53,535 m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan.
- (b) In determining the maximum GFA for the purposes of paragraph (a) above:
 - (i) 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; and
 - (ii) any floor space that is constructed or intended for use solely as public transport facilities (including public transport interchange, public bicycle parking, park-and-ride and pick-up and drop-off facilities), railway station and associated facilities, as required by the Government, or covered walkway may also be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and 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
<u>For "Railway Depot with Commercial/Residential Development" only</u>	
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Eating Place	Educational Institution
Educational Institution (in a commercial building or in the purpose-designed non-residential portion [@] of a building only)	(not elsewhere specified)
Flat	Government Refuse Collection Point
Government Use (not elsewhere specified)	Institutional Use
Library	Petrol Filling Station
Market	Recyclable Collection Centre
Off-course Betting Centre	School (not elsewhere specified)
Office	Training Centre
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)	
Railway Depot	
Railway Track	
Religious Institution	
Residential Institution	
School (in a free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion [@] of a building only)	
Shop and Services	
Social Welfare Facility	
Utility Installation for Private Project	

[@] Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room

Planning Intention

This zone is intended primarily to provide land for railway depot with commercial/residential development.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Railway Depot with Commercial/Residential 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 domestic gross floor area (GFA) of 422,340 m², a maximum non-domestic GFA of 3,000 m² and a maximum building height in terms of metres above Principal Datum as stipulated in Area (a) on the Plan.
- (b) No building development (except ancillary structures) is permitted in Area (b) which shall be designated as a landscaped pedestrian linkage.
- (c) In determining the maximum GFA for the purposes of paragraph (a) above:
 - (i) 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; and
 - (ii) any floor space that is constructed or intended for use solely as railway depot and associated facilities, primary school, secondary school, as required by the Government, or covered walkway may also be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA, building height and no building development 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.

(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
<u>For "Rural Use" only</u>	
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Field Study/Education/Visitor Centre	Burial Ground
Government Use (Police Reporting Centre, Post Office only)	Driving School
On-Farm Domestic Structure	Eating Place
Picnic Area	Flat
Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)	Golf Course
Public Convenience	Government Refuse Collection Point
Religious Institution (Ancestral Hall only)	Government Use (not elsewhere specified) #
Rural Committee/Village Office	Holiday Camp
Tent Camping Ground	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)
	Institutional Use (not elsewhere specified) #
	Market
	Petrol Filling Station
	Place of Recreation, Sports or Culture (not elsewhere specified)
	Private Club
	Public Clinic
	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

Planning Intention

This zone is intended primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Rural Use" only (cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to 'New Territories Exempted House' or to those annotated with #) 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 3 storeys (9m), or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and 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.
- (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) Any filling of 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, 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 interim development permission area plan 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	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Petrol Filling Station" only

Petrol Filling Station

Public Utility Installation

Planning Intention

This zone is intended primarily for the provision of petrol filling station serving the needs of the district.

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	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	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.

Remarks

- (a) 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 interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) 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 Kam Tin South Outline Zoning Plan No. S/YL-KTS/8 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.

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	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Burial Ground
Nature Reserve	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Trail	Crematorium (within a Religious Institution or extension of existing Crematorium only)
On-Farm Domestic Structure	Field Study/Education/Visitor Centre
Picnic Area	Firing Range
Public Convenience	Flat
Tent Camping Ground	Government Refuse Collection Point
Wild Animals Protection Area	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)
	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

(Please see next page)

GREEN BELT (cont'd)

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

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, 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 interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

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 (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area	Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House (Redevelopment only) Picnic Area Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan.
- (b) 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, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT KAM TIN SOUTH OUTLINE ZONING PLAN NO. S/YL-KTS/14A

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

DRAFT KAM TIN SOUTH OUTLINE ZONING PLAN NO. S/YL-KTS/144

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DRAFT KAM TIN SOUTH OUTLINE ZONING PLAN NO. S/YL-KTS/144

(Being a Draft 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 draft Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/144. It reflects the planning intention 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 land covered by the Kam Tin South OZP was previously included in the Kam Tin South Interim Development Permission Area (IDPA) Plan and the Kam Tin South Development Permission Area (DPA) Plan.
- 2.2 On 5 October 1990, the Kam Tin South IDPA Plan No. IDPA/YL-KTS/1 prepared by the Director of Planning was notified in the Gazette. The draft Kam Tin South DPA Plan No. DPA/YL-KTS/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) on 12 July 1991. On 26 April 1994, the draft DPA Plan was approved by the then Governor in Council under section 9(1)(a) of the Ordinance and renumbered as DPA/YL-KTS/2.
- 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 Kam Tin South area.
- 2.4 On 17 June 1994, the draft Kam Tin South OZP No. S/YL-KTS/1 was exhibited for public inspection under section 5 of the Ordinance. Subsequently, the draft OZP was amended twice on 12 February 1999 and 6 August 1999, and exhibited for public inspection under section 7 of the

Ordinance. On 26 October 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kam Tin South OZP, which was subsequently renumbered as S/YL-KTS/4.

- 2.5 On 25 January 2000, the CE in C referred the approved Kam Tin South OZP No. S/YL-KTS/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended five times and exhibited under section(s) 5, 6(7) or 7 of the Ordinance. On 26 June 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kam Tin South OZP, which was subsequently renumbered as S/YL-KTS/11.
- 2.6 On 3 May 2011, the CE in C referred the approved Kam Tin South OZP No. S/YL-KTS/11 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 20 May 2011 under section 12(2) of the Ordinance.
- 2.7 On 29 May 2015, the draft Kam Tin South OZP No. S/YL-KTS/12, incorporating mainly amendments to rezone areas shown as 'Railway' and adjoining land of "Agriculture" ("AGR") zone to "Other Specified Uses" ("OU") annotated "Railway Station and Public Transport Interchange with Commercial/Residential Development" and "OU" annotated "Railway Depot with Commercial/Residential Development" zones; a site under "OU" annotated "Petrol Filling Station" and "Residential (Group C)1" zones to "Commercial" ("C") zone; and imposition of development restrictions on the "OU" annotated "Railway Station and Public Transport Interchange with Commercial/Residential Development", "OU" annotated "Railway Depot with Commercial/Residential Development" and "C" zones, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 55 representations were received. On 28 August 2015, the Board published the representations for three weeks for public comments and a total of 330 comments were received. After giving consideration to the representations and comments, the Board on 11 March 2016 decided not to uphold the representations.
- 2.8 On 20 April 2016, the Chief Executive, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft OZP to the CE in C for approval for six months from 29 April 2016 to 29 October 2016.
- 2.9 On 30 August 2016, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kam Tin South OZP, which was subsequently re-numbered as S/YL-KTS/13. ~~On 9 September 2016, the approved Kam Tin South OZP~~

No. S/YL-KTS/13 was exhibited for public inspection under section 9(5) of the Ordinance.

2.10 On 7 February 2017, the CE in C referred the approved Kam Tin South OZP No. S/YL-KTS/13 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 17 February 2017 under section 12(2) of the Ordinance.

2.11 On 3 November 2017, the draft Kam Tin South OZP No. S/YL-KTS/14 (the Plan), incorporating amendments mainly to rezone two sites near the West Rail Kam Sheung Road Station from “AGR” zone to “Residential (Group A)” (“R(A)”) zone, and another site nearby from “OU” annotated “Rural Use” zone to “R(A)” zone to facilitate public housing developments; two sites at Tung Wui Road and Kam Ho Road from “AGR” zone to “Government, Institution or Community” zone for schools and other Government, institution or community (GIC) uses; and imposition of development restrictions on the “R(A)” zone, was exhibited for public inspection under section 5 of the Ordinance. *During the two-month exhibition period, a total of 320 valid representations were received. On 2 February 2018, the representations were published for three weeks for public comments and a total of 133 valid comments on the representations (comments) were received. After giving consideration to the representations and comments on 25 July 2018, the Board decided not to propose any amendment to the draft OZP to meet the representations.*

2.11 On _____ 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kam Tin South OZP, which was subsequently renumbered as S/YL-KTS/15. On _____ 2018, the approved Kam Tin South OZP No. S/YL-KTS/15 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land-use zonings and transport networks for the Kam Tin South area so that development and redevelopment 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 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 proceeds.

- 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 Kam Tin South area 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 (the 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 <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area is about 785 ha. It is located in the south-eastern part of the North West New Territories (NWNT). It is bounded by the Shek Kong Barracks and Ma Pau Ling in the east, Kam Tin Road in the north, Ho Hok Shan in the west and the Tai Lam Country Park in the south. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is to

follow that of the geographical area and should not have implications on development rights, particularly Small House applications.

- 5.3 The Area mainly comprises a steep upland portion in the western part whereas the remaining area is predominantly low-lying flat land and in the form of a series of broad alluvial valley floors draining into the Kam Tin River. The lowland is characterized by parcels of farmland. Several villages and open storage and other rural industrial-related activities are found along Kam Tin Road and Kam Sheung Road. The southern portion is an area of flat alluvial plain linking the foothills of Tai Mo Shan to the lower hills of the Ho Pui area. In recent years, large pieces of agricultural land, particularly those located along Kam Tin Road and Kam Sheung Road, have been filled up and converted into open storage uses.
- 5.4 Two Sites of Archaeological Interest, namely Ho Pui and Ho Pui Trackway are located within the Area. One declared monument, Leung Ancestral Hall and a number of graded historic buildings are located within the Area. Details of these historic buildings have been uploaded onto the official website of the Antiquities Advisory Board (AAB) at <http://www.aab.gov.hk>. The sites of archaeological interest, declared monument and graded historic buildings are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposal might affect the sites of archaeological interest, monument, graded/proposed graded historic buildings/structures and new items pending for grading assessment and their immediate environs.
- 5.5 The Area falls within the area affected by the height restriction of the Shek Kong Airfield. Details should be referred to the Plan of the Shek Kong Airfield Height Restriction (AHR) No. YLM6917a prepared by the Lands Department. Developments in the Area would be subject to aircraft noise and other associated constraints arising from the aircraft operations at the Shek Kong Airfield.

6. POPULATION

- 6.1 ~~According to~~ **Based on** the 2011 Population Census, the population of the Area was ***estimated by the Planning Department as*** about 14,500 ~~persons~~. The population concentrates in and around several recognized villages in the Area including Ma On Kong, Ho Pui, Cheung Po, Tai Kek, Tai Wor, Shek Wu Tong, Tin Sam, Yuen Kong, Yuen Kong San Tsuen, Kat Hing Wai, Tai Hong

Wai, Wing Lung Wai, Kam Tin Shi and Chi Tong Tsuen.

- 6.2 Future expansion of population will be concentrated in the areas zoned for residential use along Kam Sheung Road and Kam Tin Road. It is estimated that the planned population for the Area will reach about 62,690.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

- 7.1.1 There are a number of agricultural lots under active cultivation in the Area. A number of infrastructural improvement works such as irrigation facilities, drainage channels and farm accesses have been constructed. As such, there are ample opportunities for agricultural development in the Area.
- 7.1.2 With the completion of Tsing Long Highway and the West Rail which run through the western part of the Area, the accessibility of the Area has been greatly enhanced. The Area would be subject to development pressure.
- 7.1.3 Development of the West Rail Kam Sheung Road Station is in line with the Government policy for rail-based development to facilitate fast and mass movement of people in an environmentally friendly mode of transport. Opportunities exist to make better use of valuable land resources atop/in proximity to the railway station.
- 7.1.4 Kam Tin South and the adjoining area in Pat Heung are one of the earliest residential settlements in Hong Kong. Appropriate level of new developments and effective use of land and infrastructure resources would add vibrancy to this rural area. Development proposals with good urban design, appropriate development intensity and provision of appropriate community facilities and open space would also act as a catalyst to gradually improve the visual and environmental quality of the Area.

7.2 Development Constraints

- 7.2.1 There are many well-established recognized villages in the Area. Sufficient land has to be reserved to meet Small House demand of the indigenous villagers as well as for future expansion of the villages.

- 7.2.2 The areas fringing the western boundaries are hilly and thus unsuitable for development. Development would therefore be confined to the valley floors within the Area.
- 7.2.3 There are no public sewers and limited ducted drainage system in the Area. Urban type development should be kept to an appropriate scale to avoid having adverse effect on the environment until improvement schemes are implemented.
- 7.2.4 The low-lying areas in Kam Tin South are subject to flooding hazard. Developments in these areas should avoid the flood fringes until improvement schemes are implemented.
- 7.2.5 The West Rail and the proposed Northern Link and their associated railway facilities, the nearby major roads and rural industrial uses would impose constraints on developments. Mitigation measures will be required when developments proceed.
- 7.2.6 The Kam Tin South area consists of a number of ecological habitats including abandoned egrettries, streams/abandoned meanders/drainage channels and mitigation woodlands and wetlands, etc. Any direct or indirect ecological impact should be avoided.
- 7.2.7 The declared monument, graded historic buildings and sites of archaeological interest as mentioned in paragraph 5.4 above are worthy of preservation. Prior consultation with the AMO should be made if any development, redevelopment or rezoning proposal might affect the sites of archaeological interest, monument, graded/proposed graded historic buildings/structures and new items pending for grading assessment and their immediate environs.
- 7.2.8 There are 400kV overhead lines passing through the western and southern edges of the Area, relevant guidelines in Chapter 7 of the Hong Kong Planning Standards and Guidelines regarding developments in the vicinity of the 400kV overhead lines and safety clearances from these lines should be observed.
- 7.2.9 Existing water supply system in some sites of the Area has already been committed. Extension of water supply system will be required if there is a substantial increase in the future water demand arising from development proposals for large residential developments.

8. GENERAL PLANNING INTENTION

- 8.1 The planning intention for the Area is to facilitate appropriate scale of development near the West Rail Kam Sheung Road Station to optimize the use of land and to channel suburban type uses to appropriate areas. The types of developments include private and public residential developments, village housing, and environmental and infrastructural improvements. Also, good quality agricultural land especially those under active cultivation will be retained as appropriate.
- 8.2 In the designation of various zones in the Area, considerations have been given to the natural environment, physical landform, existing settlements, land status, availability of infrastructure and local development pressures. Moreover, buildings and places of historical and archaeological interests in the Area should be preserved as far as possible.

9. LAND-USE ZONINGS

9.1 "Commercial" ("C") : Total Area: 0.17 ha

- 9.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the neighbourhood. Development in this zone is restricted to a maximum non-domestic gross floor area (GFA) of 1,280 m², a maximum site coverage of 40% and a maximum building height of 2 storeys (including basement). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA, site coverage and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.2 The site, which is adjacent to a petrol filling station with liquefied petroleum gas (LPG) facilities, would be subject to risk constraints. The respective developer(s) should conduct a quantitative risk assessment to ascertain that the risk levels posed by the LPG facilities to the surrounding, taking into account the final design and layout of the proposed development at the site, are still in compliance with the government risk guidelines stated in the Hong Kong Planning Standards and Guidelines.

9.2 “Comprehensive Development Area” (“CDA”) : Total Area: 2.51 ha

9.2.1 This zone is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Any development/redevelopment proposal on site under this zoning should be submitted in the form of a Master Layout Plan (MLP) to the Board for consideration. When approved by the Board, a copy of the approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

9.2.2 With regard to the need of preserving the natural landscape and private development right, a triangular site bounded by Kam Tin River to the north, Tung Wui Road to the south-east and Kam Po Road to the south-west is zoned “CDA” with a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m). Area (b) at the northern part of the site shall be designated as a landscaped area for public use and no building development is permitted. Existing trees and abandoned meander retained under the drainage project within the zone should be preserved as far as practicable. Minor boundary adjustment of Areas (a) and (b) may be permitted at the MLP submission stage.

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

9.3 Residential (Group A) (“R(A)”) : Total Area : 16.03 ha

9.3.1 This zone is intended for medium-density public housing developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

9.3.2 Developments and/or redevelopments in areas zoned “R(A)” are subject to a maximum plot ratio of 3 and a maximum building height of 69 metres above Principal Datum (mPD) (including roof-top

structures).

- 9.3.3 There is a demand for public vehicle parks, GIC or social welfare facilities to serve the local needs. In order to facilitate provision of public vehicle park, GIC or social welfare facilities while not affecting the provision of public housing flats, in determining the maximum plot ratio of the developments and/or redevelopments, any floor space that is constructed or intended for use solely as public vehicle park, or GIC or social welfare facilities, as required by the Government, may be disregarded in the calculation of plot ratio.
- 9.3.4 An expert evaluation on air ventilation assessment (AVA(EE)) has been conducted in support of the public housing developments. Considering the site constraints as well as other design considerations, various design measures including non-building areas (NBAs), building separations, setbacks, minimization of podium coverage and open void at ground level have been proposed to promote air movement. As recommended in the AVA(EE), quantitative air ventilation studies are required for individual development for scheme optimization at detailed design stage. The requirement of quantitative AVA studies and design measures for individual public housing site(s) will be incorporated in the respective planning brief(s) for implementation as appropriate.
- 9.3.5 To take forward the proposed public housing developments, planning brief(s) will be prepared to set out the planning parameters and the design requirements of individual sites as well as the detailed technical studies to be undertaken by the Housing Department at the detailed design stage.
- 9.3.6 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.4 Residential (Group C) ("R(C)") : Total Area : 11.74 ha

- 9.4.1 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. It is also the intention to recognize the committed private residential

developments and to reflect the “Residential (Zone 3)” (“R3”) zoning on the adopted Kam Tin Layout Plan.

- 9.4.2 On land zoned “R(C)”, residential developments are restricted to a maximum plot ratio of 0.8, a maximum site coverage of 40% and a maximum building height of 4 storeys (12m). Reference should be made to the adopted Kam Tin Layout Plan when detailed planning proceeds.
- 9.4.3 There are three sites designated as “R(C)”. The areas to south of Kat Hing Wai abutting Kam Sheung Road, and to the east of Chi Tong Tsuen are zoned “R(C)” in conforming with the adopted Kam Tin Layout Plan, whereas the small site to the immediate south of Kat Hing Wai is an existing residential development.
- 9.4.4 For area designated as “R(C)1”, residential developments are restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park. The areas within this zone are located to the east of Tin Sam abutting Pat Heung Road and to the north-east of Yuen Kong abutting Kam Sheung Road.
- 9.4.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the restrictions stated in paragraphs 9.4.2 and 9.4.4 above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.4.6 Since the areas along Kam Tin Road and Kam Sheung Road would be subject to severe traffic noise impact, any proposed development near the roads should provide adequate mitigation measures to minimize such impact.

9.5 Residential (Group D) (“R(D)”) : Total Area : 31.96 ha

- 9.5.1 The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area to permanent buildings. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m).
- 9.5.2 Apart from the intention of residential upgrading, very low-rise and

low-density residential development may be permitted on application to the Board. To be in line with the development intensity of existing domestic accommodation within the zone, residential development (other than New Territories Exempted House) shall not result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse effects on the environment. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.5.3 The areas to the east of Kam Sheung Road at Ng Ka Tsuen are zoned "R(D)". The areas along the road are now occupied by some temporary workshops and open storage yards. Areas further away from the road are mainly developed for agricultural and residential purposes.

9.5.4 Since the areas along Kam Tin Road and Kam Sheung Road would be subject to severe traffic noise impact, any proposed development near the roads should provide adequate mitigation measures to minimize such impact.

9.6 Village Type Development ("V") : Total Area : 119.14 ha

9.6.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. 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 Board.

9.6.2 The recognized villages in the Area include Ma On Kong, Ho Pui, Cheung Po, Tai Kek, Tai Wor, Shek Wu Tong, Tin Sam, Yuen Kong, Yuen Kong San Tsuen, Kat Hing Wai, Tai Hong Wai, Wing Lung Wai,

Kam Tin Shi and Chi Tong Tsuen.

- 9.6.3 The boundaries of the “V” zones are drawn up having regard to the existing village environs, outstanding Small House demands for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.
- 9.6.4 Since the areas along Kam Tin Road and Kam Sheung Road would be subject to severe traffic noise impact, any proposed development near the roads should provide adequate mitigation measures to minimize such impact.
- 9.6.5 According to the 2011 Population Census, there were about 10,780 persons living in the “V” zones of the Area. Adequate land has been reserved in this zone to cater for the demand for Small House of the Area. Village improvement works on access, drainage, sewerage, water and electricity will be initiated through the Rural Public Works.

9.7 Government, Institution or Community (“G/IC”) : Total Area : 8.80 ha

- 9.7.1 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, organizations providing social services to meet community needs, and other institutional establishments. As detailed planning proceeds, other land may be designated from other uses to this category to meet the envisaged demands of the growing population in the Area.
- 9.7.2 The existing electricity sub-stations near West Rail Kam Sheung Road Station and that at Au Tau, and the Au Tau Water Treatment Works near Ho Hok Shan are zoned “G/IC”. Stage I of the Au Tau Water Treatment Works was commissioned in March 1992 and Stage II was commissioned in February 1995. The existing St. Joseph’s Church kindergarten and the Kam Sheung Life Lutheran Church to the west of Kam Sheung Road are also zoned “G/IC”.
- 9.7.3 Planned developments at Tung Wui Road and Kam Ho Road are intended for the development of two primary schools, a GIC complex

with a clinic, a sports centre and an electricity sub-station to serve the local community.

- 9.7.4 The design measures (including NBAs) of the public housing development in the “R(A)” zone as mentioned in paragraph 9.3.4 above should be taken into account in the future developments within the sites zoned “G/IC” at Tung Wui Road and Kam Ho Road.

9.8 Open Space (“O”) : Total Area : 3.20 ha

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. An area abutting Kam Tin Road is zoned “O” to cater for the need of the local population.

9.9 “Other Specified Uses” (“OU”) : Total Area : 59.93 ha

As annotated on the Plan, the sites zoned “OU” on the Plan include the following:

“OU” annotated “Railway Station and Public Transport Interchange with Commercial/Residential Development” : Total Area : 10.64 ha

- 9.9.1 This zone is intended primarily to provide land for railway station and a public transport interchange with commercial and residential development. The area occupied by the existing West Rail Kam Sheung Road Station with a public transport interchange, public bicycle parking and park-and-ride facilities, and the existing MTR Kam Tin Building located to the east of Tsing Long Highway is zoned “OU” annotated “Railway Station and Public Transport Interchange with Commercial/Residential Development”.
- 9.9.2 Development and/or redevelopment in this “OU” site are subject to a maximum domestic GFA of 186,234 m², a maximum non-domestic GFA of 53,535 m² (including the GFA of the existing MTR Kam Tin Building, commercial facilities and kindergarten) and a maximum building height of 69 mPD (including roof-top structures).
- 9.9.3 The existing public transport interchange, public bicycle parking and park-and-ride facilities shall be reprovided upon development. Besides, pick-up and drop-off facilities for public use, as required by the Government, shall be provided. Also, one kindergarten shall be

provided in this “OU” site.

- 9.9.4 In determining the maximum GFA of the development and/or redevelopment in this “OU” site, the GFA of public transport facilities (including public transport interchange, public bicycle parking, park-and-ride and pick-up and drop-off facilities), railway station and associated facilities, as required by the Government, or covered walkway may be exempted from GFA calculation.
- 9.9.5 The layout of the development shall be comprehensively planned and designed and take into account the interfacing work (if any) with the railway station and associated facilities. Except development and/or redevelopment of the existing MTR Kam Tin Building, a master layout plan shall be submitted by the respective developer(s) to the Government to ensure an integrated and compatible layout for development in this “OU” site before development proceeds.
- 9.9.6 The site would be subject to various technical constraints such as air ventilation, noise, drainage, ecological, traffic and risk associated with the Au Tau Water Treatment Works which is a potentially hazardous installation, etc. The respective developer(s) would be required to ascertain the impacts on various technical aspects induced by the proposed development at the site and other nearby developments with implementation of appropriate mitigation measures. Other technical requirements including assessments on air ventilation and noise impact, as required by the Government, shall be fulfilled by the respective developer(s) at detailed design stage.
- 9.9.7 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

“OU” annotated “Railway Depot with Commercial/Residential Development” :
Total Area : 32.18 ha

- 9.9.8 This zone is intended primarily to provide land for railway depot with commercial and residential development. The area occupied by the existing West Rail Pat Heung Maintenance Centre and railway tracks located to the east of Tsing Long Highway and its Toll Plaza is zoned “OU” annotated “Railway Depot with Commercial/Residential Development”.

- 9.9.9 Development and/or redevelopment in this “OU” site are subject to a maximum domestic GFA of 422,340 m², a maximum non-domestic GFA of 3,000 m² (including the GFA of commercial facilities) and a maximum building height of 109 mPD (including roof-top structures). The maximum building height restriction of 109 mPD for Area (a) reflects the maximum height limit of the site under the Shek Kong AHR, which may not be applicable throughout the whole site. Any development within the site should also comply with the Shek Kong AHR indicated in the Plan of the Shek Kong AHR No. YLM6917a prepared by the Lands Department.
- 9.9.10 A landscaped pedestrian linkage shall be provided in Area (b) of this “OU” site and no building development (except ancillary structures) is permitted. One primary school and one secondary school, as required by the Government, shall also be provided in this “OU” site.
- 9.9.11 In determining the maximum GFA of the development and/or redevelopment in this “OU” site, the GFA of railway depot and associated facilities, primary school, secondary school, as required by the Government, or covered walkway may be exempted from GFA calculation.
- 9.9.12 The layout of the development shall be comprehensively planned and designed and take into account the interfacing work (if any) with the railway depot and associated facilities. A master layout plan shall be submitted by the respective developer(s) to the Government to ensure an integrated and compatible layout for development in this “OU” site before development proceeds.
- 9.9.13 The site would be subject to various technical constraints such as air ventilation, noise, drainage, ecological and traffic, etc. The respective developer(s) would be required to ascertain the impacts on various technical aspects induced by the proposed development at the site and other nearby developments with implementation of appropriate mitigation measures. Other technical requirements including assessments on air ventilation and noise impact, as required by the Government, shall be fulfilled by the respective developer(s) at detailed design stage.
- 9.9.14 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA,

building height and no building development restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

“OU” annotated “Rural Use”(“OU(RU)”) : Total Area: 16.54 ha

9.9.15 This zone is intended primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Board, with a view to upgrading or improving the area or providing support to the local communities. Low-rise recreational and residential development compatible with the rural landscape may be permitted on application to the Board subject to the demonstration of sustainability in ecological, environmental, traffic and infrastructural terms. The development intensity shall not exceed a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

“OU” annotated “Petrol Filling Station” : Total Area: 0.57 ha

9.9.16 An area to the west of Yuen Kong abutting Kam Sheung Road and another area near the Toll Plaza of Tsing Long Highway are zoned “OU” annotated “Petrol Filling Station” and are intended primarily for the provision of petrol filling station serving the needs of the district.

9.10 Agriculture (“AGR”) : Total Area : 221.96 ha

9.10.1 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. The areas under this zoning are usually well served by irrigation and servicing facilities as well as marketing facilities for intensive farming including livestock rearing, fish culture and horticulture.

9.10.2 The areas under this zoning include the flat land adjacent to the hill in the west and the flat land in the south-eastern part of the Area. The agricultural land in the areas at present are under active cultivation.

9.10.3 As filling of land/pond may cause adverse drainage and environmental impacts on the adjacent 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.

9.11 Green Belt ("GB") : Total Area : 1.67 ha

9.11.1 This zone is intended primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. 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.

9.11.2 Two isolated knolls located to the east of Tsing Long Highway are zoned "GB". They are occupied by some traditional burial grounds.

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

9.12 Conservation Area ("CA") : Total Area : 258.81 ha

9.12.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environments such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted. Uses related to conservation purposes such as nature reserve and nature trail are always permitted. Only a selective range of uses such as public convenience and tent camping ground which would have insignificant

impact on environment and infrastructural provision may be permitted with or without conditions on application to the Board.

9.12.2 The majority of the areas under this zoning are flanking the western and southern boundaries of the Area. They are sloping land adjoining either the Ho Hok Shan or the Tai Lam Country Park. Three plots of land clustering at Ho Pui which cover existing or recorded egretries are also zoned "CA". At present, some traditional burial grounds are found.

9.12.3 Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

10. TRANSPORT AND COMMUNICATION

10.1 Road Network

10.1.1 Tsing Long Highway, being in operation since May 1998, is a main trunk road running through the western part of the Area and connects NWNT with the urban area.

10.1.2 Kam Tin Road, an important local distributor, provides pedestrian and vehicular access to the Area. Another important road serving the Area is Kam Sheung Road which branches off from Kam Tin Road.

10.1.3 Village settlements within the Area are linked up by sub-standard tracks which will be improved and upgraded wherever possible under the programme of the Rural Public Works.

10.1.4 There is improvement in accessibility upon completion of the Kam Tin Bypass and the Improvement to Kam Tin Road, Stage I. With the implementation of the "Upgrading of Remaining Sections of Kam Tin Road and Lam Kam Road" project, road safety will be improved. However, the programme of implementation of this project is subject to review.

10.2 Railway

The West Rail, which has been in operation since 2003, provides a sub-regional passenger link connecting the NWNT and the urban areas from Nam Cheong in West Kowloon to Tuen Mun via Mei Foo, Tsuen Wan West, Kam Sheung Road, Yuen Long, Long Ping, Tin Shui Wai and Siu Hong. In 2009, West Rail Line was extended to include Austin and East Tsim Sha Tsui and terminated at Hung Hom. Upon commissioning, the Tai Wai to Hung Hom section of the Shatin to Central Link will link up the Ma On Shan Line and the West Rail Line at each end, forming the East West Corridor. With the proposed Northern Link, it is proposed to provide a new railway shuttle service between the Kam Sheung Road Station on the East West Corridor and a new station at Kwu Tung on the Lok Ma Chau Spur Line. The exact alignment of the proposed Northern Link is subject to detailed design.

10.3 Public Transport Provision

The areas adjacent to Kam Tin Road and Kam Sheung Road are well served by existing buses, public light buses and taxis.

11. UTILITY SERVICES

11.1 Water Supply

The existing water treatment works capacity available in NWNT has been fully committed. Additional treatment works capacity would be made available from the future extension of Ngau Tam Mei Water Treatment Works (WTW) and/or other WTWs. Further extension of water supply system will be required if there is a substantial increase in the future water demand arising from development proposals for large residential developments.

11.2 Sewerage and Sewage Treatment

At present, there is no public sewer serving the Area. The Yuen Long and Kam Tin Sewage Master Plan Review has a plan to extend trunk sewerage to these unsewered areas. In addition to private residential developments, other major developments in the Area may require the provision of on-site sewage treatment/disposal facilities before a public sewer is in place.

11.3 Electricity

The Area has long been supplied with electricity. Adequate supply of electricity is provided via the 400kV network to reinforce the electricity supply in the Area. Additional electricity supply can be provided to the Area by expanding the existing electricity network.

11.4 Gas

Gas pipelines have already been laid from Au Tau Roundabout to the junction of Kam Tin Road and Kam Sheung Road near Kat Hing Wai. Therefore, piped gas supply could be extended to the Area depending on the demand of the future developments.

12. IMPLEMENTATION

12.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works planning and private developments.

12.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.

12.3 The provision and improvement of infrastructure, e.g. road widening and laying of services, will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned use indicated on the Plan, provided that their proposals meet Government requirements.

13. PLANNING CONTROL

13.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all buildings, 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.

- 13.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the IDPA plan and which are not in compliance with the terms of the Plan may have adverse impacts 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.
- 13.3 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 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 applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 13.4 Any development, other than those referred to in paragraph 13.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 5 October 1990 on land included in a plan of the Kam Tin South IDPA may be subject to enforcement proceedings under the Ordinance. Any 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.

TOWN PLANNING BOARD

NOVEMBER 2017 _____ 2018