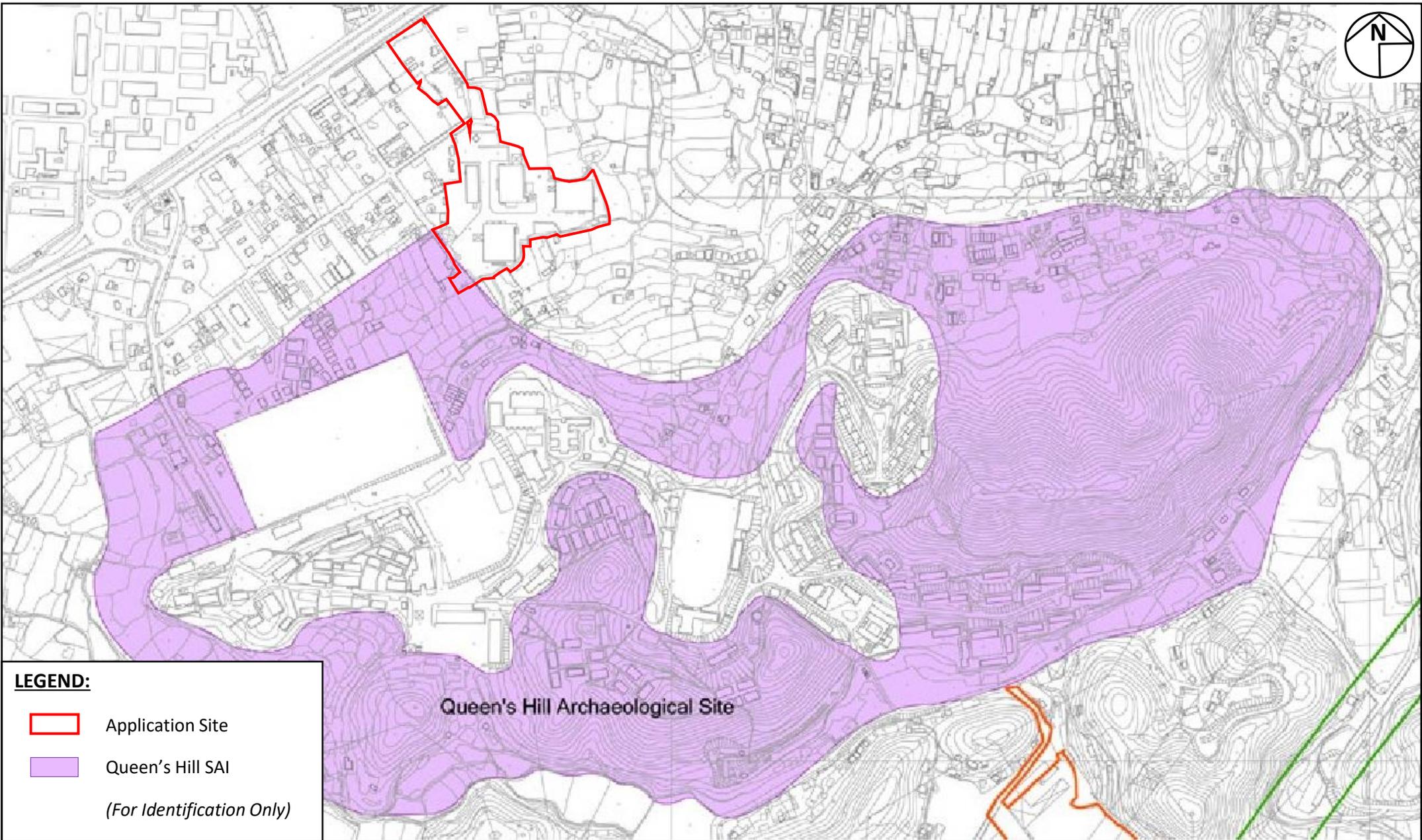


Enclosure | 1

Replacement Pages of Revised Planning Statement, Illustrations and Appendix 1



LEGEND:

 Application Site

 Queen's Hill SAI

(For Identification Only)

Project:

Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:

Location of the Application Site and the Queen's Hill Site of Archaeological Interest (SAI)

Illustration:

6-1

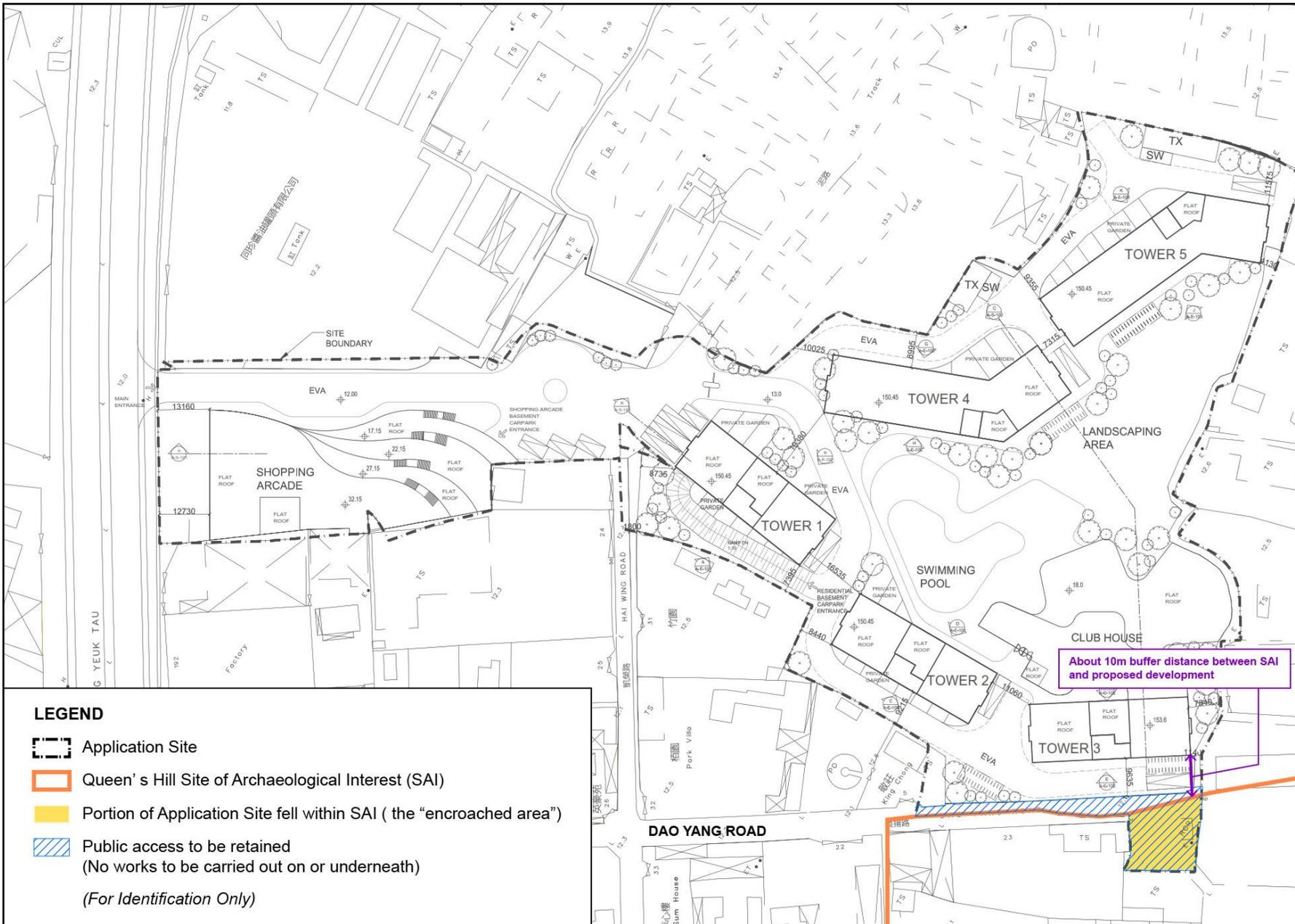
Scale:
Not-to-Scale

Date:
June 2023



AIKON DEVELOPMENT CONSULTANCY LTD.

Ref.: ADCL/PLG-10248-R001d/I006-I



LEGEND

- Application Site
 - Queen's Hill Site of Archaeological Interest (SAI)
 - Portion of Application Site fell within SAI (the "encroached area")
 - Public access to be retained
(No works to be carried out on or underneath)
- (For Identification Only)*

Project:

Section 12A Planning Application for Proposed Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:

Area encroached Queen's Hill SAI within Application Site

Illustration:
6-II

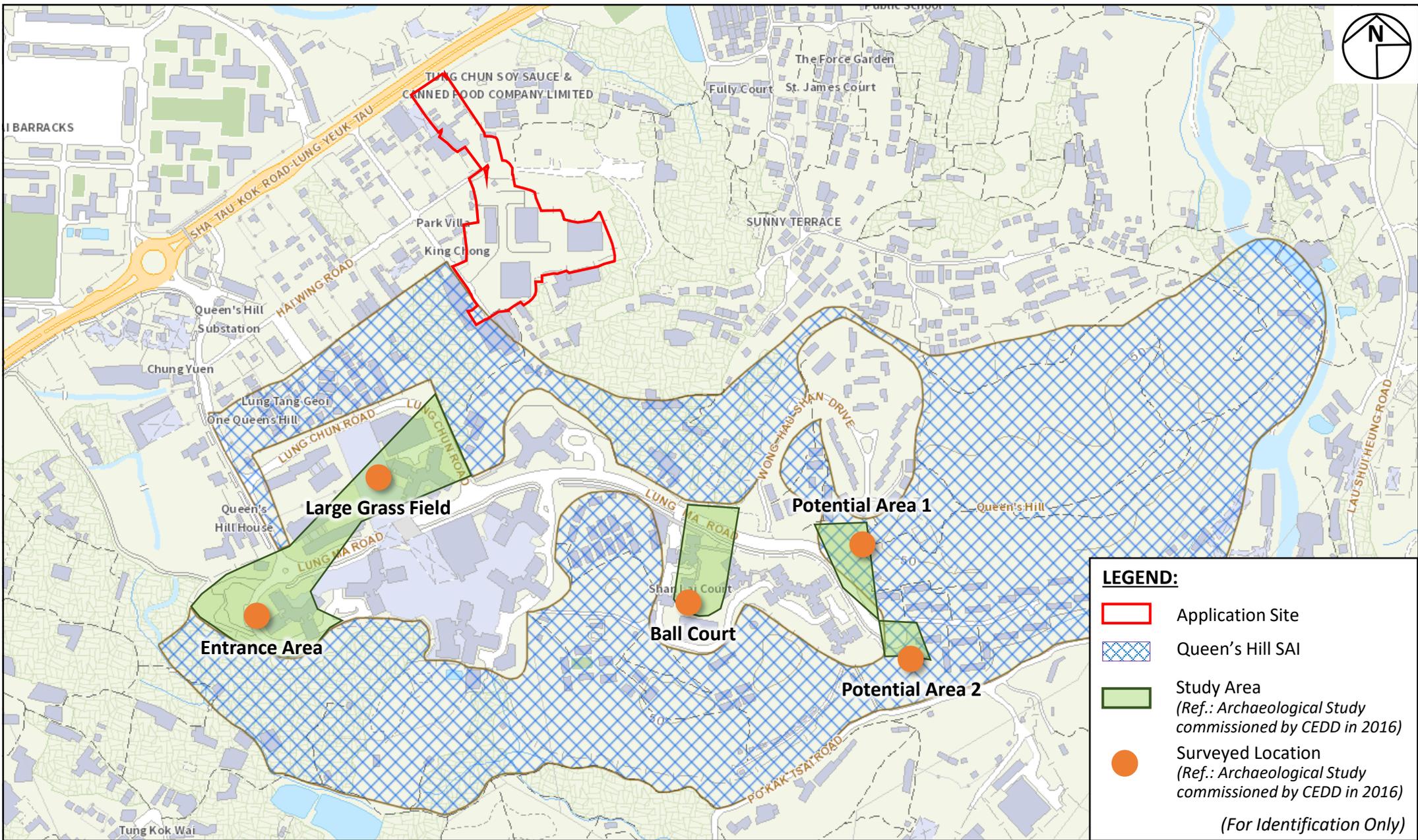
Scale:
Not-to-Scale

Date:
June 2023

Ref.: ADCL/PLG-10248-R001d/1006-II



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

- Application Site
- Queen's Hill SAI
- Study Area
(Ref.: Archaeological Study commissioned by CEDD in 2016)
- Surveyed Location
(Ref.: Archaeological Study commissioned by CEDD in 2016)

(For Identification Only)

Project:
 Section 12A Planning Application for Proposed Amendment to the approved Lung Yeuk Tau And Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone at Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories

Title:
 Location of the Application Site and the Queen's Hill Site of Archaeological Interest (SAI)

Ref.: ADCL/PLG-10248-R001d/1007

Illustration:
 7

Scale:
 Not-to-Scale

Date:
 Nov 2023



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
<u>Eating Place</u> <u>(on designated "R(A)2" only)</u>	Eating Place
Flat	Educational Institution
Government Use (not elsewhere specified)	Exhibition or Convention Hall
House	Government Refuse Collection Point
Library	Hospital
Market	Hotel
Place of Recreation, Sports or Culture	Institutional Use (not elsewhere specified)
Public Clinic	Office
Public Transport Terminus or Station (excluding open-air terminus or station)	Petrol Filling Station
Public Vehicle Park (excluding container vehicle) (on land designated "R(A)1" only)	Place of Entertainment
Residential Institution	Private Club
School (in free-standing purpose-designed building only)	Public Transport Terminus or Station (not elsewhere specified)
<u>Shop and Services</u> <u>(on designated "R(A)2" only)</u>	Public Utility Installation
Social Welfare Facility	Public Vehicle Park (excluding container vehicle) (not elsewhere specified)
Utility Installation for Private Project	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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

Planning Intention

This zone is intended primarily for high-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) On land designated "Residential (Group A)" ("R(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 6 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) On land designated "Residential (Group A)1" ("R(A)1"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 7 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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (c) **On land designated "Residential (Group A)2" ("R(A)2"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 6.5, and a maximum non-domestic plot ratio of 0.25, a maximum site coverage of 23.77% and a maximum building height of 43 storeys (150m) including car parks, or the plot ratio, site coverage and height of the existing building, whichever is the greater.**
- (d) In determining the maximum plot ratio for the purposes of **paragraphs (a), (b) and (c)** above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) In determining the maximum plot ratio for the purpose of paragraph (b) above, any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may be disregarded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in **paragraphs (a), (b) and (c)** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.