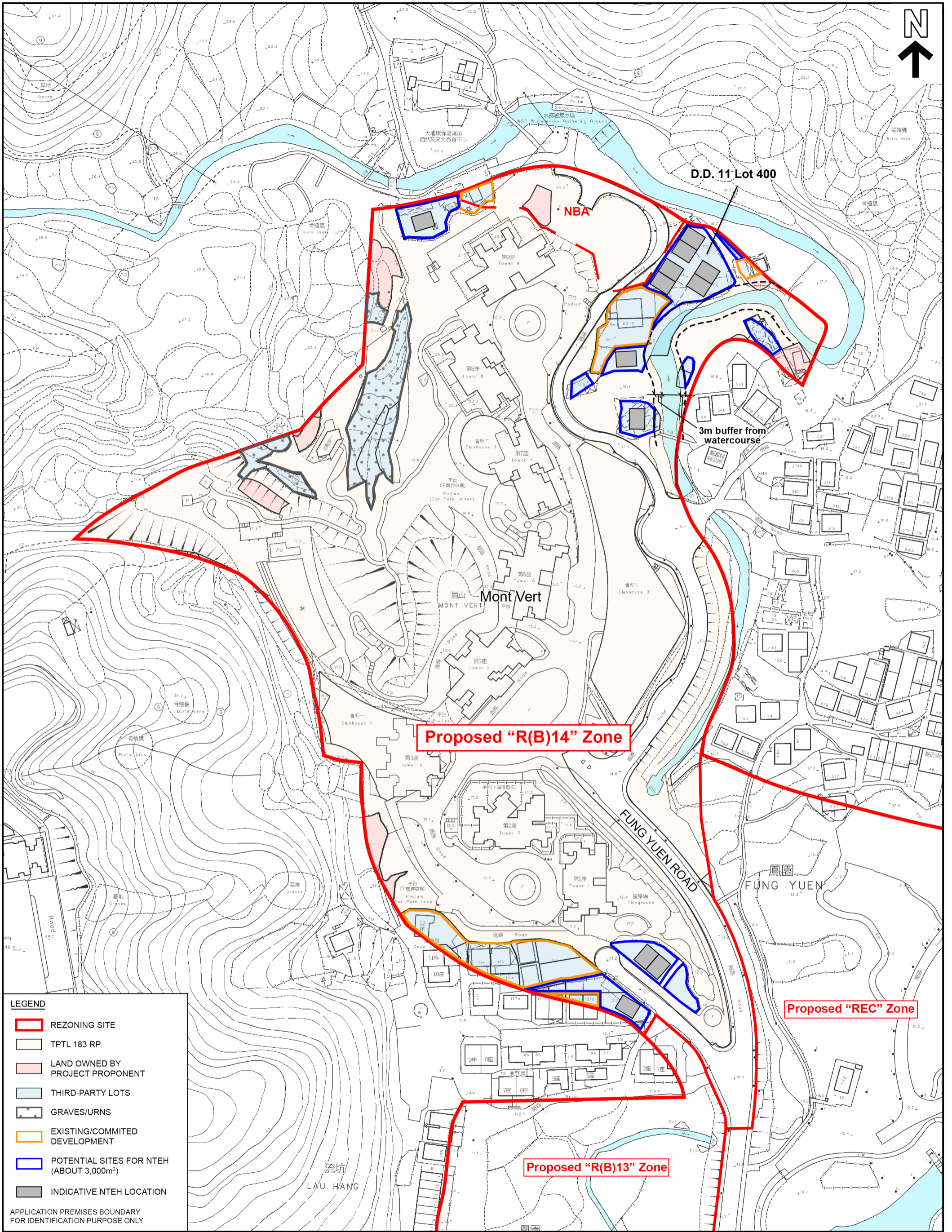


## ***Annex B***

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### **Replacement Pages of Sensitivity Test for the Proposed "R(B)14" Zone**



**LEGEND**

- REZONING SITE
- TPTL 183 RP
- LAND OWNED BY PROJECT PROPONENT
- THIRD-PARTY LOTS
- GRAVES/URNS
- EXISTING/COMMITTED DEVELOPMENT
- POTENTIAL SITES FOR NTEH (ABOUT 3,000m<sup>2</sup>)
- INDICATIVE NTEH LOCATION

APPLICATION PREMISES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**POTENTIAL SITES FOR NTEH DEVELOPMENT WITHIN THE PROPOSED "R(B)14" ZONE**

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE 1 : 2 000

**FIGURE 4**

EXTRACT PLAN BASED ON SURVEY SHEET No. 3-SW-25C & 25D, 7-NW-5A, 5B, 5C & 5D

DATE: 17.6.2026



**PLANNING LIMITED**  
規劃顧問有限公司

### 3 POTENTIAL DEVELOPMENTS ASSUMPTION

- 3.1 Under the proposed amendment to the Statutory Notes of the OZP for “Residential (Group B)” Zone, ‘*On land designated “R(B)14”, 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 1.57, a maximum non-domestic GFA of 376m<sup>2</sup> and a maximum building height in terms above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.*’ Considering that Mont Vert has used up all the permissible GFA of the proposed “R(B)14” zone, third party lots owners who wish to develop their land will be required to submit separate application(s) under section 16 of the Town Planning Ordinance to the Town Planning Board for minor relaxation of the GFA restriction, even the proposed uses are Column 1 uses<sup>1</sup>. Application(s) will be considered based on the individual merits of the development or redevelopment proposal.
- 3.2 While adverse infrastructural impact created by a single NTEH development shall not be anticipated, the cumulative impact arising from all the potential NTEH developments may need to be assessed. Also, the Applicant has no proposed development on its private land within the northern portion. As such, a sensitivity test assuming all available third party lots for NTEH development has been carried out.
- 3.3 Adopting the standard land estimation of 250m<sup>2</sup> per NTEH for Small House s16 Planning Applications, with a total available third party lots of 3,000m<sup>2</sup> (para 2.3 refers). Ultimately, 12 NTEHs is assumed to be developed within the proposed “R(B)14” zone . The estimated population is 95 persons with the assumption of 3 units per NTEH.
- 3.4 By allocating the 12 NTEHs to the more intact third party lots, 8 potential NTEHs to the northeast, 1 NTEH to northwest and 3 NTEHs to the south are expected to be built ultimately. The location of the potential developments is illustrated in **Figure 4**.

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<sup>1</sup> New Territories Exempted House (“NTEH”) subsumed under ‘House’ is proposed to be one of the Column 1 uses under the “R(B)14” zone and therefore no planning permission is required. Also, the development of NTEH is exempted from certain provisions of the Buildings Ordinance and its subsidiary regulations, including the need for obtaining prior approval and consent to the commencement of works from the Buildings Department.