

APPENDIX 9

PROPOSED REVISION FOR THE NOTES OF THE TONG YAN SAN TSUEN OZP

RESIDENTIAL (GROUP A) (cont'd)Planning Intention

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

Remarks

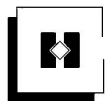
- (a) On land designated “Residential (Group A)” (“R(A)”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, a maximum site coverage of 42% and a maximum building height of 12 storeys (36m), 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 draft development permission area plan, whichever is the greater. The lowest three floors could have a maximum site coverage of 100%.
- (b) On land designated “R(A)1” and “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 plot ratio and maximum building height specified below, or the plot ratio and height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Building Height</u>
R(A)1	6.5	155mPD
R(A)2	6.5	205mPD

- (c) On land designated “R(A)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 7 and a maximum building height of 160mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (d) On land designated “R(A)4, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4.91 and a maximum building height of 60mPD, or the plot ratio and height of the existing building, whichever is the greater.*

(Please see next page)

- (e) 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) to (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (f) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) to (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (g) 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 Government, institution or community (GIC) facilities and public vehicle park, as required by the Government, may be disregarded.
- (h) In determining the maximum plot ratio for the purposes of paragraphs (b) and (c) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by the Government shall be deducted in calculating the relevant site area.



APPENDIX 10

PROPOSED REVISION FOR THE EXPLANATORY STATEMENT OF THE TONG YAN SAN TSUEN OZP

10. LAND-USE ZONINGS

10.1 Comprehensive Development Area (“CDA”) : Total Area : **3.14 ha**

10.1.1. This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of open space, commercial 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. Although existing uses are tolerated, any development/redevelopment proposal on sites under this zoning should be submitted to the Board in the form of a Master Layout Plan (MLP) for consideration, except as otherwise expressly provided that it is not required by the Board. Pursuant to section 4A(3) of the Ordinance, a copy of the approved MLP shall be made available for public inspection in the Land Registry. The two “CDA” sites designated on the OZP are as follows:

10.1.2. “CDA” zone to the west of Hung Tin Road

A site of about **2.15 ha** at the intersection of Castle Peak Road and Hung Tin Road is zoned “CDA”. Development in the site is restricted to a total gross floor area (GFA) not exceeding **64,500m²** (equivalent to a plot ratio of 3) and a maximum building height of 17 storeys. Major part of the site has been developed for residential use, known as Uptown.

10.1.3. “CDA” zone in Tan Kwai Tsuen

A site of about 1 ha to the south of Tan Kwai Tsuen was the subject of a residential development approved by the Board. Development in the site is restricted to a total GFA not exceeding 9,925m² (equivalent to a plot ratio of 1) and a maximum building height of 4 storeys over single-storey car park.

10.1.4. To provide flexibility for innovative design adopted to the characteristics of particular sites, minor relaxation of the above restrictions for the two “CDA” zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

10.1.5. As the areas along Castle Peak Road - Hung Shui Kiu Section, Hung Tin Road and Yuen Long Highway would be subject to traffic noise impact, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.

10.2 Residential (Group A) (“R(A)”) : Total Area : **36.23 ha**

- 10.2.1. 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.
- 10.2.2. A site along Castle Peak Road - Hung Shui Kiu Section is designated as “R(A)” for high density residential development. Development within this zone is restricted to a maximum plot ratio of 5, a maximum site coverage of 42% and a maximum building height of 12 storeys (36m), 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 draft DPA plan, whichever is the greater. The lowest three floors could have a maximum site coverage of 100%.
- 10.2.3. As the areas along Castle Peak Road - Hung Shui Kiu Section would be subject to traffic noise impact, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.
- 10.2.4. There are also three sub-areas which are subject to the following development restrictions:

“Residential (Group A)1” (“R(A)1”) and “Residential (Group A)2” (“R(A)2”) : Total Area : 10.16 ha and 10.63 ha respectively

- (a) The “R(A)1” site located to the west of Long Tin Road and to the north of the Tong Yan San Tsuen Interchange, and the “R(A)2” site located to the south of Tan Kwai Tsuen South Fresh Water Service Reservoir are intended for public housing developments. Developments within these sites are subject to a maximum plot ratio of 6.5 and a maximum building height of 155mPD and 205mPD for the “R(A)1” and “R(A)2” sites respectively, or the plot ratio and height of the existing building, whichever is the greater.
- (b) Various Government, institution or community (GIC) facilities including kindergartens, primary schools and social welfare facilities, retail facilities, as well as public transport termini would be provided within the developments of the “R(A)1” and “R(A)2” sites.
- (c) Two Air Ventilation Assessments-Expert Evaluation (AVAs-EE) have been carried out for the “R(A)1” and “R(A)2” sites. It is found that design measures, including non-building area, building separations and setbacks, would alleviate the potential air ventilation impacts on the surrounding wind environment. Quantitative AVAs should be carried out at the detailed design stage. Requirements of the design measures and quantitative AVAs

will be incorporated in the planning briefs for implementation as appropriate.

“Residential (Group A)3” (“R(A)3”) : Total Area : 13.33 ha

- (d) Five sites to the west of Kung Um Road and south of Yuen Long Highway are intended for public housing developments. Developments within these sites are subject to a maximum plot ratio of 7 and a maximum building height of 160mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (e) For the site abutting Kung Um Road, an area with a width of 20m should be reserved for provision of public open space, such that a green spine connecting the open space along this main thoroughfare could be formed for visual connectivity and air ventilation purposes as proposed under the YLS Study.
- (f) Various GIC facilities including kindergartens, social welfare facilities, open spaces, and retail facilities may be provided within the developments of the “R(A)3” sites. A wet market may be provided at one of the “R(A)3” sites subject to further study.
- (g) To facilitate provision of GIC facilities and public vehicle parks, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as GIC facilities and public vehicle parks, as required by the Government, may be disregarded. ‘Public vehicle park (excluding container vehicle)’ use is always permitted within the “R(A)3” sub-area.
- (h) Planning briefs setting out the planning parameters, building heights, provision of GIC facilities and the design requirements of individual public housing sites will be prepared to guide the future development of the sites. In terms of design requirements, these may include the incorporation of lower-rise building areas abutting adjacent village settings and variations in building height to formulate an urban form with a building height profile gradually descending from north to south across the YLS area to ensure visual harmony with the surroundings.

“Residential (Group A)4” (“R(A)4”): Total Area: 0.21 ha

- (i) The “R(A)4” site located to the west of Fu Sha Wai South Road and Hung Tin Road and to the south west of the Tin Shui Wai West Interchange, are intended for residential development and*

residential care homes for the elderly. Development within this site is subject to a maximum plot ratio of 4.91 and a maximum building height of 60mPD for the “R(A)4”, or the plot ratio and height of the existing building, whichever is the greater

- 10.2.5. 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.

10.13 Green Belt (“GB”) : Total Area : *120.78 ha*

- 10.13.1. 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. Area zoned “GB” may include foothills, lower hill slopes, spurs, isolated knolls, woodland, traditional burial ground or vegetated land which are found at the urban fringe. 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.
- 10.13.2. The “GB” zone covers the foothills and slope of the mountain range at the south-western portion of the Area including the ex-quarry sites and areas with natural vegetation, woodlands, hill slopes and graves. It also covers the foothills and fallow agricultural land in the central part of the Area and two knolls near Ma Fung Ling Road to the south of Castle Peak Road - Ping Shan Section. The “GB” zone along the north-western side of Yuen Long Highway serves as a buffer to the residential areas to its north-west.
- 10.13.3. 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.