

RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

**RNTPC Paper No. 2/17
For Consideration by the
Rural and New Town
Planning Committee
on 17.3.2017**

**PROPOSED AMENDMENTS TO THE
APPROVED MAN KAM TO OUTLINE ZONING PLAN (OZP) NO.
S/NE-MKT/2, THE APPROVED HUNG LUNG HANG OZP NO. S/NE-HLH/9,
AND THE APPROVED FU TEI AU AND SHA LING OZP NO. S/NE-FTA/14**

**PROPOSED AMENDMENTS TO THE
APPROVED MAN KAM TO OUTLINE ZONING PLAN (OZP) NO. S/NE-MKT/2,
THE APPROVED HUNG LUNG HANG OZP NO. S/NE-HLH/9,
AND THE APPROVED FU TEI AU AND SHA LING OZP NO. S/NE-FTA/14**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the following approved Outline Zoning Plans (OZPs) and their Notes (**Annexes D1, E1 and F1**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance):
 - (i) the approved Man Kam To OZP No. S/NE-MKT/2 (**Annex A1**) as shown on the draft OZP No. S/NE-MKT/2A (**Annex A2**);
 - (ii) the approved Hung Lung Hang OZP No. S/NE-HLH/9 (**Annex B1**) as shown on the draft OZP No. S/NE-HLH/9A (**Annex B2**); and
 - (iii) the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/14 (**Annex C1**) as shown on the draft OZP No. S/NE-FTA/14A (**Annex C2**); and
- (b) the revised Explanatory Statements (ESs) of the three draft OZPs (**Annexes D2, E2 and F2**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zones of the OZPs and are suitable for publication together with the draft OZPs and their Notes.

2. Status of the Three Current OZPs

- 2.1 The Man Kam To OZP was last approved by the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance on 3.6.2014, which was subsequently renumbered as S/NE-MKT/2 upon approval, and exhibited for public inspection on 13.6.2014 under section 9(5) of the Ordinance. As for the Fu Tei Au and Sha Ling, and Hung Lung Hang OZPs, they were last approved by the CE in C under section 9(1)(a) of the Ordinance on 16.6.2015, which were subsequently renumbered as S/NE-FTA/14 and S/NE-HLH/9 respectively upon approval, and exhibited for public inspection on 19.6.2015 under section 9(5) of the Ordinance.
- 2.2 On 7.2.2017, the CE in C referred the three approved OZPs to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the three OZPs was notified in the Gazette on 17.2.2017 under section 12(2) of the Ordinance.

3. **Background**

The Kong Nga Po Site

- 3.1 The Kong Nga Po (KNP) site, with an area of about 19.1 ha, is located at about 4 km in the north of the Fanling/Sheung Shui New Town (**Plan 1a**). It is currently covered by the Fu Tei Au and Sha Ling, Man Kam To, and Hung Lung Hang OZPs respectively (**Plan 1b**). The KNP site is entirely on Government land and comprises a number of platforms created after borrowing activities in the past and some slopes with vegetation (**Plan 1c**). The ground elevation of the KNP site increases gradually from approximately 28mPD at the southern part to 84mPD at the northern part of the site. The KNP site is accessible from Man Kam To Road via Kong Nga Po Road. The central portion of the site is currently used as the temporary works area for the “Liantang/Heung Yuen Wai Boundary Control Point Site Formation and Infrastructure Works” project (**Plan 5c**).
- 3.2 The KNP site is adjacent to a number of existing government, institution or community (GIC) facilities including the Border District Police Headquarters, the Police Dog Unit and Force Search Unit Training School, the Sha Ling Livestock Waste Composting Plant, the San Uk Ling Holding Centre and the San Uk Ling Firing Range mainly along Kong Nga Po Road and an unnamed vehicular access from Man Kam To Road (**Plan 1c**). The site is considered suitable for accommodating other GIC facilities from the site utilization and land use planning perspectives.

Co-locating various Police Facilities at the Kong Nga Po Site

- 3.3 The KNP site was previously recommended for low-density residential development under the “Study on the Land Use Planning for the Closed Area” completed in 2010¹. Subsequently, the Civil Engineering and Development Department (CEDD) commissioned in October 2012 the “Engineering Feasibility Study for Kong Nga Po – Feasibility Study” to ascertain the site’s feasibility for residential use. Due to the difficulty to relocate the San Uk Ling Firing Range (**Plan 1c**)², an alternative land use option for co-locating various existing police facilities in the North District to the KNP site, including the police driving and traffic training facilities and weapons training facilities at Fan Garden, the Lo Wu Firing Range and Ma Tso Lung Firing Range, the helipad at Lo Wu Firing Range as well as a proposed police training facility, was proposed.

¹ The KNP site is recommended for comprehensive low-density residential development under the “Study on the Land Use Planning for the Closed Area” completed by the Planning Department in 2010 subject to the provision of adequate mitigation measures to address the potential environmental, traffic, infrastructure and visual impacts on the surrounding areas and the relocation or closure of the San Uk Ling Firing Range to address the future acoustic, safety and social perception issues associated with the proposed development.

² To take forward the development proposal of using the KNP site for residential development would require relocation of the San Uk Ling Firing Range (**Plan 1c**) as it would induce noise impact. Owing to the difficulties to identify a suitable relocation site for the firing range, an alternative option to co-locate various police facilities and a helipad at the KNP site was pursued.

Centralising the police facilities at one location at the KNP site would have benefits in terms of site utilisation and operation efficiency.

The KNP Study

- 3.4 To assess and confirm the technical feasibility including the possible environmental impacts of the development proposal of co-locating various police facilities at the KNP site, CEDD commissioned in December 2014 another consultancy entitled “Engineering Study for Police Facilities in KNP – Feasibility Study” (the KNP Study). The KNP Study has confirmed, among others, that the co-location of the police facilities at the KNP site is environmentally acceptable and technically feasible with no insurmountable problems on the surrounding areas.
- 3.5 According to the indicative layout plan (**Drawing 2**), the proposed KNP development would accommodate various existing and proposed police facilities including firing ranges, weapon training facilities, police driving and traffic training facilities, a helipad and a proposed police training facility as well as the ancillary facilities required to serve the KNP development project, with a total gross floor area of about 35,000m², a plot ratio of about 0.18 (based on gross site area) and a maximum building height of 5 storeys (**Drawings 1 to 4**). The development parameters for the KNP development would be reviewed and subject to change at the detailed design stage.
- 3.6 According to the latest implementation programme, CEDD is in the process of conducting a design and construction consultancy assignment for the site formation and infrastructure works for the police facilities at the KNP site with a view to gazetting under relevant Ordinance in 2017. After completion of the site formation and infrastructure works, CEDD would hand over the site to the Architectural Services Department to proceed with the building works. The whole project is tentatively scheduled for completion in 2025.

Proposed Amendments to the OZPs and Excision of the Planning Scheme Areas

- 3.7 The KNP site is currently covered by the Fu Tei Au and Sha Ling, Man Kam To, and Hung Lung Hang OZPs. To facilitate the KNP development project, it is proposed to rezone the KNP site from “Green Belt” (“GB”), “Agriculture” (“AGR”) and “Undetermined” (“U”) on the three OZPs to “Government, Institution or Community (1)” (“G/IC(1)”) (**Plan 1b**).
- 3.8 To better present the future KNP development and achieve more efficient statutory planning control, it is proposed to realign the planning scheme boundaries of the three OZPs so that the KNP site would fall entirely within the Fu Tei Au and Sha Ling OZP (**Plan 1b**).
- 3.9 Apart from the above, to rationalize the planning scheme boundaries of these three OZPs as a result of the proposed KNP development, a strip of land, covering an area of about 3.92 ha, to the immediate northwest of the KNP site currently zoned “GB” on the Man Kam To OZP is proposed to be excised from its planning scheme area for incorporation to that of the Fu Tei Au and Sha Ling OZP without changes to its land use zoning (**Plan 1b**).

4. Technical Considerations of the KNP Development

- 4.1 The CEDD commissioned the KNP Study in December 2014. Assessments of various technical aspects, including traffic and transport, environmental, infrastructure provisions, landscape, air ventilation, visual and geotechnical, with a view to assessing the technical feasibility including possible environmental impacts of the proposed KNP development have been completed. A summary of technical issues for co-location of police facilities at the KNP site is at **Appendix I**.

Traffic and Transport Aspects

- 4.2 The preliminary traffic impact assessment (PTIA) for the KNP development has been carried out. To cater for the operation need and the additional traffic generated from the proposed KNP development, Kong Nga Po Road between the KNP site and Man Kam To Road will be upgraded to a single two lanes carriageway of about 7.3m in width with 2m wide footpath on the northern side and 1m wide verge on the southern side. Lay-bys along the Kong Nga Po Road are also proposed for the provision of future public transport facilities if required. The PTIA has demonstrated that the KNP development would not cause adverse traffic impact and is acceptable from the traffic engineering point of view. The Commissioner for Transport (C for T) considers that the PTIA acceptable in-principle.
- 4.3 With a view to improving the local traffic conditions at Fanling and Sheung Shui, opportunity is also taken to improve four junctions (i.e. Po Shek Wu Road/Po Wan Road, Po Shek Wu Road/Choi Yuen Road, Po Shek Wu Interchange and Jockey Club Road/Lung Sum Avenue) (**Figure 5.1 in Appendix I**). Traffic review will be conducted during the detailed design stage of the proposed KNP development.

Drainage and Sewerage Aspects

- 4.4 The drainage impacts which may arise from the proposed KNP development and the associated infrastructure were assessed in the preliminary drainage impact assessment (PDIA). The proposed development will lead to redistribution of catchment and change in paving condition. An underground stormwater storage tank is proposed to store the additional surface runoff from the development area prior to discharging to the existing Nam Hang Channel. The PDIA has concluded that the proposed development will not cause adverse drainage impact on the existing streams and is technically feasible from the drainage perspective.
- 4.5 A preliminary sewerage impact assessment (PSIA) was conducted for the proposed KNP development. The PSIA proposed to construct a sewage pumping station within the KNP site, together with rising mains and gravity sewers along Kong Nga Po Road, and the sewage collected would then be discharged to the Shek Wu Hui Sewage Treatment Works for treatment. The

increase in sewage flow due to the proposed KNP development will be insignificant and the PSIA concluded that there will be no adverse sewerage impact on the existing sewerage infrastructure and the proposal is technically feasible. Both the Director of Environmental Protection (DEP) and the Chief Engineer/Mainland North of Drainage Services Department have no adverse comment on the PDIA and PSIA.

Water Supply and Utilities Aspect

- 4.6 A preliminary water supply and utilities impact assessment was conducted. A fresh water main is proposed to be laid along Man Kam To Road and Kong Nga Po Road for conveying fresh water from the existing trunk main to the KNP site. As the additional water demand contributed by the proposed development is small, the assessment concluded that the proposed development would not cause adverse impact on the existing water supply infrastructure. New utilities (e.g. telecom cables, power cables, etc.) will be provided by the utility companies or service providers via Kong Nga Po Road for providing services to the proposed development as appropriate.

Environmental Aspect

- 4.7 The co-location of various police facilities at KNP site, including a helipad and two firing ranges, is a Designated Project under the Environmental Impact Assessment (EIA) Ordinance. The environmental impact of the project was assessed in an EIA report which was approved with conditions under the EIA Ordinance in October 2016. An Environmental Permit (EP) for the project was issued to CEDD in November 2016. With the implementation of the mitigation measures including suitable noise mitigation measures and compensatory planting/transplanting as recommended in the approved EIA report and stipulated in the EP conditions, the proposed development would not cause adverse environmental impact on the surrounding areas. A copy of the executive summary of the EIA report is attached at **Appendix II**. The DEP, in this regard, has no adverse comment on the proposed development.

Landscape, Visual and Air Ventilation Aspects

- 4.8 The landscape impact assessment conducted under the KNP Study revealed that the KNP development will unavoidably lead to transformation of the site from a rural disturbed landscape to a large institutional facility. The development would also involve extensive site formation works, creation of retaining walls and construction of new buildings/structures. In this regard, extensive woodland planting along the periphery of the KNP site is recommended to mitigate the potential visual and landscape impacts of the proposed development. Since majority of the existing visual sensitive receivers are at low-level platform, the landscape buffer along the periphery of the site would screen low-level views and help integrate the proposed development within the existing landscape features in more elevated views.
- 4.9 The landscape and visual impact assessment conducted under the KNP Study indicated that the police facilities are not visually intrusive to the surrounding

areas since the KNP site is located at a remote and secluded location at the hilltop with dense vegetation covered at the periphery, and the development mainly comprises of low-rise structures. Selective vantage points identified to assess the potential visual impact of the proposed development are shown at **Drawings 5, and 5a to 5d**. For the vantage points for vehicle travellers on the rural road and Man Kam To Road, the police facilities are totally concealed between tall trees and dense vegetation in the foreground (**Drawings 5, 5a and 5b**). The police facilities are visible only at vantage points for trail walkers on the ridgeline footpath at Cham Shan and vehicle travellers on road to the south of Kong Nga Po Road (**Drawings 5, 5c and 5d**). Mitigation measures including aesthetically responsive design in harmony with the surrounding landscape, provision of soft landscape on the retaining wall and slopes, creation of grassland, green roof, vertical greening to soften the hard landscape, protecting trees/woodland unaffected by the works, etc. will be adopted to minimize the visual impact and make the environment more pleasant. The overall layout of the building blocks will be subject to detailed architectural design at the subsequent implementation stage.

- 4.10 An air ventilation assessment (expert evaluation) was conducted under the KNP Study. The large proportion of open-air space in-between the police facilities are considered to be beneficial in facilitating the penetration of the annual and summer prevailing winds. The wind condition for the surrounding areas and the pedestrian level within the KNP site are unlikely to be significantly affected by the proposed development due to the relatively low building height and a number of large and open-air areas between the various police facilities. Ground permeability is recommended to be introduced for buildings with large footprint.
- 4.11 The CTP/UD&L, PlanD, in view of the above, has no adverse comment on the assessments from the landscape planning, urban design and air ventilation perspectives.

Tree Survey and Ecological Aspect

- 4.12 A broad-brush tree survey was conducted as part of the KNP Study. According to the survey findings, there is no recorded Old and Valuable Tree within the KNP site. Most of the existing trees within the site are exotic species commonly found in Hong Kong except two species of conservation concern namely *Aquilaria sinensis* (土沉香) and *Keteleeria fortune* (油杉) which will be preserved.
- 4.13 Most of the trees within the site will unavoidably be affected as extensive site formation and development works will be involved. The trees that will be affected are generally of fair to poor condition with low to medium amenity value whilst those within and adjacent to the project boundary along Kong Nga Po Road are of fair to good condition with relatively high amenity value. Compensatory tree planting as stipulated in Development Bureau (DEVB) Technical Circular (Works) No. 7/2015 on 'Tree Preservation' will be provided as far as practicable to mitigate and offset for the trees unavoidably felled due to the proposed development. A detailed tree survey will be carried out to provide

the basis for tree treatment recommendation.

- 4.14 From the ecological perspective, grassland habitat is predominant in the KNP site. Although several flora and fauna species of conservation interest are recorded within the site, the area is generally not ecologically significant owing to the relatively low ecological value of the habitats. To minimize the impact on the flora species of conservation interest, it is recommended to conduct a detailed vegetation survey prior to commencement of site clearance, with suitable protective measures/transportation proposal adopted as appropriate.

Geotechnical Aspect

- 4.15 A preliminary geotechnical appraisal (PGA) including natural terrain hazard study was conducted which revealed that the KNP development will require earthworks in the form of cut slopes, fill slopes, retaining structures and general cutting and filling within the platform and road areas. The PGA has concluded that the proposal development is geotechnically feasible. There are a number of geotechnical man-made features that would affect or be affected by the proposed facilities. Upon development of the site, all these geotechnical man-made features should be assessed and, if necessary, upgraded by the project proponent.

5. Provision of Open Space and GIC Facilities

- 5.1 Since the Man Kam To and Hung Lung Hang OZPs are related to the excision of areas originally zoned “GB” and “U” from the planning scheme areas to the Fu Tei Au and Sha Ling OZP only, there will be no adverse implication on the demand for GIC facilities and open space provision to serve those two areas.
- 5.2 Regarding the Fu Tei Au and Sha Ling OZP, the provision of social welfare and community facilities based on a planned population of about 2,200 persons could generally meet the demand of the area (**Appendix III**). The proposed police facilities in KNP will not have significant implication on the GIC facilities and open space provision within the area covered by the OZP.
- 5.3 According to the Hong Kong Planning Standards and Guidelines, there will be a shortage of 12 hospital beds within the Fu Tei Au and Sha Ling area but the provision of hospital beds would be monitored and addressed by the Hospital Authority on a regional basis. Apart from the expansion of the North District Hospital, there is also a planned hospital in the Kwu Tung North New Development Area which can help address the shortfall. With respect to the provision of primary and secondary schools, there will be a shortage of 4 primary school classrooms and 3 secondary school classrooms in the area but the shortfall could be provided within the Fanling/Sheung Shui New Town in a wider area. The situation will also be closely monitored based on the Education Bureau’s advice on the need to identify additional sites for school development in the long-run. While there is a slight shortage of district open space, the provision of local open space is generally sufficient to meet the demand in the Fu Tei Au and Sha Ling area.

6. Proposed Amendments to Matters shown on the Three OZPs

Man Kam To OZP

Amendment Item A (Plans 2a, 3a and 4a)

- 6.1 A piece of land currently zoned “U” and “GB” near the San Uk Ling Holding Centre (about 10.1 ha) is proposed to be excised from the planning scheme area of the Man Kam To OZP. About 6.18 ha of the excised area which forms part of the proposed KNP development project is proposed to be rezoned to “G/IC(1)” under the Fu Tei Au and Sha Ling OZP. The “GB” zoning for the remaining portion (about 3.92 ha) would remain unchanged upon incorporation into the Fu Tei Au and Sha Ling OZP.

Hung Lung Hang OZP

Amendment Item A (Plans 2b, 3b and 4b)

- 6.2 Two pieces of land both currently zoned “GB”, one near the San Uk Ling Firing Range (about 1.53 ha) and the other near Kong Nga Po Road (about 0.24 ha), are proposed to be excised from the planning scheme area of the Hung Lung Hang OZP for incorporation into the Fu Tei Au and Sha Ling OZP.

Fu Tei Au and Sha Ling OZP

Amendment Item A1 (Plans 2c, 3c, 4c and 5a)

- 6.3 Incorporation of two pieces of land, with a total land area of about 6.18 ha, near the San Uk Ling Holding Centre from the Man Kam To OZP, and rezoning them from “U” and “GB” to “G/IC(1)” to facilitate the proposed KNP development project.

Amendment Item A2 (Plans 2c, 3c, 4c and 5b)

- 6.4 Incorporation of two pieces of land, with a total land area of about 1.77 ha, from the Hung Lung Hang OZP, and rezoning them from “GB” to “G/IC(1)” to facilitate the proposed KNP development project.

Amendment Item A3 (Plans 2c, 3c, 4c and 5c)

- 6.5 An area of about 11.14 ha at the central part of the KNP site is proposed to be rezoned from “GB” and “AGR” to “G/IC(1)” to facilitate the proposed KNP development project.

Amendment Item B (Plans 2c, 3c, 4c and 5d)

- 6.6 Incorporation of a piece of land, with an area of about 3.92 ha and zoned “GB”, near the San Uk Ling Holding Centre from the Man Kam To OZP with no change to its land use zoning.

7. Proposed Amendments to the Notes of the Three OZPs

The proposed amendments to the Notes of the three OZPs with additions in ***bold and italics*** and deletions in '~~crossed-out~~' are attached at **Annexes D1, E1 and F1** respectively for Members' reference. The proposed amendments are summarized below:

- (a) Deletion of the paragraph relating to the "U" zone in the covering Notes of the Man Kam To OZP.
- (b) Amendment to the Notes of the "G/IC" zone of the Fu Tei Au and Sha Ling OZP to incorporate 'Firing Range (on land designated "G/IC(1)" only)' and 'Helicopter Landing Pad (on land designated "G/IC(1)" only)' as Column 1 uses.

8. Revision to the Explanatory Statements of the Three OZPs

The ESs of the three OZPs have been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunities have also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZPs. The proposed amendments to the ESs (with proposed additions highlighted in ***bold and italics*** and deletions in '~~crossed-out~~') are at **Annexes D2, E2 and F2** respectively for Members' reference.

9. Plan Numbers

Upon exhibition for public inspection, the Man Kam To OZP will be renumbered as S/NE-MKT/3; the Hung Lung Hang OZP will be renumbered as S/NE-HLH/10; and the Fu Tei Au and Sha Ling OZP will be renumbered as S/NE-FTA/15.

10. Consultation

Departmental Consultation

10.1 Relevant bureaux and departments are consulted on the proposed amendments to the three OZPs. They have no objection to or no adverse comment on the proposed amendments, and their comments have been incorporated in the above paragraphs where appropriate.

- (a) Secretary for Security;
- (b) Secretary of Development;
- (c) Commissioner of Police;
- (d) District Lands Officer/North, Lands Department;
- (e) Commissioner for Transport;
- (f) Chief Engineer/Mainland North, Drainage Services Department;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Director of Environmental Protection;

- (i) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (j) District Officer (North), Home Affairs Department;
- (k) Director of Leisure and Cultural Services;
- (l) Chief Architect/Central Management Division 2, Architectural Services Department;
- (m) Director of Food and Environmental Hygiene;
- (n) Chief Highway Engineer/New Territories East, Highways Department;
- (o) Director of Electrical and Mechanical Services;
- (p) Director of Fire Services;
- (q) Director of Agriculture, Fisheries and Conservation;
- (r) Government Property Administrator;
- (s) Project Manager (New Territories East), Civil Engineering and Development Department;
- (t) Controller, Government Flying Service;
- (u) Head of Geotechnical Engineering Office, Civil Engineering and Development Department; and
- (v) Antiquities and Monuments Office, Leisure and Cultural Services Department.

Public Consultation

- 10.2 Upon completion of the KNP Study, CEDD conducted public consultation on the site formation and infrastructure works of the KNP project in November 2016. In parallel, PlanD also sought the views of North District Council (NDC), Sheung Shui District Rural Committee (SSDRC) and Ta Kwu Ling District Rural Committee (TKLDRC) on the rezoning proposals.
- 10.3 The SSDRC was consulted on 14.11.2016 and the members generally supported the KNP development and the proposed zoning amendments of the OZPs.
- 10.4 The TKLDRC was consulted on 17.11.2016 and the members did not support the KNP development unless the local access road connecting Kong Nga Po Road and Ping Che Road would be improved to enhance the local accessibility in the area. However, they have no comment on the proposed zoning amendments under the OZPs.
- 10.5 The District Minor Works and Environmental Improvement Committee of the NDC was consulted on 21.11.2016. The NDC members generally supported the KNP development and they requested the government to consider improving the access road connecting Kong Nga Po Road and Ping Che Road. They have no comment on the proposed zoning amendments under the OZPs. An extract of the minutes is attached at **Appendix IV** for easy reference.
- 10.6 The NDC and relevant RCs will be further consulted on the amendments during the exhibition period of the draft OZPs. Members of the public can submit representations on the OZPs to the Board during the two-month statutory public inspection period.

11. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the following approved OZPs and their Notes (at **Annexes D1, E1 and F1**) are suitable for exhibition under section 5 of the Ordinance:
 - (i) the approved Man Kam To OZP No. S/NE-MKT/2 as shown on the draft Man Kam To OZP No. S/NE-MKT/2A at **Annex A2** (to be renumbered to S/NE-MKT/3 upon exhibition);
 - (ii) the approved Hung Lung Hang OZP No. S/NE-HLH/9 as shown on the draft Hung Lung Hang OZP No. S/NE-HLH/9A at **Annex B2** (to be renumbered to S/NE-HLH/10 upon exhibition); and
 - (iii) the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/14 as shown on the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/14A at **Annex C2** (to be renumbered to S/NE-FTA/15 upon exhibition); and
- (b) adopt the revised ESs at **Annexes D2, E2 and F2** for the draft Man Kam To OZP No. S/NE-MKT/2A, the draft Hung Lung Hang OZP No. S/NE-HLH/10A and draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/14A as an expression of the planning intentions and objectives of the Board for the various land use zones of the three OZPs and agree that the revised ESs are suitable for publication together with the OZPs.

12. **Attachments**

Annex A1	Approved Man Kam To OZP No. S/NE-MKT/2 (A-3 size)
Annex A2	Draft Man Kam To OZP No. S/NE-MKT/2A
Annex B1	Approved Hung Lung Hang OZP No. S/NE-HLH /9 (A-3 size)
Annex B2	Draft Hung Lung Hang OZP No. S/NE-HLH/9A
Annex C1	Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/14 (A-3 size)
Annex C2	Draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/14A
Annex D1	Revised Notes of the draft Man Kam To OZP No. S/NE-MKT/2A
Annex D2	Revised Explanatory Statement of the draft Man Kam To OZP No. S/NE-MKT/2A
Annex E1	Revised Notes of the draft Hung Lung Hang OZP No. S/NE-HLH/9A
Annex E2	Revised Explanatory Statement of the draft Hung Lung Hang OZP No. S/NE-HLH/9A
Annex F1	Revised Notes of the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/14A
Annex F2	Revised Explanatory Statement of the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/14A
Appendix I	Summary of Technical Issues for Co-location of Police Facilities at Kong Nga Po
Appendix II	Executive Summary of Environmental Impact Assessment - Engineering Study for Police Facilities in Kong Nga Po – Feasibility Study

Appendix III	Provision of Open Space and Major GIC facilities in the draft Fu Tei Au and Sha Ling OZP
Appendix IV	Extract of Minutes for District Minor Works and Environmental Improvement Committee of the North District Council dated 21.11.2016
Drawing 1	General Arrangement of Co-location Police Facilities (Recommended Option)
Drawing 2	Indicative Layout Plan
Drawing 3	Preliminary Landscape Master Plan
Drawing 4	Landscape and Visual Mitigation Measures – Oblique Aerial View
Drawings 5, 5a to 5d	Viewpoints and Photomontages for the Proposed Police Facilities at Kong Nga Po
Plan 1a	Location Plan for Kong Nga Po Development
Plan 1b	Planning Scheme Areas of Outline Zoning Plans in relation to the Kong Nga Po Development
Plan 1c	Site Plan for Kong Nga Po Development
Plans 2a to 2c	OZPs Comparison
Plans 3a to 3c	Site Plans
Plans 4a to 4c	Aerial Photos
Plans 5a to 5d	Site Photos

PLANNING DEPARTMENT
MARCH 2017



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COMMUNICATIONS		交通
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	27.62	7.81	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	11.28	3.19	政府、機構或社區
RECREATION	16.68	4.72	康樂
OTHER SPECIFIED USES	108.96	30.80	其他指定用途
UNDETERMINED	3.23	0.91	未決定用途
AGRICULTURE	59.73	16.89	農業
GREEN BELT	114.22	32.29	綠化地帶
CONSERVATION AREA	4.24	1.19	自然保育區
RIVER CHANNEL	7.77	2.20	河道
TOTAL PLANNING SCHEME AREA	353.73	100.00	規劃範圍總面積

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

行政長官會同行政會議於2014年6月3日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
3 JUNE 2014

Ms Winnie WONG 黃潔怡女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的文錦渡分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MAN KAM TO - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺
METRES 200 0 200 400 600 800 1,000 METRES 米

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

圖則編號
PLAN No. S/NE-MKT/2



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COMMUNICATIONS		交通
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	27.62	8.04	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	11.28	3.28	政府、機構或社區
RECREATION	16.68	4.85	康樂
OTHER SPECIFIED USES	108.96	31.71	其他指定用途
AGRICULTURE	59.73	17.38	農業
GREEN BELT	107.35	31.25	綠化地帶
CONSERVATION AREA	4.24	1.23	自然保育區
RIVER CHANNEL	7.77	2.26	河道
TOTAL PLANNING SCHEME AREA	343.63	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / N E - M K T / 2 的修訂
AMENDMENT TO APPROVED PLAN No. S/NE-MKT/2

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

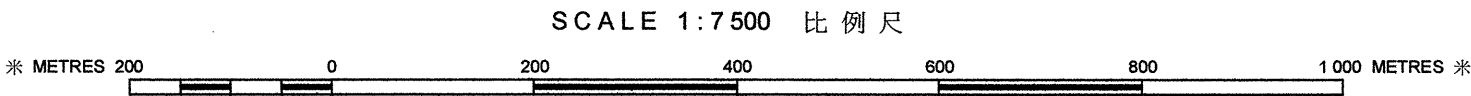
按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A

修訂項目 A 項

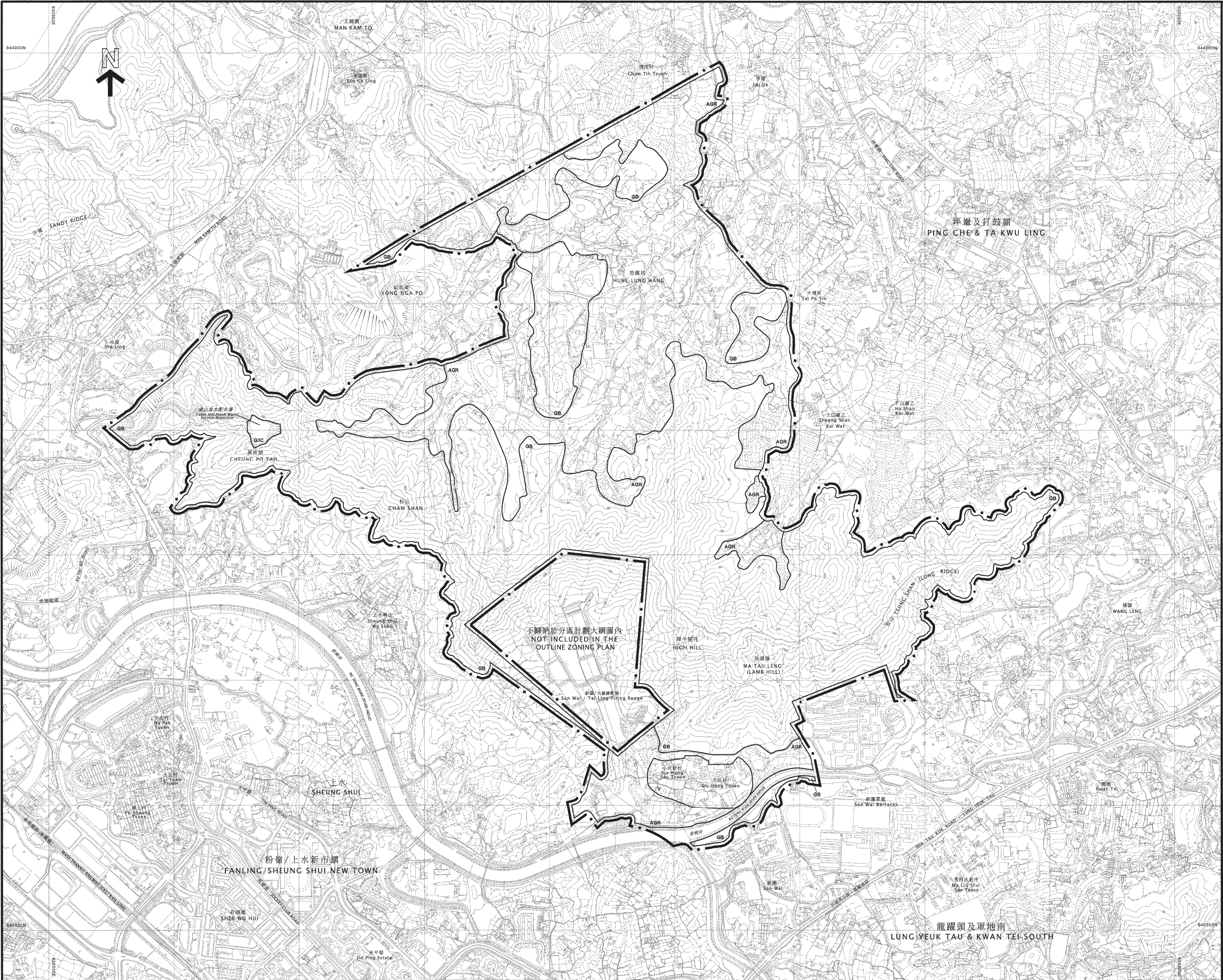
(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的文錦渡分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MAN KAM TO - OUTLINE ZONING PLAN



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

圖則編號
PLAN No. S/NE-MKT/2A



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	— + —	規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

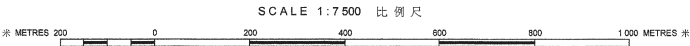
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	7.04	1.86	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	1.06	0.28	政府、機構或社區
AGRICULTURE	121.20	32.07	農業
GREEN BELT	245.61	64.99	綠化地帶
RIVER CHANNEL	3.02	0.80	河道
TOTAL PLANNING SCHEME AREA	377.93	100.00	規劃範圍總面積

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

行政長官會同行政會議於2015年6月16日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
16 JUNE 2015

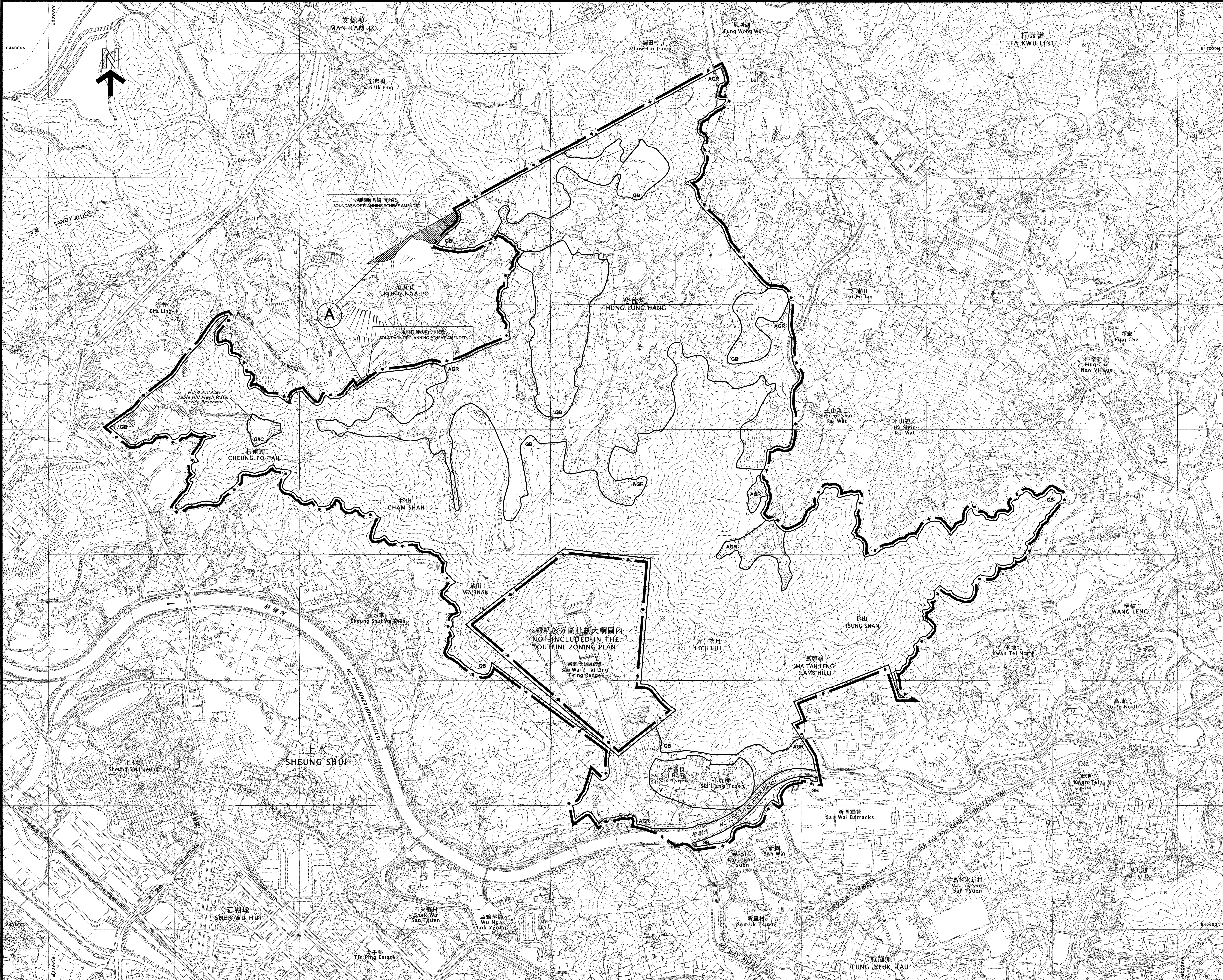
Ms Winnie WONG 黃潔怡女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的恐龍坑分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HUNG LUNG HANG - OUTLINE ZONING PLAN



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

圖則編號
PLAN No. S/NE-HLH/9



圖例
NOTATION

ZONES	地帶
VILLAGE TYPE DEVELOPMENT	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
AGRICULTURE	農業
GREEN BELT	綠化地帶
MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	7.04	1.87	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	1.06	0.28	政府、機構或社區
AGRICULTURE	121.20	32.22	農業
GREEN BELT	243.84	64.83	綠化地帶
RIVER CHANNEL	3.02	0.80	河道
TOTAL PLANNING SCHEME AREA	376.16	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / N E - H L H / 9 的修訂
AMENDMENT TO APPROVED PLAN No. S/NE-HLH/9

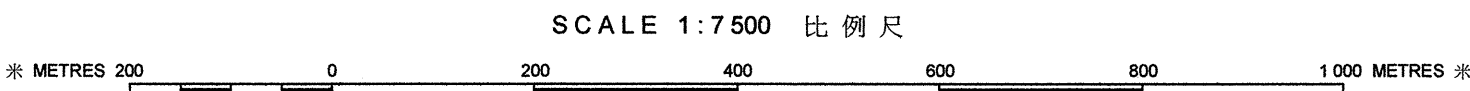
AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A

(參看附表)
(SEE ATTACHED SCHEDULE)

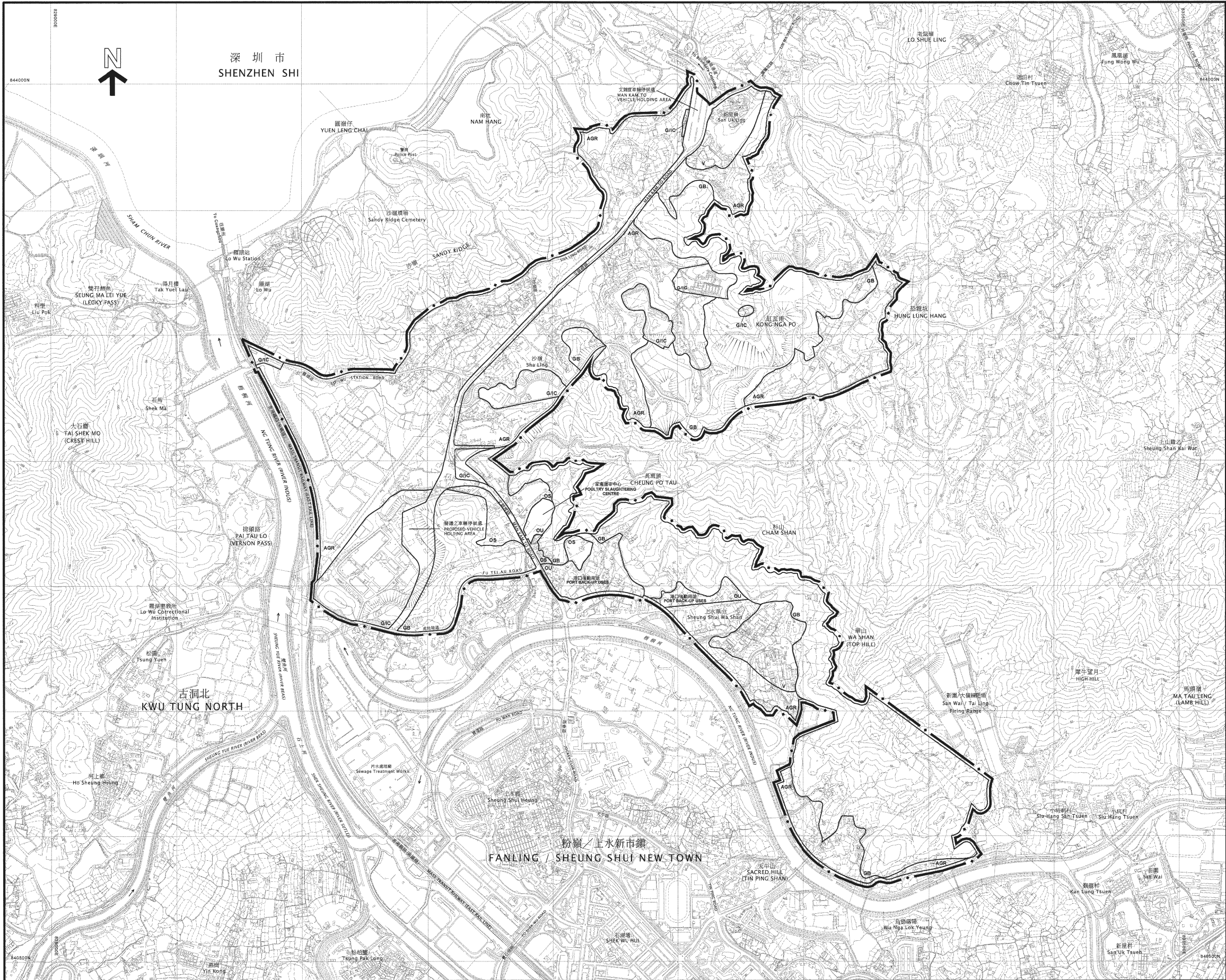
香港城市規劃委員會依據城市規劃條例擬備的恐龍坑分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HUNG LUNG HANG - OUTLINE ZONING PLAN



圖則編號
PLAN No. S/NE-HLH/9A

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





圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
OPEN STORAGE	OS	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OTHER SPECIFIED USES	OU	其他指定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	12.85	4.14	鄉村式發展
OPEN STORAGE	7.19	2.35	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	23.73	7.76	政府、機構或社區
OTHER SPECIFIED USES	8.78	2.87	其他指定用途
AGRICULTURE	129.96	42.50	農業
GREEN BELT	112.42	36.76	綠化地帶
MAJOR ROAD ETC.	11.09	3.62	主要道路等
TOTAL PLANNING SCHEME AREA	305.82	100.00	規劃範圍總面積

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

行政長官會同行政會議於2015年6月16日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
16 JUNE 2015

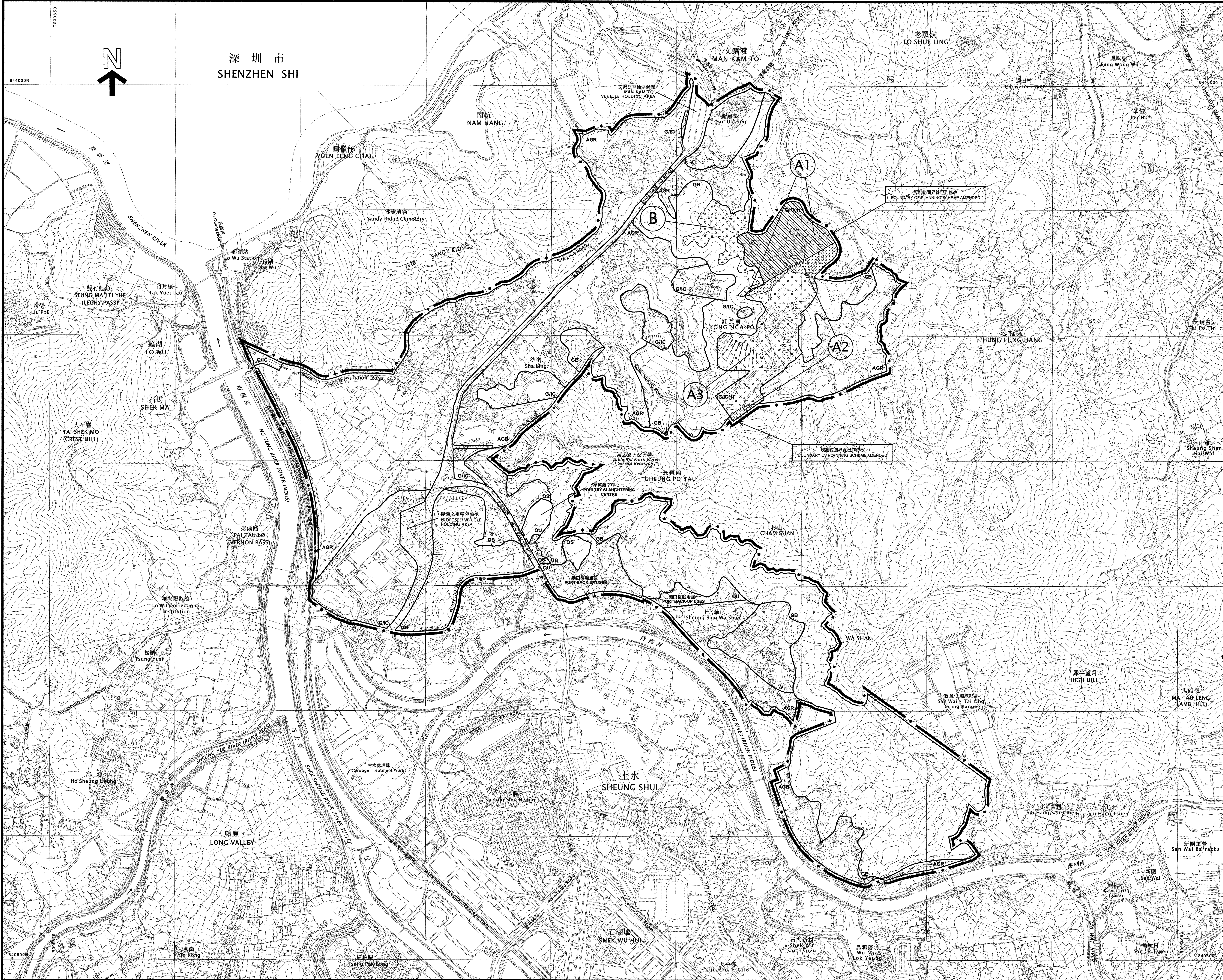
Ms Kinnie WONG 黃潔怡女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的虎地坳及沙嶺分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
FU TEI AU & SHA LING - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺
METRES 200 0 200 400 600 800 1000 METRES

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

圖則編號
PLAN No. S/NE-FTA/14



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
OPEN STORAGE	OS	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OTHER SPECIFIED USES	OU	其他指定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	12.65	3.98	鄉村式發展
OPEN STORAGE	7.19	2.26	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	42.82	13.48	政府、機構或社區
OTHER SPECIFIED USES	8.78	2.76	其他指定用途
AGRICULTURE	129.24	40.68	農業
GREEN BELT	105.92	33.34	綠化地帶
MAJOR ROAD ETC.	11.09	3.50	主要道路等
TOTAL PLANNING SCHEME AREA	317.69	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / N E - F T A / 1 4 的修訂
AMENDMENTS TO APPROVED PLAN No. S/NE-FTA/14

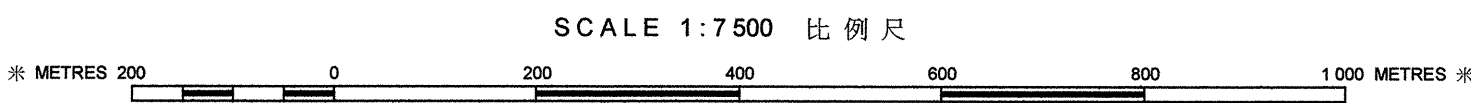
AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A1		修訂項目 A 1 項
AMENDMENT ITEM A2		修訂項目 A 2 項
AMENDMENT ITEM A3		修訂項目 A 3 項
AMENDMENT ITEM B		修訂項目 B 項

(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的虎地坳及沙嶺分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
FU TEI AU & SHA LING - OUTLINE ZONING PLAN



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

圖則編號
PLAN No. S/NE-FTA/14A

APPROVED DRAFT MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/24

(Being an ~~Approved~~ *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 draft 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 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 draft 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 draft 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 draft 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; and
 - (iii) provision of amenity planting by Government; and
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (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, on-street vehicle park 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 (excavation or land/pond filling) 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 the "Undetermined" zone, all uses or developments except those specified in paragraphs (8) and (11)(a) above require permission from the Town Planning Board.~~

- (14) 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).

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
RECREATION	4
OTHER SPECIFIED USES	6
AGRICULTURE	8
GREEN BELT	9
CONSERVATION AREA	11

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	Government Use (not elsewhere specified) #
(Ancestral Hall only)	Hotel (Holiday House only)
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 designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. 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 draft 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 diversion of streams or 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 draft 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	Funeral Facility
Government Use (not elsewhere specified)	Holiday Camp
Hospital	Hotel
Institutional Use (not elsewhere specified)	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)
Library	Off-course Betting Centre
Market	Office
Place of Recreation, Sports or Culture	Petrol Filling Station
Public Clinic	Place of Entertainment
Public Convenience	Private Club
Public Transport Terminus or Station	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	Zoo
Rural Committee/Village Office	
School	
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.

RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Hotel 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 Entertainment Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

(Please see next page)

RECREATION (Cont'd)

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

Remarks

- (a) No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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) Any diversion of streams or 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 draft 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	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Boundary Crossing Facilities" only

Ambulance Depot	Government Use (not elsewhere specified)
Boundary Crossing Facilities	
Eating Place	
Fire Station	
Government Refuse Collection Point	
Petrol Filling Station	
Police Station	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Radar, Navigational Aid, and Communication Devices	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Sewage Treatment/Screening Plant	
Shop and Services	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for the development of the boundary crossing facilities.

(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 "Cemetery, Columbarium, Crematorium and Funeral Related Uses" only</u>	
Columbarium	Eating Place
Crematorium	Place of Recreation, Sports or Culture
Funeral Facility	Religious Institution
Government Use	Shop and Services
Grave	Utility Installation for Private Project
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	

Planning Intention

This zone is intended primarily for the provision of land for cemetery, columbarium, crematorium and funeral related facilities serving the needs of the general public.

For "Railway" only

Railway Track	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Public Utility Installation
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for the railway track of the Mass Transit Railway (East Rail Line).

AGRICULTURE

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

Planning Intention

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

Remarks

Any diversion of streams or filling of land/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 draft development permission area plan 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	Golf Course
Wild Animals Protection Area	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Helicopter Landing Pad
	Holiday Camp
	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	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
	Zoo

(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 diversion of streams, 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 draft 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 (Fish Pond Culture Only)	Field Study/Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Wetland Habitat	House (Redevelopment only)
Wild Animals Protection Area	Nature Trail
	Public Convenience
	Public Utility Installation
	Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.

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 draft development permission area plan.
- (b) Any diversion of streams, 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 draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

~~APPROVED DRAFT~~ MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/24

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

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APPROVED DRAFT MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/24

(Being an ~~Approved~~ *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 ~~approved-draft~~ Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/24. 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 On 10 September 2004, under the power delegated by the Chief Executive (CE), the then Secretary for Housing, Planning and Lands directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Man Kam To area as a development permission area (DPA). Subsequently on 17 June 2010, the Secretary for Development directed the Board to extend the coverage of the draft DPA plan.
- 2.2 On 30 July 2010, the draft Man Kam To DPA Plan No. DPA/NE-MKT/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 6 valid representations were received. On 8 October 2010, the representations were published for three weeks for public comments and 1 valid comment was received.
- 2.3 On 25 February 2011, the Board considered the representations and comments and decided to defer the consideration of the representations and comments pending further review by the Planning Department on the land use proposals, in particular on the "Village Type Development" ("V") zones, taking into account the views of the representers and commenters and any other relevant planning considerations.
- 2.4 On 16 June 2011, the CE, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft DPA Plan to the Chief Executive in Council (CE in C) for approval for a period of six months from 30 June 2011 to 30 December 2011.
- 2.5 On 8 September 2011, upon further consideration of the representations to the draft Plan, the Board decided to propose amendment to partially meet a representation by rezoning an area to the northwest of Chow Tin Tsuen from "Agriculture" ("AGR") to "V". On 16 September 2011, the proposed amendment was published for public inspection under section 6C(2) of the Ordinance. Upon expiry of the three-week public inspection period, 1 further representation was received. On 11 November 2011, the Board considered the further representation and decided not to uphold the

further representation. The Board decided that the proposed amendment to the DPA Plan would form part of the DPA Plan under section 6F(8) of the Ordinance.

- 2.6 On 28 October 2011, the draft Man Kam To DPA Plan No. DPA/NE-MKT/2, incorporating amendments to rezone an area to the north and a strip of land to the east of Muk Wu from “AGR” to “V”, was exhibited for public inspection under section 7 of the Ordinance. Upon expiry of the two-month public inspection period, no representation was received.
- 2.7 On 8 May 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Man Kam To DPA Plan, which was subsequently re-numbered as DPA/NE-MKT/3. On 18 May 2012, the approved Man Kam To DPA Plan No. DPA/NE-MKT/3 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.8 On 8 February 2013, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Man Kam To area.
- 2.9 On 19 July 2013, the draft Man Kam To OZP No. S/NE-MKT/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of three representations were received. On 11 October 2013, the Board published the representations for three weeks for public comments and one comment was received. After giving consideration to the representations and comment on 28 February 2014, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6B(8) of the Ordinance.
- 2.10 On 3 June 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Man Kam To OZP, which was subsequently renumbered as S/NE-MKT/2. On 13 June 2014, the approved Man Kam To OZP No. S/NE-MKT/2 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.11 *On 7 February 2017, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved Man Kam To OZP No. S/NE-MKT/2 to the Board for amendment. The reference back of the OZP was notified in the Gazette on 17 February 2017 under section 12(2) of the Ordinance.*
- 2.12 *On _____, the draft Man Kam To OZP No. S/NE-MKT/2A (to be re-numbered as S/NE-MKT/3 upon gazetting) (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendment to the Plan was the excision of a piece of land near Kong Nga Po from the planning scheme area for incorporation into the draft Fu Tei Au and Sha Ling OZP.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings for the Man Kam To area (the 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 planning control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning proceeds.

4. NOTES OF THE PLAN

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

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area covers a total area of about 354344 hectares. It is located approximately 3.5 km to the north of Fanling/Sheung Shui. It is bounded by the southern bank of Sham Chun River in the north, Ping Che Road in the east, Hung Lung Hang in the southeast, ~~Sha Ling~~ **Lo Wu Station** Road in the southwest and Ng Tung River in the west. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area commands the cross boundary location in the northernmost rural area of the North District. Except Shenzhen City (Shenzhen Shi) which lies immediately outside the Hong Kong Special Administrative Region (HKSAR) in the north, the surroundings are predominantly agricultural land spotted with rural settlements. The elongated Sandy Ridge with an elevation up to about 130 mPD in the west is the prominent mountain ridge in the Area. ~~Other major hilly ridges include Lo Shue Ling in the east. The hilly ridge of Lo Shue Ling is located in the east~~ which rises to about 85 mPD lying in a north-south direction ~~and the hillslopes near San Uk Ling of about 86 mPD in the south.~~ The extensive lowlands mainly comprise arable land intermixed with clusters of village settlements, undisturbed woodland, vegetated habitats and natural watercourses.
- 5.3 The landscape features of the Area are woodlands, vegetated uplands, knolls and foothills. It covers a spectrum of natural habitats including large tracts of mature woodland, 'fung-shui' wood, freshwater/brackish wetland, lowland forest, mixed shrubland and natural watercourse.
- 5.4 Economic activities are limited in the Area due to its rugged relief and limited accessibility of the Area. People therein are mainly engaged in horticultural and agricultural activities including growing of vegetables, flowers and fruits. The farming activities are of small-scale and most farmers are self-employed.

5.5 Graded historic buildings within the Area include MacIntosh Forts at Nam Hang and Nga Yiu (both Grade 2), Tin Hau Temple in Muk Wu Tsuen (Grade 3), Entrance Gate of Muk Wu Wai (Grade 3), Ng Ancestral Hall and Yeung Ancestral Hall in Fung Wong Wu (both Grade 3). The Muk Wu Nga Yiu Kilns (site of archaeological interest) also fall within the Area. Muk Wu and Fung Wong Wu villages contain some new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the Antiquities Advisory Board (AAB).

6. POPULATION

Based on the According to the 2011 Population Census, the total population ~~within~~ *of* the Area was *estimated by the Planning Department as about* 600 persons. It is expected that the ~~total~~ planned population of the Area would be about 6,660 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Accessibility

Access through the central and eastern portions of the Area is reasonably good along Man Kam To Road and Ping Che Road. Lin Ma Hang Road also provides convenient access to the northeastern portions of the Areas to the villages of Muk Wu and Muk Wu Nga Yiu and links with Ping Che Road. In addition, the Area is easily accessible from Fanling/Sheung Shui via Man Kam To Road, and from the ~~proposed~~ Fanling North *New* Development Area (NDA) and the ~~proposed~~ Ping Che/Ta Kwu Ling NDA via Man Kam To Road and Ping Che Road respectively. Good accessibility could provide opportunities for enhanced development in the Area.

7.1.2 Tourism

The Area is scenically attractive with green environment. The villages are relatively unspoiled and retain much of their traditional character. Such setting provides a wide array of unique and attractive tourism opportunities. The strategic roles of the Area for countryside conservation and agricultural priority are recognized whereas recreational development could be allowed without compromising the conservation resources. There is also good recreational for cultural heritage and eco-tourism. Provision of tourism and recreational related developments such as well connected hiking trails, cycle tracks, dining and overnight accommodation facilities would be required so as to realize this tourism potential.

7.1.3 Agricultural

The relatively flat land in the eastern portion of the Area has been identified as good agricultural land which provides an opportunity for sustainable agriculture and to accommodate the growing demand for organic and healthier food options. On the other hand, with basic agricultural

infrastructure, including irrigation facilities, the other fallow arable land can be easily rehabilitated for agricultural purpose. The traditional agricultural land uses can be enhanced with the diversification of permitted uses, including extension to agri-tourism and other leisure or recreational uses associated with the agricultural sector.

7.1.4 Nature Conservation

The Area comprises large tracts of dense and undisturbed woodlands around the hilly slopes of Sandy Ridge and Lo Shue Ling, freshwater/brackish wetland around some of the watercourses in the Area and 'fung-shui' woodland of high scenic value. The natural vegetation together with the rugged topographic backdrop provides a picturesque landscape forming an integral part of the natural environment that should be conserved. Future development of the Area would need to take into account the area's ecological resources including a small patch of land at Yuen Leng Chai near the foothill of Sandy Ridge and west of McIntosh Fort at Nam Hang where existing mitigation habitats and wetlands are found. Prior consultation with relevant Government departments should be sought if development proposal would affect these sites.

7.1.5 Residential Development

~~The ex-borrow area in Kong Nga Po provides an area of low environmental value. The previous uses have created a series of platforms that could be developed for residential use to provide a sustainable living environment. The site is accessible from Kong Nga Po Road and services can be extended to the site. An engineering study has been commissioned by the Civil Engineering and Development Department (CEDD) to examine the development feasibility of the Kong Nga Po site for residential use. The Study commenced in October 2012 and is scheduled for completion in April 2014.~~

7.2 Constraints

7.2.1 Natural Terrain Landslide Hazards *Geotechnical Aspect*

- (a) A majority of the Area, especially the western part, is characterized by relatively steep mountains and natural hilly terrain. There is a history of landslides on the natural slopes in the areas near Sandy Ridge and Lo Shue Ling. Such topographic relief imposes geological constraints on development. Due consideration and geotechnical assessment study would be required for any proposed developments involving site formation and slope stabilization works.
- (b) *There are existing geotechnical features that could affect or be affected by development/redevelopment within the area. Upon development/redevelopment, the stability of these geotechnical features should be assessed and, if necessary, upgraded to the current safety standards.*

7.2.2 Limited Transport Infrastructure

All vehicular accesses are of a limited capacity and not intended for heavy traffic. Due to the limited transport infrastructure in the Area, unco-ordinated development would create problems and hazards to both pedestrian and vehicular traffic. Improvements to transport facilities are required ~~when the Area is released from the Frontier Closed Area (FCA)~~ in future.

7.2.3 Land Ownership

About 223% of land in the Area are private land. A majority of these private land are concentrated in the lowland in the eastern portion of the Area which are mainly active/fallow agricultural land and village settlements.

7.2.4 Cemetery and Burial Grounds

Sandy Ridge Cemetery, with an area of about 92 ha, ~~and~~*which is* planned for development into an all-inclusive funeral venue with services, including columbarium, crematorium, funeral parlours, visitor service center and ancillary restaurant and convenience store, may pose constraints on development in the surrounding area. Besides, the permitted burial grounds for indigenous villagers located in existing hilly areas have to be retained. Any development that will adversely affect those permitted burial grounds should be avoided.

7.2.5 Environmental, Sewerage and Drainage Constraints

There are a number of potential noise and air pollution sources within the Area including San Uk Ling Firing Range, Lo Wu Rail ~~Rail~~*MTR* Station, the two helipads, Muk Wu Nga Yiu cement plant, Man Kam To Boundary Control Point (*BCP*), vehicle holding area and Man Kam To Road, Lin Ma Hang Road and Ping Che Road; as well as a number of potential odorous sources which would affect the future developments in the Area, i.e. Sham Chun River, the planned Organic Waste Treatment Facilities Phase II, Sheung Shui Water Treatment Works, Shek Wu Hui Sewerage Treatment Works, Sheung Shui Slaughter House and existing livestock farms. The Area falls within the Deep Bay catchment, therefore, any new developments in the Area should include proper on-site sewerage treatment facilities to ensure no net increase of pollution load will be discharged to the sensitive Deep Bay. The lowland areas near Sham Chun River in the north and the floodplains of Ping Yuen River in the east are prone to flooding and underlain by alluvial and colluvial soils and pond deposits. Such deposits are typically saturated and require soil treatments and earth filling for any development to take place.

7.2.6 Overhead Transmission Lines

There are two 400 kV overhead lines (including Tai Po – Daya Bay overhead line circuit) extending over Lo Shue Ling running north-south across the eastern portion of the Area. Also, there are 132 kV overhead lines passing through in a north-south direction. Chapter 7 of the Hong Kong Planning Standards and Guidelines should be observed when formulating development proposals.

7.2.7 Heritage and Cultural Features

The two Grade 2 historic buildings, i.e. MacIntosh Forts at Nam Hang and Nga Yiu, are located on the hilltops at the western and ~~middle-eastern~~ portions of the Area overlooking the border area. The forts were two of the chain of police observation posts built during the period 1946 to 1953. They remain as a reminder of the development of Hong Kong's military defence. Given the historical interest, they are worthy of preservation and major developments in the vicinity should be avoided as far as possible. In addition, the Muk Wu Nga Yiu Kilns (site of archaeological interest), Tin Hau Temple in Muk Wu Tsuen and Entrance Gate of Muk Wu Wai and the ancestral halls at Fung Wong Wu are built heritages in the Area.

8. GENERAL PLANNING INTENTION

The general planning intention of the Area is to promote cultural conservation, recreation tourism, ~~sustainable residential development~~ and provide suitable facilities to meet the territorial need and cross-boundary infrastructure. It is also the planning intention to retain good quality agricultural land for agricultural purposes or leisure farming and to preserve the existing heritage features and historic buildings.

9. LAND USE ZONINGS

9.1 "Village Type Development" ("V") : Total Area 27.62 ha

9.1.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. 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 infrastructure and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board. In order to provide opportunities for short-term accommodation in existing NTEH, "Hotel (Holiday House only)" may also be permitted on application to the Board. The accommodation can complement any proposed agricultural and recreational uses to promote village life experience, leisure farming and agri-tourism.

9.1.2 There are four recognized villages within the Area, namely Muk Wu, Muk Wu Nga Yiu, Chow Tin Tsuen and Fung Wong Wu. The boundaries of "V" zones are drawn up having regard to the existing village 'environs', outstanding Small House applications, Small House demand forecast, local topography, existing settlement pattern, ecologically important areas and other site specific characteristics. Areas of difficult terrain, dense vegetation, burial grounds and stream courses have been avoided where possible. As parts of the villages may be subject to traffic noise impact from Lin Ma Hang

Road and Ping Che Road, sufficient setback should be allowed where possible.

- 9.1.3 Except for those specified, 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 building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
 - 9.1.4 In order to address the potential impacts from developments on existing stream courses in general, concerned departments including Agriculture, Fisheries and Conservation Department and Planning Department should be consulted when processing Small House grant and applications in close proximity to existing stream courses, to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
 - 9.1.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
 - 9.1.6 As diversion of streams or filling of pond 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.
- 9.2 “Government, Institution or Community” (“G/IC”) : Total Area 11.28 ha
- 9.2.1 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.
 - 9.2.2 Major existing facilities under this zoning include Ling Ying Public School, three pumping stations and staff quarters, Hong Kong Police Force (HKPF) Man Kam To Operation Base, MacIntosh Forts at Nam Hang and Nga Yiu, a livestock monitoring station, an animal inspection station and food inspection facilities at Man Kam To ~~Boundary Control Point (BCP)~~. Two disused schools, *i.e.* ex-Sam Wo Public School at Lin Ma Hang Road near Muk Wu and ex-Lo Wu Public School, are also zoned “G/IC”. Existing school buildings can be put to adaptive re-use for other G/IC uses, including farmland rehabilitation and organic farm centre to promote eco-tourism. As detailed planning proceeds, land may be designated from other uses to this zoning to meet the envisaged demands of the growing population in the Area.
 - 9.2.3 The MacIntosh Forts are located within Government land and currently occupied by radio and communication equipments for the use of HKPF. The “G/IC” zone is to reflect their current use. Given their historic building status, they are worthy of preservation and major developments in the vicinity

should be avoided as far as possible. Relevant Government departments would be consulted on any adaptive re-use proposal of the MacIntosh Forts.

9.3 "Recreation" ("REC") : Total Area 16.68 ha

- 9.3.1 This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
- 9.3.2 An area to the north of Ping Yuen River around Ta Kwu Ling Village and a small area to the east of Fung Wong Wu are designated as "REC" zone in view of the existing extensive abandoned agricultural land adjoining traditional villages that may have opportunities to create visitor destinations that celebrate the heritage, village-life, agricultural and recreational assets of the area. Any potential adverse impacts on drainage, landscape and ecology that might be caused by new developments, of which planning permission is required from the Board, should be addressed by the applicant and examined by concerned Government departments during planning application stage.
- 9.3.3 As the area around Ta Kwu Ling Village may be subject to traffic noise impact from Lin Ma Hang Road and Ping Che Road, sufficient setback should be allowed for any planned sensitive uses from these potential polluting sources. Suitable noise mitigation measures such as self-protective building design, noise barriers, etc. would be required.
- 9.3.4 Recreational uses like holiday camp with sporting facilities are always permitted within this zone. It is intended to provide low-intensity recreational uses such as horse riding school, visitor centre, local historical museum, camping ground, recreational facilities or adventure park that are primarily outdoor nature-based activities. The recreational areas are intended to integrate with other recreational facilities such as the hiking/heritage/bicycle trails promoting low-intensity tourism while preserving natural and rural character. However, the recreational development in this area should be restricted to low-intensity development so as not to overload the infrastructure of the area.
- 9.3.5 No residential development (except NTEH) shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys. 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.
- 9.3.6 As diversion of streams or filling of pond 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.

9.4 "Other Specified Uses" ("OU") : Total Area 108.96 ha

The planning intention of this zone is to provide land for specific uses in the Area.

This zone covers land annotated for the following specific uses:

“OU (Boundary Crossing Facilities)” (“OU (BCF)”) : Total Area : 10.15 ha

9.4.1 This zone is intended primarily for the development of boundary crossing facilities. The existing Lo Wu and Man Kam To BCPs are designated under this zone. Uses that are related to boundary crossing facilities are permitted under this zone.

“OU (Cemetery, Columbarium, Crematorium and Funeral Related Uses)” : Total Area 92.08 ha

9.4.2 This zone is intended primarily for the provision of land for cemetery and related facilities including columbarium, crematorium and funeral parlours and other related uses, and a visitor center, ancillary restaurant and convenience store serving the needs of the general public. The existing Sandy Ridge Cemetery is included under this zone and is reserved for cemetery and related uses.

9.4.3 An engineering feasibility study on the site formation and associated infrastructural works for development of columbarium, crematorium and related facilities was completed. Detailed design including detailed visual, environmental and traffic impact assessments on the site formation and associated infrastructural works ~~would~~ *has been* commenced in July 2013. Moreover, crematorium is a designated project under the Environmental Impact Assessment Ordinance (EIAO) such that the buffer distance and appropriate mitigation measures would be required, subject to confirmation by an EIA study under EIAO. To mitigate concern on visual impact, the number of building blocks should be minimized to allow integrated landscaping and reduced massing of buildings across the site. In this regard, a detailed landscape plan is required to address the impact of the development on the surrounding environment.

“OU (Railway)” : Total Area 6.73 ha

9.4.4 A strip of land to the east of Ng Tung River is zoned “OU–(Railway)” primarily for the railway track of the Mass Transit Railway (East Rail Line). The remaining railway alignment within the other zone is either elevated or at grade.

9.5 “Agriculture” (“AGR”) : Total Area 59.73 ha

9.5.1 This zone is intended primarily to retain and safeguard good quality agricultural land, farm and 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.

9.5.2 Majority of the agricultural land of good quality are found in lowland areas in the west and central parts of the Area. Also, parcels of agriculture land along Lin Ma Hang Road have been converted to aquarium business. With basic agricultural infrastructure, including irrigation facilities, fallow arable land can be easily rehabilitated for agricultural purpose. On the other hand, the

agricultural land around villages has the potential to provide low-intensity leisure farming or organic farming to promote village life experience.

9.5.3 The “AGR” zones near Muk Wu (along Lin Ma Hang Road) and near Lo Shue Ling (southwest of Chow Tin Tsuen) are surrounded by active and fallow agricultural land and are located in a rural setting, despite sporadic sites along Lin Ma Hang Road near San Uk Ling which are currently used for open storage. It is considered that these areas are not suitable for uses that would cause adverse environmental and traffic impacts such as warehouse or port back-up uses.

9.5.4 As diversion of streams or 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 for 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.

9.6 “Green Belt”(“GB”) : Total Area 114.22/107.35 ha

9.6.1 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. There is a general presumption against development within this zone.

9.6.2 However, limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the Board will be assessed on their individual merits taking into account the relevant Town Planning Board Guidelines.

9.6.3 The “GB” zone mainly covers the mountainous areas west of the boundary crossing at Man Kam To and in Lo Shue Ling in the east, the densely vegetated areas which include fung-shui woodlands that are mainly scattered around the village settlements including Chow Tin Tsuen and Muk Wu and the permitted burial grounds for indigenous villagers. The fung-shui woodlands near Chow Tin Tsuen and Muk Wu are zoned “GB” due to their low to moderate ecological value, with low plant diversity and high susceptibility to human disturbance.

9.6.4 As diversion of streams, filling of land/pond or 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.

9.7 “Conservation Area”(“CA”) : Total Area 4.24 ha

9.7.1 The planning intention of this zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.

- 9.7.2 A small patch of land at Yuen Leng Chai near the foothill of Sandy Ridge and west of McIntosh Fort at Nam Hang is occupied by existing mitigation habitats and wetlands and is zoned "CA". The fish ponds were created as an ecological mitigation area associated with the previous Sham Chun River regulation works. The "CA" zone will provide appropriate protection to the fishpond/wetland habitat at the site.
- 9.7.3 New residential development is not permitted under this zone. The redevelopment of an existing house shall not 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 of the draft DPA plan.
- 9.7.4 Diversion of streams, filling of land/pond or 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.

~~9.8 "Undetermined" ("U") : Total Area 3.23ha~~

- ~~9.8.1 The ex-borrow area at Kong Nga Po, which straddles over this OZP and the Fu Tei Au & Sha Ling and Hung Lung Hang OZPs to the south, is located on formed (from previous use as a soil borrow site) Government land of about 6.8 ha and is currently vacant. Under the "Land Use Planning for the Closed Area Feasibility Study", the ex-borrow area was recommended for comprehensive development for residential use with the provision of open space and other supporting facilities.~~
- ~~9.8.2 The site is however subject to a number of development constraints which will need to be considered in formulating a development scheme for the site. They include two high voltage cables to the east of the area, the San Uk Ling firing range and the planned Organic Waste Treatment Facilities Phase II in the vicinity. The final design should adopt measures to mitigate the potential impacts and appropriate assessments should be undertaken for the likely environmental (noise and odour), traffic, infrastructure and visual impacts.~~
- ~~9.8.3 With appropriate planning control over the development mix, scale, design and layout of the future comprehensive development under future zoning, taking into account of various environmental, traffic and infrastructure constraints, there is an opportunity to provide a showcase for sustainable living and residential development. An engineering feasibility study has been commissioned by the CEDD to examine the development feasibility of the Kong Nga Po site for residential use. The Study commenced in October 2012 and is scheduled for completion in April 2014.~~
- ~~9.8.4 The northern portion of this ex-borrow area which falls within this OZP is zoned as "Undetermined". As the Kong Nga Po area currently straddles over the Man Kam To, the Fu Tei Au & Sha Ling and Hung Lung Hang OZPs, it is desirable to designate the whole site under one zoning on one statutory plan to achieve the planning intention for comprehensive development. An~~

~~appropriate zoning will be designated upon completion of the engineering feasibility study currently undertaken by the CEDD.~~

10 COMMUNICATIONS

10.1 Road Network

Man Kam To Road and Lin Ma Hang Road are the major distributors in the Area. Currently, the capacity of these vehicular accesses is considered adequate to serve the Area. The Area is also served by Ping Che Road and Lo Wu Station Road leading from the southern area. There are also narrow local van tracks traversing the Area to serve the residents, especially the clustered population at Muk Wu, Chow Tin Tsuen and Fung Wong Wu.

10.2 Mass Transit Railway

Lo Wu, situated at the western part of the Area, is served by the Mass Transit Railway (East Rail Line) which provides an important transport link to Kowloon as well as between the HKSAR and the Mainland.

10.3 Public Transport

The Area is not well served by public transport facilities due to its access restriction, remoteness and sparse population. There are public franchised bus (No. 73K) and green minibus (No. 59K) plying between the Area and Sheung Shui *MTR* Station.

11 UTILITY SERVICES

11.1 Sewerage and Drainage System

11.1.1 The drainage system of the Area comprises mainly natural channels. The runoff from developments can be conveyed to Sham Chun River through west tributary of Ping Yuen River. Drainage system of the Area was improved by the river training works at Ping Yuen River which were completed in 2006. Drainage improvement works at Sandy Ridge under 'Drainage Improvement in Northern New Territories - Package B' were implemented in 2011. Notwithstanding, major developments should be subject to Drainage Impact Assessment to address the local drainage impacts on areas in the vicinity, as well as the provision of proper drainage facilities for development such as detention tanks.

11.1.2 The Area falls within the Deep Bay catchment and therefore no additional pollution loading should be discharged into the Deep Bay as a result of any new and proposed developments. The Government has at present no programme to further extend the public sewer to the Area. Depending on the availability of public sewer in the future, the lack of sewerage infrastructure may form a constraint to new development in the area.

11.2 Water Supply

11.2.1 Potable water supply is generally available in the Area. The Area is served by Ping Che and Table Hill Fresh Water Service Reservoirs which are outside the Area. Currently, temporary mains fresh water is used for flushing as supply of seawater for flushing is not available. Upgrading of existing water supply system will be required for new developments. On the other hand, part of the Area falls within the consultation zone of Sheung Shui Water Treatment Works and this will form a constraint to new developments in the southern part of the Area.

11.2.2 Donjiang water transfer facilities including Muk Wu raw water pumping stations and various sizes of Donjiang water mains are located within the Area. In addition, River Ganges and River Indus Lowland raw water pumping stations and associated raw water mains are within the Area. Advice from the Water Supplies Department should be sought in protecting these waterworks facilities.

11.3 Other Public Utility Services

11.3.1 Solid waste disposal relies on small refuse collection points scattered throughout the Area. Collected wastes are transported to the North East New Territories Landfill for disposal.

11.3.2 Electricity supply and telephone networks are available in the Area. There are existing 400kV overhead lines passing through Lo Shue Ling at the eastern part of the Area. There is however no existing piped gas system in the Area.

12 CULTURAL HERITAGE

12.1 Graded historic buildings within the Area include two Grade 2 historic buildings, i.e. MacIntosh Forts at Nam Hang and Nga Yiu; and four Grade 3 historic buildings, i.e. Tin Hau Temple in Muk Wu Tsuen, Entrance Gate of Muk Wu Wai, Ng Ancestral Hall and Yeung Ancestral Hall in Fung Wong Wu. Also, the Muk Wu Nga Yiu Kilns (site of archaeological interest) fall within the Area. All the above site of archaeological interest and graded historic buildings/structures are worthy of preservation.

12.2 The AAB also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.

12.3 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 proposals might affect the above graded historic buildings/structures, new items pending grading assessment or site of archaeological interest and their/its immediate environs.

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no definite programme for the provision of comprehensive infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works e.g. widening of access road and laying of utility 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 uses indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to the 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.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations including guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and the 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.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of the first publication in

the Gazette of the notice of the draft DPA plan may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond, excavation of land or diversion of streams in the relevant zones on or after the date of the first publication in the Gazette of the notice of the draft DPA plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation related zonings, such as "CA".

TOWN PLANNING BOARD

JUNE 2014XXX 2017

**APPROVED DRAFT HUNG LUNG HANG OUTLINE ZONING PLAN NO.
S/NE-HLH/9A**

(Being an Approved *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 draft 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 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 draft 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 draft 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 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 where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (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, 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 draft 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 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 and on-street vehicle park.

- (10) (a) 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 (10)(a), 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 uses or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (12) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

APPROVED-DRAFT HUNG LUNG HANG OUTLINE ZONING PLAN NO.
S/NE-HLH/94

Schedule of Uses

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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)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)#
Religious Institution	House (not elsewhere specified)
(Ancestral Hall only)	Institutional Use (not elsewhere specified)#
Rural Committee/Village Office	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)
	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

Planning Intention

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

(Please see next page)

VILLAGE TYPE DEVELOPMENT (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 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 draft 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.

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	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Holiday Camp
Institutional Use (not elsewhere specified)	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)
Library	Off-course Betting Centre
Market	Office
Place of Recreation, Sports or Culture	Petrol Filling Station
Public Clinic	Place of Entertainment
Public Convenience	Private Club
Public Transport Terminus or Station	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Utility Installation	Refuse Disposal Installation (Refuse Transfer Station only)
Public Vehicle Park (excluding container vehicle)	Residential Institution
Recyclable Collection Centre	Sewage Treatment/Screening Plant
Religious Institution	Shop and Services
Research, Design and Development Centre	Utility Installation for Private Project
Rural Committee/Village Office	Zoo
School	
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.

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.

(Please see next page)

AGRICULTURE (Cont'd)

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 first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (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 Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/5 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 1.2 m 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 Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) 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 School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for defining the limits of 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.

(Please see next page)

GREEN BELT (Cont'd)

Remarks

Any filling or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

~~ARRPOVED-DRAFT~~ HUNG LUNG HANG OUTLINE ZONING PLAN NO. S/NE-HLH/94

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

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~~APPROVED DRAFT~~ HUNG LUNG HANG OUTLINE ZONING PLAN NO. S/NE-HLH/9A

(Being an ~~Approved~~*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 ~~approved~~*draft* Hung Lung Hang Outline Zoning Plan (OZP) No. S/NE-HLH/9A. 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 within the Hung Lung Hang OZP was previously included in the draft Hung Lung Hang Development Permission Area (DPA) Plan No. DPA/NE-HLH/1 which was prepared by the Board and exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) on 5 March 1999.
- 2.2 On 14 December 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Hung Lung Hang DPA Plan, which was subsequently renumbered as DPA/NE-HLH/2. On 12 December 2000, the CE in C referred the approved DPA Plan to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The DPA Plan was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.3 On 5 October 2001, under the power delegated by the then Governor which was deemed to have been made by the Chief Executive (CE), the then Secretary for Planning and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the Hung Lung Hang area.
- 2.4 On 18 December 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Hung Lung Hang DPA Plan which was subsequently re-numbered as DPA/NE-HLH/4.
- 2.5 On 15 February 2002, the draft Hung Lung Hang OZP No. S/NE-HLH/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, one objection was received. The Board gave preliminary and further considerations to the objection on 7 June 2002 and 6 September 2002 respectively and decided not to propose any amendment to the draft OZP to meet the objection. The objection remained unwithdrawn.
- 2.6 On 6 December 2002, the draft Hung Lung Hang OZP No. S/NE-HLH/2, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, no objection was received.

- 2.7 On 19 September 2003, the draft Hung Lung Hang OZP No. S/NE-HLH/3, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, no objection was received.
- 2.8 On 29 June 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Hung Lung Hang OZP, which was subsequently re-numbered as S/NE-HLH/4. On 9 July 2004, the approved Hung Lung Hang OZP No. S/NE-HLH/4 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.9 On 12 April 2005, the CE in C referred the approved Hung Lung Hang OZP No. S/NE-HLH/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.10 On 29 April 2005, the draft Hung Lung Hang OZP No. S/NE-HLH/5, incorporating mainly amendment to the Notes for the "Agriculture" zone to include control on filling of land, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, two objections were received. On 21 April 2006, the Board gave further consideration to the objections and decided to propose an amendment to partially meet the objections by amending the Remarks in the Notes for the "Agriculture" zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.
- 2.11 On 24 February 2006, the draft Hung Lung Hang OZP No. S/NE-HLH/6, incorporating amendment to the definition of "existing building" in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.12 On 17 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Hung Lung Hang OZP, which was subsequently renumbered as S/NE-HLH/7. On 27 October 2006, the approved Hung Lung Hang OZP No. S/NE-HLH/7 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.13 On 5 November 2013, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved Hung Lung Hang OZP No. S/NE-HLH/7 to the Board for amendment. The reference back of the approved OZP was notified in the Gazette on 15 November 2013 under section 12(2) of the Ordinance.
- 2.14 On 20 December 2013, the draft Hung Lung Hang OZP No. S/NE-HLH/8 was exhibited for public inspection under section 5 of the Ordinance. The amendment on the OZP was the excision of a section of Ng Tung River (River Indus) and two pieces of land to the north and south of Ng Tung River (River Indus) from the planning scheme area for incorporation into the draft Fanling North OZP No. S/FLN/1 to reflect the boundary of the Fanling North New Development Area

(NDA). During the exhibition period, a total of two representations were received. On 15 April 2014, the Board published the representations for three weeks for public comment and no comment was received.

- 2.15 On 25 September 2014, the CE, 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 a period of six months until 20 May 2015.
- 2.16 On 9 January 2015, the Board considered the representations and agreed to defer the decisions on the representations to the OZP such that the decisions on all representations in respect of OZPs relating to the North East New Territories NDAs, which include the Fanling North NDA could be made together. On 28 April 2015, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6B(8) of the Ordinance.
- 2.17 On 16 June 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Hung Lung Hang OZP, which was subsequently renumbered as S/NE-HLH/9. On 19 June 2015, the approved Hung Lung Hang OZP No. S/NE-HLH/9-(the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.18 *On 7 February 2017, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved Hung Lung Hang OZP No. S/NE-HLH/9 to the Board for amendment. The reference back of the OZP was notified in the Gazette on 17 February 2017 under section 12(2) of the Ordinance.*
- 2.19 *On _____, the draft Hung Lung Hang OZP No. S/NE-HLH/9A (to be renumbered as S/NE-HLH/10 upon gazetting) (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendment to the Plan was the excision of two pieces of land, one near the San Uk Ling Firing Range and one near Kong Nga Po Road, from the planning scheme area for incorporation into the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/15.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings for Hung Lung Hang 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 planning control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without

conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

The Planning Scheme Area (the Area) covers approximately ~~378~~**376** ha of land. It is located to the north-east of Fanling/Sheung Shui New Town and bounded by San Wai Barracks to its south-east, Ping Che and Ta Kwu Ling to its north-east, the ~~Closed Area Boundary~~ **Man Kam To** to its north and Sha Ling to its north-west. The San Wai/Tai Ling Firing Range used by the military force is located at the south-western part of the Area but is not included in the statutory town plan. The boundary of the Area is shown by a heavy broken line on the Plan.

6. POPULATION

~~Based on the~~ According to the 2011 **Population** Census, the population within ~~of~~ the Area was **estimated by the Planning Department as** about 850 persons. It is expected that the total planned population of the Area would be about 1,250 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

Agricultural lots, especially those under cultivation, are worthy of preservation for agricultural purposes. Although some arable land is currently lying fallow, it has good potential for rehabilitation under the Agricultural Land Rehabilitation Scheme. The Agriculture, Fisheries and Conservation Department (AFCD) has provided maintenance services on the irrigation channels and weirs on regular basis, and financial assistance to farmers for promotion of agricultural activities in the Area.

7.2 Constraints

7.2.1 The Area mainly consists of steep natural hillslopes and mountain ridges extending from the eastern to western parts of the Area without proper access. Hilly terrain and lack of vehicular access have rendered majority of the Area not suitable for the development.

7.2.2 A number of van tracks have been established providing access to the Ping Che Road, Sha Tau Kok Road and Man Kam To Road. As these local access tracks are narrow, substandard and without footpath, any additional developments in the Area may have adverse impacts on the traffic conditions in the Area. Lack of transport infrastructure has imposed constraints on further developments in the Area.

- 7.2.3 The Area is within the Ganges River (Ping Yuen River) Basin. At present, the basin is served by a typical rural drainage network comprising natural streamcourses or rivers. Large developments need to be restricted due to the limited capacity of the basin which is unlikely to cope with the increased drainage flow.
- 7.2.4 There is no public sewerage system planned for the Area.
- 7.2.5 Majority of the land within the Area is hilly slopes under Government ownership and only about 18% of the land are privately owned. The private land is now mainly occupied by village type development, open storage/workshop/warehouse developments and agricultural use.
- 7.2.6 The development in the Area is also limited by the following constraints:
- (a) clearance requirements associated with the 400kV and 132kV overhead line circuits which pass through the western and southern portions of the Area respectively;
 - (b) permitted burial grounds located to the south and west of Sheung Shan Kai Wat, north of Siu Hang Tsuen, near Tsung Shan, northern part of the Area and along the south-western boundary of the Area;
 - (c) the 300-foot village 'environs' of the recognised villages of Siu Hang Tsuen and Siu Hang San Tsuen; and
 - (d) *both Siu Hang Tsuen and Siu Hang San Tsuen are an historic villages and Siu Hang Tsuen which has been included in the Lung Yeuk Tau Heritage Trail.*
- 7.2.7 *The Area is overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future developments at these areas, a natural terrain hazard study may be required to assess the scale of hazards and suitable hazard mitigation measures, if found necessary, should be provided as part of the development. The required natural terrain hazard study and necessary hazard mitigation measures may incur significant cost implications for further development at these areas.*

8. GENERAL PLANNING INTENTION

- 8.1 Development within the Area is guided by the Territorial Development Strategy Review (TDSR) and the North East New Territories Development Strategy Review (NENT DSR). According to the TDSR and the NENT DSR, the Area is not identified for strategic growth development. The broad Conservation Strategy of the TDSR identifies the north-eastern part of the Area as a "Significant Area" for the protection of its natural attributes. According to NENT DSR, the Area falls within the "Countryside Conservation Area", which is considered as not suitable for development in order to preserve its ecological and landscape features. Agricultural land at the

north-eastern and southern portions of the Area is designated as “Agriculture Priority Area” and uses complementary to agricultural activities will be promoted.

- 8.2 The general planning intention for the Area is primarily to conserve the natural landscape, to maintain the rural character of the Area and to retain both active and fallow agricultural land for agricultural uses. It is also intended to designate land for village development and expansion to meet the needs of the indigenous villagers.
- 8.3 Consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) is required if there are development proposals affecting buildings/structures of historical interests. The AMO should be consulted regarding the locations of these buildings.

9. LAND USE ZONINGS

9.1 Village Type Development (“V”) : Total Area 7.04 ha

- 9.1.1 The planning intention of this zone is to designate both the two existing recognised villages, Siu Hang Tsuen and Siu Hang San Tsuen, and areas of land considered suitable for village expansion. 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. Most of the existing village houses in these two villages are three storeys in height.
- 9.1.2 In determining the boundary of the “V” zone, the village ‘environs’ of the recognised villages, outstanding Small House applications, Small House demand forecast, topography, existing vegetation and other physical constraints have been taken into consideration.
- 9.1.3 Both Siu Hang Tsuen and Siu Hang San Tsuen are historic villages. The former has been included in the Lung Yeuk Tau Heritage Trail. Prior consultation with the AMO of the LCSD should be conducted well in advance for any development or redevelopment proposals which might affect the structures or integrity of village houses in these villages.
- 9.1.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.2 Government, Institution or Community ("G/IC") : Total Area 1.06 ha

- 9.2.1 The planning intention of this zone is primarily for the provision of Government, institution and 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.
- 9.2.2 The "G/IC" zone is mainly to reflect the existing Table Hill Fresh Water Service Reservoirs located at Cheung Po Tau. The service reservoir was completed in 1986 with a storage capacity of 27,450m³.

9.3 Agriculture ("AGR") : Total Area 121.20 ha

- 9.3.1 The planning intention of this zone is primarily to retain and safeguard good quality agricultural land, farms and 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.
- 9.3.2 The agricultural land in the Area has been classified as good quality agricultural land according to the grading exercise undertaken by the AFCD. The grading has taken into account the soil conditions, the existence, availability and quality of infrastructure and marketing facilities. Cultivated land is mainly concentrated in the northern and southern parts of the Area. For the two small pieces of land zoned "AGR" on the eastern part of the Area, most of them are currently lying fallow, with some ponds and pigsties. Nevertheless, they have good potential for rehabilitation under the Agricultural Land Rehabilitation Scheme.
- 9.3.3 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.

9.4 Green Belt ("GB") : Total Area ~~245.61~~ **243.84** ha

- 9.4.1 The planning intention of this zone is to define the limits of urban and sub-urban type development by natural features such as foothills, knolls and woodland and to contain urban sprawl as well as to provide passive recreational outlets for the enjoyment of the community.

9.4.2 The zone also aims at conserving the natural environment and amenity of the area. The "GB" zone covers the vegetated knolls near Hung Lung Hang, and the mountain ridges in east-west direction from Tsung Shan (Long Ridge), Ma Tau Leng, High Hill, Cham Shan and Cheung Po Tau. 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 having taken the relevant Town Planning Board Guidelines into consideration.

9.4.3 As filling 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.

10. COMMUNICATIONS

10.1 The Area is accessible via van tracks leading from Man Kam To Road, Ping Che Road and Sha Tau Kok Road. The roads/tracks within the Area are generally substandard and without footpath.

10.2 There are no direct public transport facilities to the Area. The nearest public transport services are the ~~Kowloon Motor Bus~~ *public franchised bus* and ~~Ggreen Mmini Bbus~~ running along Ping Che Road, Man Kam To Road and Sha Tau Kok Road – Lung Yeuk Tau, which provide transport linkage to the Fanling/Sheung Shui New Town.

11. UTILITY SERVICES

11.1 Water Supply

Metered fresh water supply is generally available in the Area.

11.2 Sewerage and Drainage

11.2.1 There is no public sewerage system in the Area. ~~However, there is a plan under the Review of North District and Tolo Harbour Sewerage Master Plans to provide public sewerage to Siu Hang Tsuen and Siu Hang San Tsuen in the area. The work is tentatively scheduled to start in 2008 for completion in 2012.~~ *The plan to provide public sewerage to Siu Hang Tsuen and Siu Hang San Tsuen in the Area is currently under review.*

11.2.2 The Area falls within Ganges River Basin. The Basin, at present, served by a typical rural drainage network comprises natural streamcourses and rivers.

11.2.3 Ng Tung River (Upper River Indus) had been improved to reduce

the flooding problem of the Area under the Public Works Programme Item No. 53CD "River Training Works for the Upper River Indus" by the Civil Engineering and Development Department. All the main river channel works were completed in March 2003 and the remaining road works and landscaping works were completed in June 2004.

11.3 Other Public Utility Services

11.3.1 Electricity is supplied to the two villages in Siu Hang Tsuen and Siu Hang San Tsuen through the network of overhead transmission lines. These two villages are also adequately connected to telephone exchanges.

11.3.2 Piped gas supply is not available in the Area.

11.3.3 Telephone services are provided by the utility company to the Area.

12. IMPLEMENTATION

12.1 The Plan provides a broad land use framework for development control and implementation of planning proposals for the Area. 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 of time depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.

12.3 Notwithstanding the above, minor improvement works, e.g. road widening and laying of utility 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 within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.

13.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the

environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

- 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 the departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the 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 March 1999 on land included in a plan of the Hung Lung Hang DPA, 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.

**APPROVED-DRAFT FU TEI AU AND SHA LING
OUTLINE ZONING PLAN NO. S/NE-FTA/144**

(Being an Approved *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 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 where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (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, 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 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 and on-street vehicle park.
- (10) (a) 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 (10)(a), 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.
- (11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (12) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

**APPROVED-DRAFT FU TEI AU AND SHA LING
OUTLINE ZONING PLAN NO. S/NE-FTA/14A**

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VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Place of Recreation, Sports or Culture 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

Planning Intention

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

(Please see next page)

VILLAGE TYPE DEVELOPMENT (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 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.

OPEN STORAGE

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	Asphalt Plant/Concrete Batching Plant
Eating Place (Canteen only)	Cargo Handling and Forwarding Facility
Government Refuse Collection Point	Cement Manufacturing
Government Use (not elsewhere specified)	Container Storage/Repair Yard
On-Farm Domestic Structure	Container Vehicle Park/Container Vehicle Repair Yard
Open Storage (not elsewhere specified)	Dangerous Goods Godown
Public Convenience	Eating Place (not elsewhere specified)
Public Utility Installation	Industrial Use (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Open Storage of Cement/Sand
Rural Workshop	Open Storage of Chemical Products/Dangerous Goods
Shop and Services (Service Trades only)	Petrol Filling Station
Utility Installation for Private Project	Shop and Services (not elsewhere specified)
Vehicle Repair Workshop	Vehicle Stripping/Breaking Yard
Warehouse (excluding Dangerous Goods Godown)	Wholesale Trade

Planning Intention

This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

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)
<i>Firing Range (on land designated "Government, Institution or Community (1)" only)</i>	Firing Range (<i>not elsewhere specified</i>)
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
<i>Helicopter Landing Pad (on land designated "Government, Institution or Community (1)" only)</i>	Helicopter Landing Pad (<i>not elsewhere specified</i>)
Hospital	Holiday Camp
Institutional Use (not elsewhere specified)	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)
Library	Off-course Betting Centre
Market	Office
Place of Recreation, Sports or Culture	Petrol Filling Station
Public Clinic	Place of Entertainment
Public Convenience	Private Club
Public Transport Terminus or Station	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Utility Installation	Refuse Disposal Installation (Refuse Transfer Station only)
Public Vehicle Park (excluding container vehicle)	Residential Institution
Recyclable Collection Centre	Sewage Treatment/Screening Plant
Religious Institution	Shop and Services
Research, Design and Development Centre	Utility Installation for Private Project
Rural Committee/Village Office	Zoo
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Planning Intention

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

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
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For "Port Back-up Uses" only

Government Refuse Collection Point	Ambulance Depot
Government Use (not elsewhere specified)	Cargo Handling and Forwarding Facility
Public Convenience	Container Storage/Repair Yard
Public Transport Terminus or Station	Container Vehicle Park/Container Vehicle Repair Yard
Public Utility Installation	Dangerous Goods Godown
	Eating Place (Canteen, Cooked Food Centre only)
	Petrol Filling Station
	Public Vehicle Park (excluding container vehicle)
	Refuse Disposal Installation
	Utility Installation for Private Project
	Vehicle Repair Workshop
	Warehouse (excluding Dangerous Goods Godown)

Planning Intention

This zone is intended primarily for accommodating the anticipated increasing cross-boundary freight traffic, especially the parking of container vehicles, including container trailers and tractors, and other port back-up uses.

For "Poultry Slaughtering Centre" only

Poultry Slaughtering Centre	Government Use (not elsewhere specified) Public Utility Installation
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Planning Intention

This zone is intended primarily for the development of a poultry slaughtering centre to centralize the processing of poultry slaughtering so as to minimize the risk of human infection of avian influenza.

Remarks

The poultry slaughtering centre shall not exceed the maximum building height of 40 metres above Hong Kong Principal Datum.

AGRICULTURE

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

Planning Intention

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

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

- (a) 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
- (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 Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/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 Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for defining the limits of 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.

(Please see next page)

GREEN BELT (Cont'd)

Remarks

Any filling 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.

**APPROVED-DRAFT FU TEI AU AND SHA LING
OUTLINE ZONING PLAN NO. S/NE-FTA/14A**

EXPLANATORY STATEMENT

**APPROVED DRAFT FU TEI AU AND SHA LING
OUTLINE ZONING PLAN NO. S/NE-FTA/14A**

EXPLANATORY STATEMENT

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**APPROVED-DRAFT FU TEI AU AND SHA LING
OUTLINE ZONING PLAN NO. S/NE-FTA/14A**

(Being an Approved *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 approved *draft* Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/14A. 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 within the Fu Tei Au and Sha Ling OZP was previously included in the Fu Tei Au and Sha Ling Interim Development Permission Area (IDPA) Plan No. IDPA/NE-FTA/1 which was prepared by the Director of Planning and notified in the Gazette on 7 September 1990. The land within the IDPA Plan was subsequently included in the draft Fu Tei Au and Sha Ling Development Permission Area (DPA) Plan No. DPA/NE-FTA/1, which was prepared by the Board and exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) on 12 July 1991.
- 2.2 On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the area of Fu Tei Au and Sha Ling.
- 2.3 On 7 June 1994, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft Fu Tei Au and Sha Ling DPA Plan, which was subsequently renumbered as DPA/NE-FTA/2.
- 2.4 On 24 June 1994, the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 7 of the Ordinance.
- 2.5 On 23 March 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Fu Tei Au and Sha Ling OZP, which was subsequently renumbered as S/NE-FTA/3. On 22 June 1999, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under the Ordinance.

- 2.6 On 25 January 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fu Tei Au and Sha Ling OZP, which was subsequently renumbered as S/NE-FTA/5. On 21 October 2003, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fu Tei Au and Sha Ling OZP, which was subsequently renumbered as S/NE-FTA/7. On 12 April 2005, the CE in C referred the approved Fu Tei Au and Sha Ling OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.8 On 29 April 2005, the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/8 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, two objections were received. On 21 April 2006, the Board gave further consideration to the objections and decided to propose an amendment to partially meet the objections. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.
- 2.9 On 24 February 2006, the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/9, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.10 On 17 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fu Tei Au and Sha Ling OZP, which was subsequently renumbered as S/NE-FTA/10. On 27 October 2006, the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/10 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.11 On 3 June 2008, the CE in C referred the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.12 On 16 October 2009, the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/11, incorporating amendments mainly to rezone a site near Man Kam To Road from "Open Storage" and "Other Specified Uses" ("OU") annotated "Petrol Filling Station" to "OU" annotated "Poultry Slaughtering Centre" and a set of Notes for the "OU" annotated "Poultry Slaughtering Centre" zone, was exhibited for public inspection under section 5 of the Ordinance. No representation was received during the two-month plan exhibition period.
- 2.13 On 5 October 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fu Tei Au and Sha Ling OZP, which was subsequently renumbered as S/NE-FTA/12. On 15 October 2010, the approved Fu Tei Au

and Sha Ling OZP No. S/NE-FTA/12 was exhibited for public inspection under section 9(5) of the Ordinance.

- 2.14 On 5 November 2013, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/12 to the Board for amendment. The reference back of the approved OZP was notified in the Gazette on 15 November 2013 under section 12(2) of the Ordinance.
- 2.15 On 20 December 2013, the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/13 was exhibited for public inspection under section 5 of the Ordinance. The amendment on the OZP was the excision of the southern part from the planning scheme area for incorporation into the draft Fanling North OZP No. S/FLN/1 to reflect the boundary of the Fanling North New Development Area (NDA). During the exhibition period, a total of two representations were received. On 15 April 2014, the Board published the representations for three weeks for public comment and no comment was received.
- 2.16 On 25 September 2014, 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 a period of six months until 20 May 2015.
- 2.17 On 9 January 2015, the Board considered the representations and agreed to defer the decisions on the representations to the OZP such that the decisions on all representations in respect of OZPs relating to the North East New Territories NDAs, which include the Fanling North NDA could be made together. On 28 April 2015, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6B(8) of the Ordinance.
- 2.18 On 16 June 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fu Tei Au and Sha Ling OZP, which was subsequently renumbered as S/NE-FTA/14. On 19 June 2015, the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/14 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.19 *On 7 February 2017, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/14 to the Board for amendment. The reference back of the OZP was notified in the Gazette on 17 February 2017 under section 12(2) of the Ordinance.*
- 2.20 *On _____, the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/14A (to be renumbered as S/NE-FTA/15 upon gazetting) (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments to the Plan include the incorporation of four pieces of land into the planning scheme area and rezoning of those areas and a piece of land in Kong Nga Po from "Green Belt", "Agriculture" and "Undetermined" to "Government, Institution or Community (1)" to facilitate the co-location of various police facilities in the North District and incorporation of a piece of*

land from the Man Kam To OZP without changing its land use zoning to rationalize the planning scheme boundary.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings for the area of Fu Tei Au and Sha Ling 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 planning control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor adjustments 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 the areas restricted as non-building area or 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 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 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 Planning Scheme Area (the Area) covered by the Plan is about 306 ~~318~~ hectares. The Area lies in the northern part of the North East New Territories (NENT) and is located immediately to the north of Fanling North NDA. It is bounded by Man Kam To boundary crossing in the north, Hung Lung Hang in the east, Ng Tung River in the southeast, Fu Tei Au Road in the southwest, and Mass Transit Railway (East Rail Line) in the west.—A large part of the

~~Area lies within the Closed Area Boundary.~~ The boundary of the Area is shown by a heavy broken line on the Plan.

- 5.2 Apart from the flat arable land concentrated in the south-eastern and western parts of the Area and along both sides of Man Kam To Road, the Area comprises mainly hilly terrain especially to the north-west (i.e. Sandy Ridge) and east (Cheung Po Tau and Kong Nga Po).
- 5.3 The main economic activities in the Area have undergone significant changes in recent years as a significant amount of agricultural land and fish ponds have been converted to open storage and informal industrial uses due to the lack of adequate land use controls before the gazettal of IDPA Plan. The agricultural activities in the Area comprise mainly livestock rearing, fish and cash crops cultivation. These were once predominant uses in the area but have recently been affected by the proliferation of open storage and informal industrial uses. In general, agricultural activities in Sha Ling ~~(i.e. within Closed Area Boundary)~~ and areas distant from the main roads in Fu Tei Au are less adversely affected.
- 5.4 At present, the haphazard development of open storage, lorry park and informal industrial uses are largely related to the cross-boundary trades and such activities are usually concentrated along Man Kam To Road. Proliferation of incompatible uses indiscriminately have given rise to environmental, boundary control and traffic problems. In balancing the need of providing land to accommodate cross-boundary trades and port back-up facilities, without jeopardising conservation protection of existing agricultural land, woodland and landscape amenities, there is a need for planning guidance and development control in the Area.

6. POPULATION

~~Based on the~~ According to the 2011 *Population* Census, the total population of the Area was *estimated by the Planning Department as* about 1,750 persons. It is estimated that the total-planned population of the Area would be about 3,8002,200 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

- 7.1.1 The extension of the Man Kam To Vehicle Holding Area (VHA) and the proposed VHA near Sheung Shui Water Treatment Works would alleviate congestion on main transport routes.
- 7.1.2 The improvement of the van track leading from Tin Ping Shan to Sheung Shui Wa Shan Village under the then Rural Planning and Improvement Strategy was completed in 1998. Another Rural Public Works project for resurfacing an existing van track at Sheung Shui Wa Shan was completed in early 2003.

7.2 Constraints

7.2.1 Closed Area

~~Since a large part of the Area (e.g. Sha Ling) lies within the Closed Area Boundary, intensive and urban developments should be discouraged for security reason.~~

7.2.21 Traffic Aspects

The Area is traversed by Man Kam To Road in the north-south direction and the Man Kam To Boundary Crossing is at the northern boundary of the Area. Man Kam To Road is a major transport link in the New Territories. Despite the proposed road improvement works, heavy cross-boundary trade would have adverse impact on the capacity of Man Kam To Road and congestion on this main transport route and Jockey Club Road may become apparent. The congestion problem is further worsened by the proliferation of lorry parks, open storage and rural industrial developments along the road. Congestion on Man Kam To Road not only hinders the cross-boundary trades but also limits the development potential of the Area. New transport link and further improvement works on Man Kam To Road would be required to relieve congestion and facilitate future development.

7.2.32 Sewerage Aspects

The Area is not yet served by sewerage infrastructure and installation of septic tank/soakaway system is not suitable for the flood-prone areas in the south. For new developments, on-site sewage treatment facilities (e.g. sewage treatment plant), acceptable to the Environmental Protection Department, are required.

7.2.43 Drainage Aspects

- (a) The low-lying areas to the south of Lo Wu *MTR* Station are susceptible to flooding. Consideration should be given to restrict developments within the area liable to flood damages and uses which may cause adverse drainage impacts on other areas in the drainage basin. Developments must be accompanied by drainage impact assessments or effective drainage facilities proposal.
- (b) The training works for Ng Tung River located along the south-eastern edge of the Area were completed. The flooding situation in these previously flood prone areas has been greatly improved.

7.2.54 Geotechnical Aspects

- (a) *There are existing geotechnical features that could affect or*

be affected by development/redevelopment within the Area. Upon development/redevelopment, the stability of these geotechnical features should be assessed and, if necessary, upgraded to the current safety standards.

- (b) The Area is overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future development at these areas, a natural terrain hazard study may be required to assess the scale of hazards and suitable hazard mitigation measures, if found necessary, should be provided as part of the development. The required natural terrain hazard study and necessary hazard mitigation measures may incur significant cost implications for further developments at these areas.*

7.2.6 Other Constraints

Other built and environmental constraints are found in the Area, these include the Man Kam To VHA, Sheung Shui Water Treatment Works, waterworks reserves for pipelines and water tunnel, Police Firearm Training Ground, Sha Ling Livestock Waste Composting Plant, Border District Police Headquarters, Sheung Shui Wa Shan Site of Archaeological Interest and permitted burial grounds for indigenous villagers.

8. GENERAL PLANNING INTENTION

- 8.1 The North East New Territories Development Strategy Review (NENT DSR) was commissioned by the Government to examine development opportunities and constraints in the NENT. The NENT DSR recognizes the potential recreational opportunities of the NENT in view of the high-quality natural environment and landscape amenity. A balance should therefore be maintained to facilitate development on selected areas and promote landscape protection in the NENT. Whilst the NENT will continue to accommodate a certain extent of conventional manufacturing and warehouse activities, it is the intention to discontinue those polluting and non-conforming uses.
- 8.2 The general planning intention of ~~the planning scheme area~~ *for the area* is to promote and conserve the rural character through control on urban sprawl, minimisation of flood risk and preservation of agricultural land, and to achieve coherent planning and control of the open storage problem.
- 8.3 In the designation of various zones in the Area, considerations have been given to the natural environment, physical landform, existing settlements, availability of infrastructure, constraints and opportunities, land ownership, land status and local development pressure.
- 8.4 Other than the above, buildings and places of historical and archaeological interests should be preserved in the Area as far as possible.

9. LAND USE ZONINGS

9.1 Village Type Development ("V") : Total Area 12.65 ha

- 9.1.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. 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.
- 9.1.2 The boundaries of the "V" zones are drawn up having regard to the village 'environs' of the recognized villages, the local topography, the existing land use pattern, the provision of infrastructural facilities, the approved applications for Small House development, the outstanding Small House applications, as well as the Small House demand forecast. Areas of difficult terrain, dense vegetation, burial grounds and streamcourses have been avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.
- 9.1.3 Two recognized villages in the Area, namely San Uk Ling Village and Sheung Shui Wa Shan Village are within this zone. The western part of San Uk Ling Village is subject to adverse traffic noise impact generated by the cross-boundary traffic along Man Kam To Road. In addition, since the western edge of the village would be required for the proposed extension of the Man Kam To VHA, future village housing development near the road should be avoided. Suitable noise mitigation measures such as self-protective building design, noise barriers etc. would be required.
- 9.1.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.2 Open Storage ("OS") : Total Area 7.19 ha

- 9.2.1 This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. Moreover, uses serving the cross-boundary trade such as vehicle repair workshop and warehouse (excluding dangerous goods godown) are always permitted.

- 9.2.2 Specified open storage uses such as container storage, container vehicle park, open storage of cement/sand, vehicle stripping/breaking yard, etc. which may cause environmental nuisance, safety hazards or traffic problems require planning permission from the Board. Development proposals for such purposes have to clearly demonstrate that the proposed uses would have no adverse environmental, drainage, traffic and other impacts on the surrounding uses. Other open storage uses (not elsewhere specified), such as storage of processed agricultural products, construction materials (except storage of cement/sand) and equipment, which are unlikely to cause adverse environmental and traffic impacts are always permitted in this zone.
- 9.2.3 The proliferation of unplanned open storage and industrial developments along the corridor of Man Kam To Road has created significant environmental and traffic problems, though these uses have contribution to the cross-boundary trade.
- 9.2.4 The proposed VHA near the Sheung Shui Water Treatment Works and the proposed extension of Man Kam To VHA, after completion, can relieve the additional traffic generated by the increasing cross-boundary traffic and open storage activities in the Area.

9.3 Government, Institution or Community ("G/IC") : Total Area 23.7342.82 ha

- 9.3.1 ~~This~~*The* "G/IC" 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. –As detailed planning proceeds, other land in the Area may be designated to this category to meet the envisaged demand of the growing population of the Area.
- 9.3.2 The San Uk Ling Holding Centre, San Uk Ling Police Firearm Training Ground, Border District Police Headquarters, Sha Ling Livestock Waste Composting Plant, Sheung Shui Water Treatment Works, Mass Transit Railway Corporation Carpark and Staff Quarters, and the Police Dog Unit and Force Search Unit Training Centre are zoned "G/IC". In order to facilitate the provision of toilet and catering facilities for cross-boundary drivers, a piece of Government land adjoining the extension of the Man Kam To VHA is zoned "G/IC". ~~In addition, two~~ "G/IC" sites on Government land near the Border District Police Headquarters are reserved to meet the long-term needs. *In addition, a site near Kong Nga Po is zoned "G/IC(1)" for co-locating various existing police facilities in the North District including the Lo Wu and Ma Tso Lung firing ranges, the police driving and traffic training facilities and weapons training facilities, at Fanling, the helipad at Lo Wu Firing Range, and a proposed police training facility. According to the indicative layout plan under*

the “Engineering Study for Police Facilities in Kong Nga Po - Feasibility Study” undertaken by the Civil Engineering and Development Department, the police facilities to be accommodated at the Kong Nga Po site will have a total floor area of about 35,000m² and a maximum building height of 5 storeys which will be subject to change at the detailed design stage.

9.4 Other Specified Uses (“OU”) : Total Area 8.78 ha

- 9.4.1 The planning intention of this zone is to allocate land for specified uses.
- 9.4.2 An area located along Man Kam To Road at Sheung Shui Wa Shan is zoned “OU” annotated “Port Back-up Uses”. This area is primarily intended to accommodate the anticipated increasing cross-boundary freight traffic, especially the parking of container vehicles, including container trailers and tractors, and other port back-up uses. It is an area consisting of mainly fallow agricultural land intermixed with scattered open storage yards. The close proximity of the site to ~~the Man Kam To Road and the Closed Area Boundary~~ **Boundary Control Point** provides an unique opportunity to develop the area for port back-up uses which could accommodate a range of services to facilitate cross-boundary trades.
- 9.4.3 Nevertheless, in order to maintain control and address potential impacts of port back-up uses on drainage, traffic, sewage and environment on adjoining areas, permission of the Board under section 16 of the Ordinance would be required.
- 9.4.4 A piece of land abutting Man Kam To Road in Fu Tei Au is zoned “OU” annotated “Poultry Slaughtering Centre”. This zone is intended primarily for the development of a poultry slaughtering centre to centralize the processing of poultry slaughtering so as to minimize the risk of human infection of avian influenza. The poultry slaughtering centre shall not exceed the maximum building height of 40 metres above Hong Kong Principal Datum.

9.5 Agriculture (“AGR”) : Total Area ~~129.96~~129.24 ha

- 9.5.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. The zoned areas are usually well served by irrigation and servicing facilities as well as marketing facilities for intensive farming including livestock rearing, fish culture and horticulture. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.5.2 Since the northern part (e.g. Sha Ling) and eastern part of the Area (e.g. ~~Kong Nga Po and Sheung Shui Wa Shan~~) fall within the Environmental Protection Department’s Livestock Waste Control Area (i.e. Upper Shenzhen River Area) with effect from 1 January 1989,

livestock premises located in the statutory Control Area must comply with the requirements of the Waste Disposal (Livestock Waste) Regulations. Measures should be taken to prevent any environmental nuisance to the public and any pollution to watercourses and Water Gathering Grounds within the meaning of the Waterworks Ordinance. Adequate provision for the temporary storage of livestock waste in properly-designed and constructed containers should be made.

- 9.5.3 Part of the Sheung Shui Wa Shan Site of Archaeological Interest falls within this zone and prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) is required on any development or redevelopment proposal which might affect the site. 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.

9.6 Green Belt ("GB") : Total Area ~~112.42~~**105.92** ha

- 9.6.1 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. The zoned areas may include foothills, lower hill slopes, spurs, isolated knolls, woodland, vegetated land, *and* areas of 'fung shui' significance. ~~and areas in need of landscape treatment (e.g. borrow area). The former Sha Ling Borrow Area and p~~Part of the permitted burial grounds for indigenous villagers also fall within this zone.
- 9.6.2 This zoning is intended to promote conservation of the natural environment, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. Nevertheless, limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the Board will be assessed on their individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.6.3 A large portion of the Sheung Shui Wa Shan Site of Archaeological Interest falls within this zone and prior consultation with the AMO of the LCSD is required on any development or redevelopment proposal which might affect the site.
- 9.6.4 As filling 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.

10. CULTURAL HERITAGE

The Sheung Shui Wa Shan Site of Archaeological Interest is located within the Fu Tei Au and Sha Ling area. The AMO of the LCSD should be consulted on any development or redevelopment proposals which might affect this site or jeopardise the integrity of this site and its immediate environs. An assessment shall be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within this site of archaeological interest. If necessary, a professional archaeologist shall be engaged to apply for a licence from the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological field investigation to evaluate whether the proposed works is acceptable from an archaeological preservation point of view and propose appropriate mitigation measures.

11. COMMUNICATIONS

~~11.1~~ Road Network

Reconstruction of Man Kam To Road was completed in October 1999. A vehicular access road serving the area designated as "OU" annotated "Port Back-up Uses" at Sheung Shui Wa Shan is planned.

12. UTILITY SERVICES

12.1 Water Supply

Fresh water supply is generally available to low lying areas in the Area. Water supply to the Area is divided into two zones. For the northern part (north of Sheung Shui Water Treatment Works), supply of fresh water is provided directly by Sheung Shui Water Treatment Works with Table Hill Fresh Water Service Reservoir acting as a balancing tank. For the southern part (Sheung Shui Water Treatment Works and southwards), supply of fresh water is provided by Table Hill Fresh Water Service Reservoir. Currently, temporary mains fresh water for flushing is provided to the area as supply of seawater for flushing is not available.

12.2 Sewerage and Drainage Systems

The Area is not provided with public sewers. It is anticipated that the Area will ultimately be provided with public sewers since it is located with proximity to the Fanling/Sheung Shui New Town. In the meantime, on-site sewage treatment facilities, acceptable to the Environmental Protection Department, are required.

12.3 Electricity Supply

The Area is supplied with electricity. 132kV overhead line and cables through Wa Shan and Kong Nga Po have been proposed for additional supply

to the Muk Wu Pumping Station.

12.4 Gas Supply

There is neither existing nor planned gas installation proposal within the Area.

12.5 Telephone Services

Both existing and proposed telephone lines are provided or planned in the Area.

13. IMPLEMENTATION

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

13.2 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 of time depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.

13.3 Notwithstanding the above, minor improvement works, e.g. road widening and laying of utility 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 uses indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

14.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.

14.2 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 impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration

and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

- 14.3 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 the departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board, and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board; and the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 7 September 1990 on land included in a plan of the Fu Tei Au and Sha Ling 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

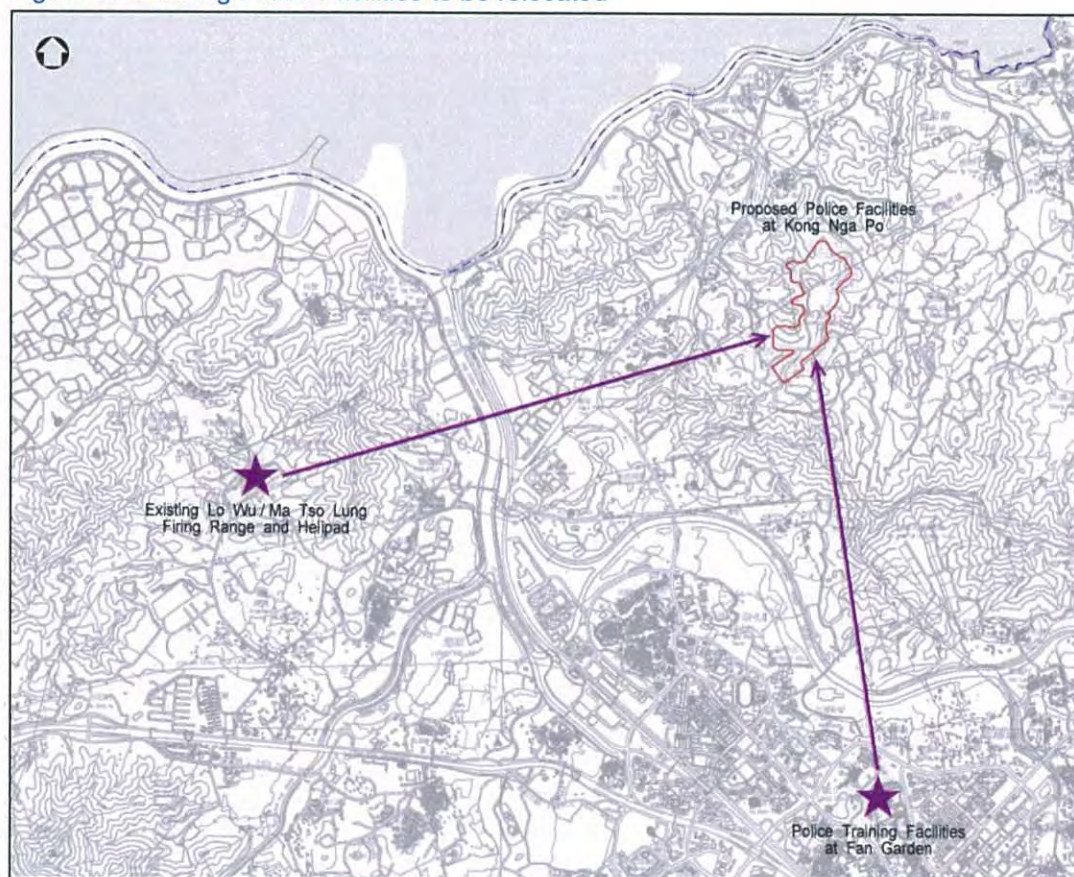
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1 Project Description

1.1 Project Description

This Project, which will co-locate various existing training facilities within the North District, will enable better site utilisation and operational efficiency and provide a centralised location for weapons and driving-related training along with new and upgraded facilities as well as a re-provisioned helipad for Government Flying Services (GFS). It will also release the land currently occupied by police facilities at Kwu Tung North (KTN) for other uses to suit the future development of KTN area and provide opportunities for reviewing the land use of the reserved site for police facilities at Fanling North (FN). The locations of those existing police facilities to be co-located at Kong Nga Po (KNP) are shown in **Figure 1.1**.

Figure 1.1 Existing Police Facilities to be relocated



Co-location of police facilities at KNP would enable:

- Better site utilisation and operation efficiency
- Release of land at KTN currently occupied by existing police facilities for other uses to suit the future development;
- Provide opportunities for reviewing the landuse of reserved sites for police facilities at FN; and
- Reduces the total number of air and noise sensitive receivers that may be potentially affected by the firing range and helipad facilities.

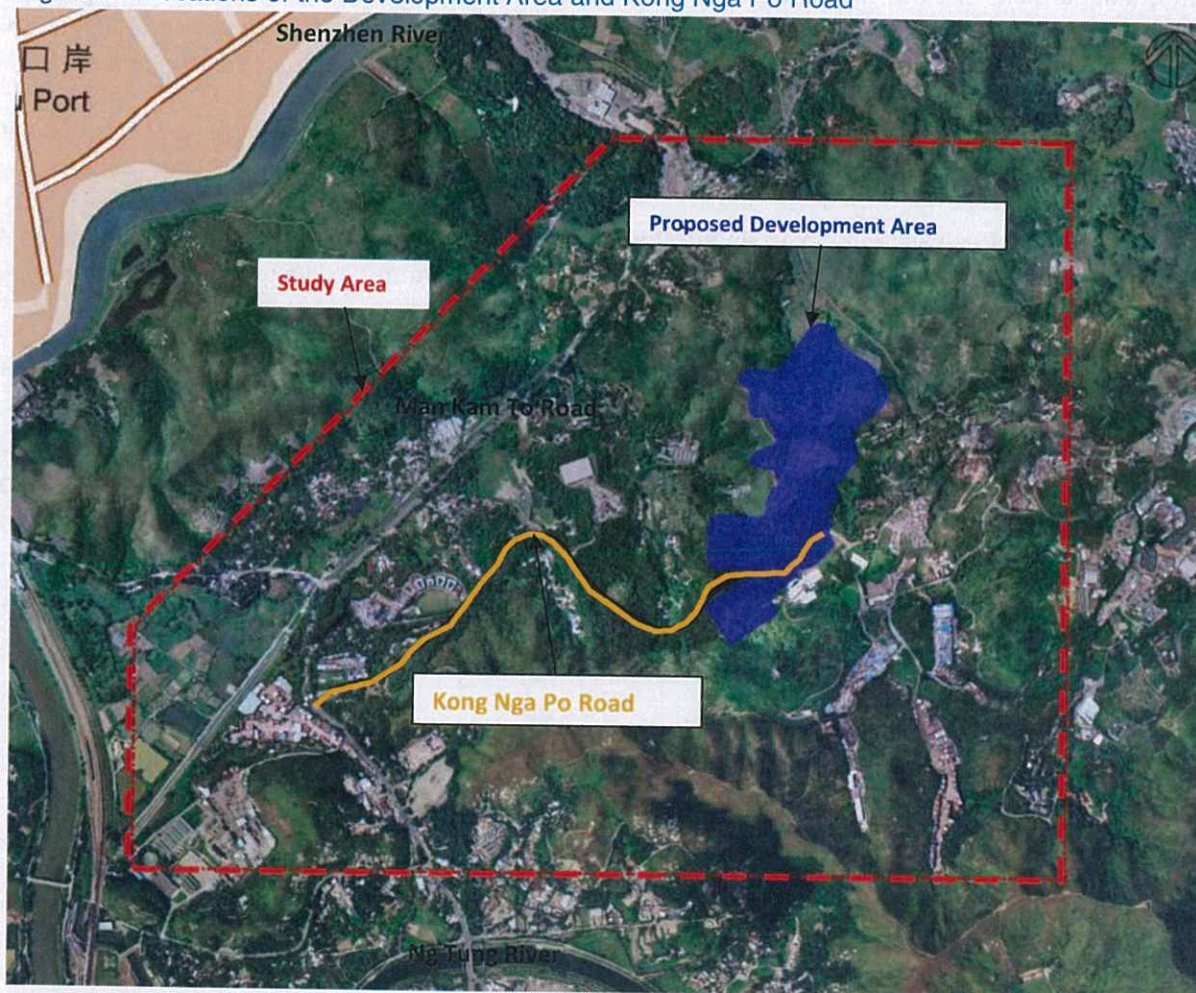
On the environmental side, co-location of existing, scattered police facilities to one centralised location in KNP will enable a reduction in the total numbers of environmentally sensitive receivers (e.g. air, noise) that are affected by these facilities. The co-location of the police facilities to KNP will reduce both the total 'catchment area' of surrounding sensitive receivers and the total number of individual residences that may be affected. It will also have a positive effect for the North East New Territories New Development Area (NENT NDA) as well as other planned projects adjacent to the existing Lo Wu (LW) and Ma Tso Lung (MTL) police facilities.

2 Development Area Description

2.1 General

The proposed Development Area in KNP for co-locating police facilities locates in the North District roughly in midway between Sheung Shui / Fanling New Town and Shenzhen River, east to the Man Kam To (MKT) Road and north and east to Ng Tung River. KNP in the North District is a rural area with very limited existing developments. The main vehicular access to the Development Area is the sub-standard rural track namely KNP Road leading from MKT Road. The location of the Development Area is illustrated in **Figure 2.1**. The total area of the Development Area is approximately 19.1ha.

Figure 2.1 Locations of the Development Area and Kong Nga Po Road



The current land use of the Development Area has been mostly rural comprising open areas. The site is currently an informal recreational space popular with mountain bikers and model aircraft enthusiasts. There are some existing pig farms at the south of the Development Area.

From the land status plan obtained from Land Information Centre, Survey and Mapping Office, Lands Department (LandsD) in February 2015, the Development Area and alignment of KNP Road improvement works and junction improvement works are all located within Government land.

The previous site wind availability study demonstrates that the annual and summer prevailing wind directions of KNP are from the east and from the south-west respectively. South winds which occur frequently during the summer months are also considered to be an important wind resource.

The road network connects between Development Area and other districts is by the strategic expressway as Fanling Highway, primary distributors as Po Shek Wu Road & Jockey Club Road, rural road as MKT Road, and local roads as KNP Road with other unnamed village roads.

The existing public transport facilities in the proximity to the Development Area include franchised bus route (73K) and GMB (59K) which travel along MKT Road.

Currently, the East Rail Line is the only mass transit railway serving the area which serves between Sheung Shui and Kowloon as well as the cross-boundary points of LW and Lok Ma Chau. Sheung Shun Station is the existing nearest East Rail Station to the Development Area located at the south of Development Area.

From drainage point of view, the runoff from the propose Development Area currently discharges to the existing local streams through overland flow. According to Drainage Services Department (DSD) flooding black spot location plan, there is no flooding black spot at the Development Area or surrounding areas.

The Development Area is not served by public sewerage system and the nearest public sewer is located along MKT Road.

There is no existing fresh water main within the Development Area. The nearest existing fresh water main is located at KNP Road about 100m from the Development Area. There are existing distribution water mains with size ranging from 40mm to 80mm dia. along KNP Road.

There is no existing town gas supply to existing village houses at KNP.

The existing 132kV overhead cables running across the Development Area will be in direct conflict with the proposed Development. In addition to high voltage cables, there are also low voltage cables running along the KNP Road and at the southern part of the Development Area that provide electric power supply to the nearby village houses and potentially to the proposed KNP Police Facilities.

3 Co-location of Police Facilities

3.1 General

The police facilities to be co-located in the Development Area include: -

Table 3.1: Facilities Requirements for the Development Area

User	Facilities
HKPF	Lo Wu Firing Range (Firing Range A) ⁽¹⁾
	Ma To Lung Firing Range (Firing Range B) ⁽²⁾
	Weapons Training Facilities (WTF) ⁽³⁾
	Police Driving and Traffic Training Facilities (PD&TTF) ⁽³⁾
	Proposed Police Training Facility (PTF)
GFS / HKPF	Helipad ⁽¹⁾

Notes:

- (1) Firing Range A and Helipad to be relocated from Lo Wu;
- (2) Firing Range B to be relocated from Ma To Lung; and
- (3) WTF and PD&TTF to be relocated from Fan Garden.

A new internal access road network with underpass within the Development Area will be provided. In addition to the above, associated supporting infrastructure including an underground storm water storage tank, sewage pumping station (SPS), and other ancillary facilities will also be provided.

Design Population

The design population of the development is shown on **Table 3.2**.

Table 3.2 Population Data for Co-locating Police Facilities

Co-locating Police Facilities	Design Population	
	Staff	Trainee
Firing Range A	10	65
Firing Range B	5	16
Police Driving and Traffic Training Facilities	82	63
Weapons Training Facilities	35	100
Proposed Police Training Facility	35	100
Helipad	25	0
Total	192	344

4 Review of Preliminary Layout and Access Arrangement

4.1 The Refinement Layout

Three refinement options were developed based on the preliminary layout. The key aim of these refinement options was to explore the possibility in rearranging the facilities to fulfil all of the users' requirements, while improving environmental performance and potentially better cost-effectiveness. Consideration has been given to the environmental performance of the different refinement options in comparison with the preliminary layout, which is summarised in **Table 4.1**.

After considering the environmental benefits and dis-benefits between the refinement options and taking into account the operational safety requirements of HKPF and GFS, Option 1 (the Preferred Option), which overall provides the greatest reduction in waste and landscape impact, is selected as the preferred option to be taken forward. The layout of the Preferred Option is presented in **Figure 4.1**.

4.2 Modification to the Preferred Option (The Recommended Layout)

Subsequent to the options evaluation, it was identified that the selected preferred option will encroach onto an existing pig farm, which would need to be removed / relocated. Further review identified that it is possible to retain the existing pig farm by shifting the proposed WTF to the west. This would avoid the need for removal of the pig farm. During the process of preliminary design, other minor modifications to the internal layout to further reduce the size of the development and newly formed slopes required, while improving the operational efficiency of the KNP development have also been incorporated. These modifications have enabled the total landscape resources affected by the KNP development to be reduced by 11% and the total area of newly formed slopes to be reduced by 32% compared to the original preliminary layout. The Recommended Layout is shown in **Figure 4.2**.

4.3 Review of Access Arrangement

Six options for access to the Development Area were originally identified. The option of improving existing KNP Road, which: -

- does not require land resumption;
- has no topographic constraints that would adversely affect the operational safety; and
- being an existing road which would require generally less improvement works to meet Transport Planning and Design Manual (TPDM) standard,

has been selected as the preferred access option.

Table 4.1: Comparison between the Refinement Options and Preliminary Layout

Refinement Options	Environmental Benefits	Environmental Dis-Benefits
Option 1 (Preferred Option)	<ul style="list-style-type: none"> • Volume of surplus excavation material reduces by 80,000m³ • Less trees affected due to smaller platform footprint • Height and length of retaining structures are reduced (from approx. 16m high to approx. 12m high, and overall length reduction of approx. 150m), leading to less visual impacts • Total development area reduced to approx. 146,300 m² (from approx. 157,100m²), which reduces the area of 	No specific environmental dis-benefits compared to Preliminary Layout

Refinement Options	Environmental Benefits	Environmental Dis-Benefits
Option 2	landscape resources affected <ul style="list-style-type: none"> Less newly formed slopes required for site formation (reduced to 19,900 m² from approx. 21,400 m²) 	No specific environmental dis-benefits compared to Preliminary Layout
	<ul style="list-style-type: none"> Helipad – further away from air and noise sensitive receivers Volume of surplus excavated material reduces by around 70,000m³ Slightly less trees affected due to smaller platform footprint Height and length of retaining structures are reduced (from approx. 16m high to approx. 12m high, and overall length reduction of between 100 to 150m), leading to less visual impacts Total development area reduced to approx. 148,600 m² (from approx. 157,100m²), which reduces the area of landscape resources affected Less newly formed slopes required for site formation (reduced to 18,000 m² from approx. 21,400 m²) 	
Option 3	<ul style="list-style-type: none"> Volume of surplus excavated material reduces by around 50,000m³ Slightly less trees affected due to smaller platform footprint Height and length of retaining structures are reduced (same as for Option 2), leading to less visual impacts Total development area reduced to approx. 147,000 m² (from approx. 157,100m²), which reduces the area of landscape resources affected Slightly less newly formed slopes required for site formation (reduced to 20,400 m² from approx. 21,400 m²) 	No specific environmental dis-benefits compared to Preliminary Layout

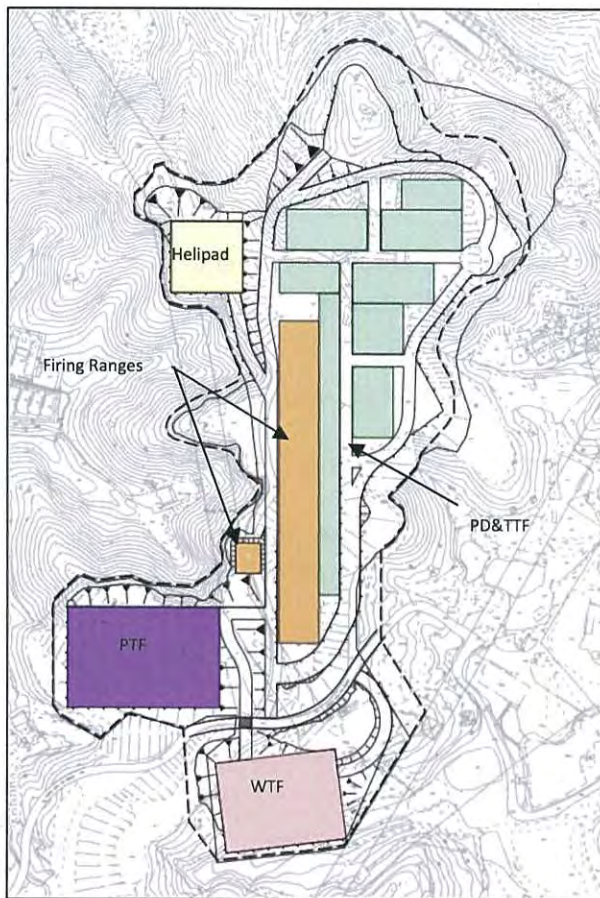


Figure 4.1:Layout of the Preferred Option

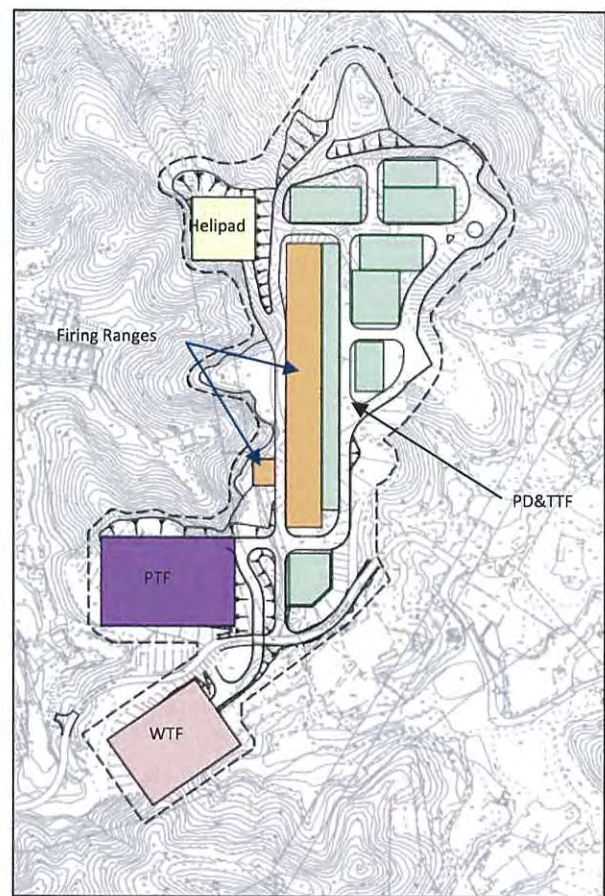


Figure 4.2:Layout of the Recommended Option

5 Technical Assessments

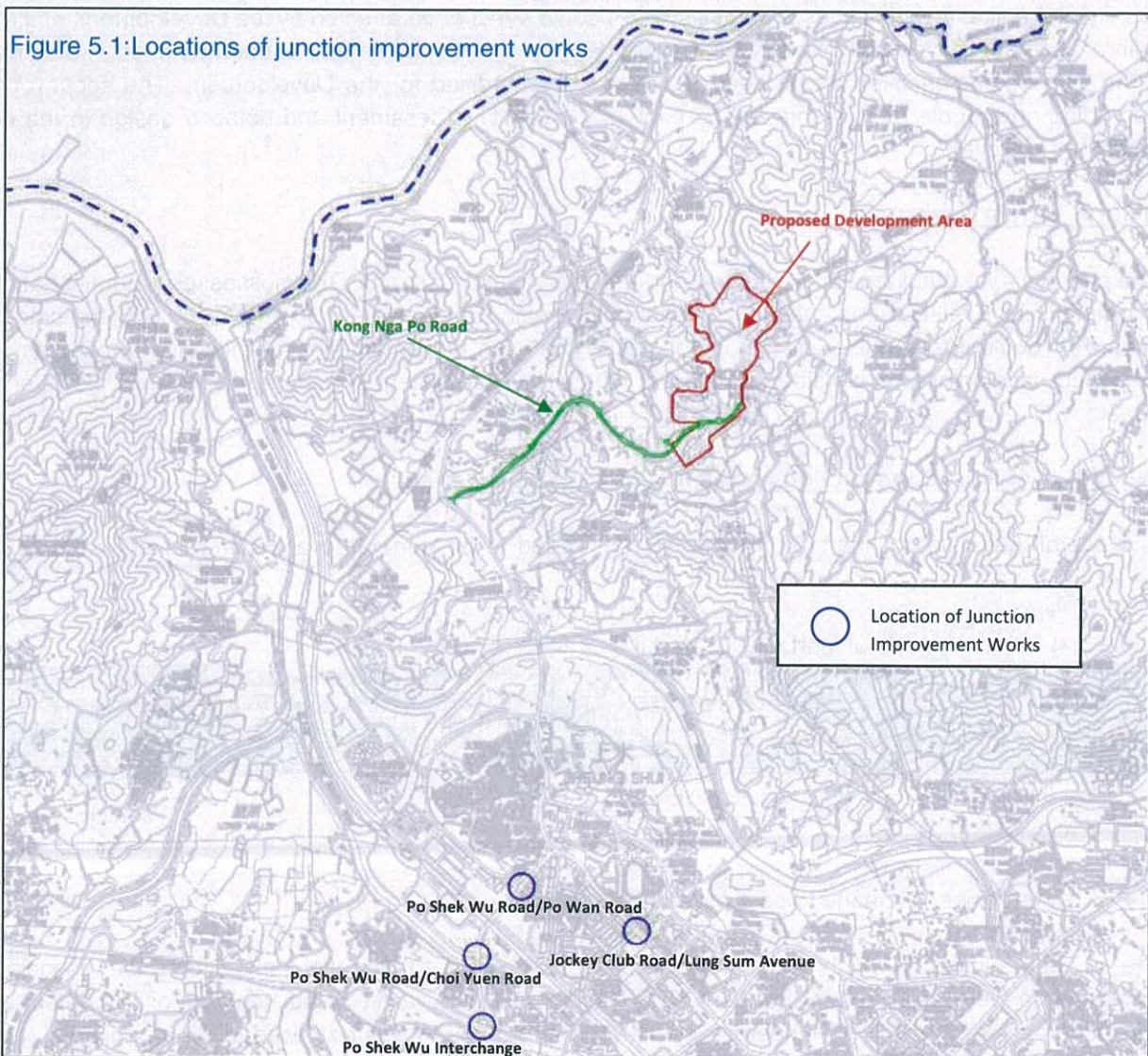
5.1 General

Various technical assessments undertaken under the Assignment have confirmed the technical feasibility and environmental acceptability of the Project.

5.2 Preliminary Traffic Impact Assessment (PTIA)

The preliminary traffic impact assessment (PTIA) for the KNP development has been carried out. To cater for the operation need of HKPF and the additional traffic generated from the police facilities at the KNP development, KNP Road between the KNP site and Man Kam To Road will be upgraded to a single two lanes carriageway of about 7.3m in width with 2m wide footpath on the northern side and 1m wide verge on the southern side. Lay-bys along the KNP Road are also proposed for the provision of future public transport facilities if required. The PTIA has demonstrated that the KNP development would not cause adverse traffic impact and is acceptable from the traffic engineering point of view.

With a view to improving the local traffic conditions at Fanling and Sheung Shui, four junctions in the Fanling/Sheung Shui New Town (i.e. Po Shek Wu Road/Po Wan Road, Po Shek Wu Road/Choi Yuen Road, Po Shek Wu Interchange and Jockey Club Road/Lung Sum Avenue) will be improved. The locations of the junction improvement works are indicated in [Figure 5.1](#).



5.3 Preliminary Geotechnical Appraisal (PGA)

The Development will require earthworks in the form of cut slopes, fill slopes, retaining structures and general cutting and filling within the platform and road areas. Retaining walls would be constructed in the form of cantilever retaining walls for retaining height equal or greater than 9m and gravity retaining walls for retaining height less than 9m.

The inferred rockhead is close to the proposed site formation level of the platforms near the central/southern portions of the Development Area. It is envisaged that the excavation will be carried out using conventional mechanical methods with some splitting at areas with high rockhead level, and that the use of explosives is not envisaged. It is envisaged that additional Site Investigation would be carried out during the design stage to obtain further design information based on the actual building location and layout when available at that stage.

Man-made Features and Retaining Walls

About twenty-six man-made features, which may affect or be affected by the Development, are located in the vicinity of the Development Area. In addition, about twenty-one existing man-made features are located along the alignment of the KNP Road improvement works. All existing slopes/retaining walls within or in the vicinity of the site, if such slopes or retaining walls could affect or be affected by the Development, or if their failure could affect lives and property within or outside the Development area under the project, would need to be investigated/checked and if necessary upgraded/modified for the Development. The scope of the upgrading and modification works will be subject to stability assessment and detailed design in the next stage of the project.

Natural Terrain Hazard

The preliminary natural terrain study identified that Catchment CD2 and OH4 possesses potential hazards of open hillslope failures and channelized debris flow. Also, Catchments CD3 and OH6 show the potential hazard of boulder/rock fall. The study concluded that with implementation of mitigation measures, the proposed development is considered feasible. Detailed assessment is required in the next stage of the project.

Quantities of inert Construction and Demolition (C&D) Materials

The overall quantities of inert C&D materials envisaged to be generated are summarized in [Table 5.1](#) below.

Table 5.1: Summary table of inert C&D material quantities

Location	Net Volume of Excavated Materials (m ³)	Net Volume of Fill Materials (m ³)	Disposal Volume of inert C&D Material (m ³)
Development Area	582,000	200,000	381,000
Access Road	18,000	19,000	

5.4 Preliminary Drainage Impact Assessment (PDIA)

The drainage impacts which may arise from the proposed KNP development and the associated infrastructure were assessed in the PDIA. The Development will result in redistribution of catchment and change in paving condition. An underground stormwater storage tank is proposed to store additional runoff from the Development Area while some stormwater drains are proposed within the Development Area and

along KNP Road so as to discharge the runoff to the existing Nam Hang Channel. The PDIA has concluded that no adverse drainage impact is expected with the implementation of the proposed drainage works.

5.5 Preliminary Sewerage Impact Assessment (PSIA)

A preliminary sewerage impact assessment (PSIA) was conducted for the proposed KNP development. To achieve the principle of "no net increase in pollution loading" for Deep Bay, the sewage generated from the Development Area will be eventually discharged to the further expanded Shek Wu Hui Sewage Treatment Works (SWHSTW), upon completion of SWHSTW expansion by end 2022.

In order to convey the sewage flow from the Development Area to the existing Sha Ling Leachate Pumping Station No. 3 (PS3) and eventually to SWHSTW, a sewage pumping station within the Development Area together with two rising mains and a gravity sewer along KNP Road are proposed. No adverse sewerage impact to the existing sewerage pumping station and network, i.e. PS3 and its downstream sewers is expected as the above facilities will be upgraded by DSD to cope with the increased sewage flow in the catchment.

5.6 Preliminary Water Supply and Utilities Impact Assessment (PWSUIA)

A preliminary water supply and utilities impact assessment was conducted.

Water Supply

The additional water demand contributed by the Development does not cause significant effect to the required demand of Table Hill Fresh Water Service Reservoir (FWSR) as it only accounts for 2.09% of the existing capacity of Table Hill FWSR. Furthermore, with the implementation of the two new FWSRs in Northern District recommended by Water Supplies Department before the operation of the police facilities, the Table Hill FWSR would have even higher ability to cater for the additional water demand for the Kong Nga Po Development.

Existing fresh water mains have been identified along KNP Road. However, due to head loss and capacity requirement, an additional new fresh water main will be required for supplying fresh water to the development.

Utilities

There are only some minor utilities, including PCCW cables, 11kV CLP cables and public lighting, within the Development Area and along the KNP Road. Future utilities provision to the Development are anticipated and are proposed to be teed off from existing utilities and run along KNP Road for providing services to the proposed Development.

Apart from the above, diversion of the existing 132kV overhead cables running across the Development Area will be required.

5.7 Air Ventilation Assessment (AVA)

AVA was conducted to assess the air ventilation impact of the proposed Development. From the site wind availability study, the most prevailing winds under annual and summer conditions are from the East and South-West respectively. The findings of AVA confirmed that the proposed Development is unlikely to impose significant adverse impact to the site and the surrounding area, due to the relatively low building height and a number of large and open areas at the platforms of various police training facilities.

5.8 Green Initiative Study (GIS)

A number of Green Initiatives have been considered for further analysis and reviewed in the next stage of the project, depending on their technical and financial feasibility. The proposals considered in GIS are listed below:-

Greening

- Vertical greening, green roofs, bioswales, infiltration planters, and xeriscaping.

Renewable Energy

- Solar PV panels, solar hot water, and solar street/walkway lighting.

Sustainable Materials

- Porous paving materials, sustainable concrete, recycled paving and blocks, and clear roofing tiles.

Water

- Rainwater harvesting, efficient fixtures and appliances, and auditing and repair.

Green Buildings

- Harnessing the natural characteristics of the Development area, such as building orientation for ventilation and natural lighting, and green building certification.

Waste Management

- Waste separation at source, and a food-waste composter

5.9 Environmental Impact Assessment (EIA)

The project profile for the “Police Facilities in Kong Nga Po” was submitted to the Environmental Protection Department (EPD) on 23 July 2014 under Section 5(1)(a) of the EIAO. On 2 September 2014, EPD issued an EIA Study Brief for the Project (ESB-276/2014). Based on the scope of the Project, the Project covers the following Designated Projects (DPs) under the EIAO:

1. A helipad within 300m of existing or planned residential development (Item B.2, Part I, Schedule 2); and
2. An open firing range (Item O.5, Part I, Schedule 2).

With the implementation of various environmental mitigation measures as proposed in the EIA, it is concluded that the proposed Development is technically and environmentally feasible in environmental impact point of view. The EIA Report was approved on 20 October 2016 (Register No.: AEIAR-201/2016) and the Environmental Permit (Environmental Permit No. EP-510/2016) was issued on 1 November 2016.

Air Quality Impact

Potential air quality impacts from the construction works of the Project would mainly be related to construction dust from site formation, foundation works, excavation, and improvement works of existing KNP Road. With the implementation of the recommended mitigation measures to ensure compliance with

the relevant air quality control requirements, no residual impacts are anticipated due to the project development during the construction phase.

During operation phase, potential air quality impacts associated with emissions from vehicles and chimneys, helipad operation, lead dust from firing ranges and odour from existing pig farms were assessed. Cumulative vehicular and chimney emissions were predicted to be below compliant with relevant air quality control requirements, and no significant emissions from helipad operation is expected, while lead dust is anticipated to be localised within the firing ranges with the implementation of the practical mitigation measures. Findings from odour patrols show potential cumulative odour impacts to be insignificant. Residual impact is not anticipated after implementation of the mitigation measures.

Noise Impact

Construction noise impacts are predicted due to construction works of the Project involving powered mechanical equipment (PME), and mitigation measures in form of quieter plant, movable barriers, noise enclosures and noise insulating fabric are required to mitigation construction noise to within acceptable levels. Residual construction noise impact is not anticipated.

During operation phase, potential noise impacts due to road traffic, fixed noise sources and helicopter noise was assessed. No adverse road traffic noise impact is predicted while fixed noise impact will require mitigation measures to be implemented. Design and operation measures are required to address helicopter noise impact, however with the implementation of the design and operation measures, no residual helicopter noise impact is anticipated.

Water Quality Impact

During construction phase, potential water quality impact associated with the Project include construction site runoff and general construction activities, accidental spillage of chemicals, sewage from the construction workforce and construction works in close proximity to inland watercourses. Mitigation measures are required to be implemented during construction phase to ensure no adverse water quality impacts. No residual impacts are anticipated.

Operation phase water quality impacts include stormwater runoff from paved surfaces carrying suspended solids and other pollutants; accidental spillage of chemicals; runoff from the skid pan at the PD&TTF; sewage generated during operation phase; and risk of emergency discharge from the on-site sewage pumping station (SPS). During operation phase, mitigation measures are required to mitigate impacts associated with stormwater runoff and accidental spillage of chemicals. Design measures are also required for areas undertaking refuelling activities. No residual impacts are anticipated.

Sewerage and Sewage Treatment Implications

Sewerage facilities are proposed to address the sewerage requirements of the Project. These include an on-site sewage pumping station and a new sewer pipeline connecting to the planned communal sewers.

With implementation of the proposed new sewerage facilities including measures to minimise the risk of emergency discharge of sewage and upgrades to existing facilities (by others), there would be no adverse sewerage impacts due to the Project. No residual impacts are anticipated.

Waste Management Implications

The major waste types generated by the construction activities will include C&D materials from site clearance, site formation works, foundation works, retaining walls and slope works, building construction

and superstructure works, and road improvement works; chemical waste from maintenance and servicing of construction plant and equipment and general refuse from the workforce. Mitigation measures are recommended for handling, transport and disposal of such wastes to avoid adverse environmental impact during construction phase. No residual impacts would be anticipated.

During the operation phase, the key waste types generated will include general refuse from staff and trainees within Project; chemical waste from regular maintenance activities for some firing range structures and petrol and diesel filling activities for the police fleet; as well as cartridge casings and bullet heads from firing and training activities. Operation phase waste management practices are required to ensure no adverse environmental impact during the operation phase. No residual impacts would be anticipated.

Land Contamination

Based on the findings of the desktop appraisal of the historical and current land uses and the site survey in the Study Area, land contamination impacts associated with construction of the Project is not anticipated. No residual impacts would be anticipated.

During operation phase, the petrol/diesel filling station provided in the PD&TTF carries the risk of spills and leaks from underground storage tanks and pipework which may pose potential land contamination issues. A mobile oil refuelling truck for refuelling of helicopters is also required. Mitigation measures are recommended to avoid land contamination during operation phase. No residual impacts would be anticipated.

Ecological Impact (Terrestrial and Aquatic)

Although several flora and fauna species of conservation interest were recorded within the Project site, the area is generally not ecologically significant owing to the relatively low ecological value of the habitats. Nevertheless, mitigation measures are recommended during construction phase to minimise impact to affected flora and fauna. No residual impacts would be anticipated.

No significant ecological impact will be resulted from the operation of the Project as all potential air quality, noise and water quality impacts will be controlled to environmentally acceptable levels, thus no specific ecological mitigation measure is required during operation phase.

Landscape and Visual Impacts

The proposed development will see a complete change in the landscape of the Project site, transforming it from a rural albeit disturbed landscape into a large institutional facility. The proposals include site formation works, including significant retaining walls and the introduction of new building forms into a landscape. The landscape and visual mitigation proposals are centred on the use of extensive woodland planting around the periphery of the site for forming a landscape buffer. This buffer will screen low-level views and integrate the proposals within the existing landscape framework in more elevated views. With the implementation of the recommended mitigation measures, the proposed development is considered as "acceptable with mitigation" during the construction and operation phases.

Impact to Hazard to Life

The risks associated with (1) the storage, use and transport of chlorine at Sheung Shui Water Treatment Works (SSWTW), (2) the generation, transfer, storage and use of biogas at Organic Waste Treatment Facilities – Phase 2 (OWTF2); and (3) helicopter refuelling and other Dangerous Goods (DG) for the construction and operation stages of the proposed development was assessed and found to be acceptable as per the individual and societal risk criteria, hence specific mitigation measures are not required. However,

a list of recommendations / good practices is proposed to ensure the safe operation of the proposed police facilities.

5.10 Sustainability Assessment (SA)

The SA has been conducted using the Computer Aided Sustainability Evaluation Tool (CASET) as the evaluation framework and based on parameters and baseline values as specified in CASET (version 4.0).

The SA results have demonstrated that the Development will overall impose a small negative impact on the relevant environmental parameters due to the nature of the project that involves construction activities. The Development will generally have a positive impact on the economic parameters with impacts varying in magnitude. Cost-benefit and fixed capital from the Project is expected to have only a small positive impact, comparing to the overall GDP of Hong Kong as a whole. Job creation also has a small positive impact arising from the Project with estimated additional jobs. Considering the social impacts arising from the Project, health and hygiene parameters will not be adversely affected overall. With proper implementation of the recommended mitigation measures, it is expected that there will be no adverse residual air quality impacts anticipated due to the Project during the construction phase. As the Project will provide additional jobs and stability, the level of opportunities and the effect on self-reliance and social cohesion will all increase positively, even if only very small from a territory-wide perspective.

5.11 Land Requirement Study (LRS)

The Development Area and alignment of KNP Road and junction improvement works are all located within Government land. For the improvement works of KNP Road, provision of about ten meter wide of work space to either side of the proposed works is generally proposed to allow construction of the future road and associated new slopes, retaining walls and landscape works. The land required for the road improvement works should be further reviewed when the detailed design of the road improvement works is prepared in the next stage of the project.

Land resumption is not required in this Development and associated works including the KNP road and junction improvement works, as the proposed works are all fall within government land. Minor land clearance is required as revealed from the preliminary investigation. Site inspections were carried out and it was envisaged that no graves would be affected by the proposed works. As most of the inspected locations are densely vegetated, further thorough site inspection is recommended to be carried out in the next stage of the project.

Approximately 4,317 nos. of trees within the Development Area and 1,400 nos. of trees along KNP Road within the proposed works site boundary, including fruit trees, are recommended for felling, 152 dead trees are recommended for removal. In addition, about 100 nos. of trees near the proposed junction improvement works may also require felling. All of the specimens (both trees and undersized seedlings) of *Aquilaria Sinensis* and *Keteleeria Fortunei* which are affected by the proposed works are recommended to be transplanted in the EIA Report.

Diversion of existing China Light and Power Company (CLP) 132kV overhead cables above the Development site will be required. Further liaison with CLP is also required in the next stage of the project.

5.12 Preliminary Engineering Layout Plan (PELP)

Preliminary engineering design has been carried out for the following engineering works proposed under the Assignment:

- Site formation of an area of about 19.1ha. With associated slopes and retaining walls;

- Existing KNP Road improvement works;
- Junction improvement works; and
- Associated supporting infrastructure and utilities including drainage, sewerage, waterworks, utilities systems, an underground stormwater storage tank and a sewage pumping station.

6 Conclusion

The Project is proposed for the co-location of the police facilities in Kong Nga Po and the objective of the Assignment is to confirm the feasibility and environmental acceptability of the proposed Development.

Technical Assessments conducted under the Assignment have demonstrated that the proposed co-locating the police facilities in Kong Nga Po is technically feasible and environmentally acceptable.



Police Facilities in Kong Nga Po

Agreement No. CE31/2014 (CE) Engineering Study for Police
Facilities in Kong Nga Po – Feasibility Study

Environmental Impact Assessment - Executive Summary

July 2016

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1 Introduction

This Executive Summary summarises the results of the Environmental Impact Assessment (EIA) for the Police Facilities in Kong Nga Po. The EIA accompanies an application for an Environmental Permit (EP) and has been prepared in accordance with the requirements of the Environmental Impact Assessment Ordinance (EIAO).

The “Land Use Planning for the Closed Area” completed in 2010 concluded with a series of suggestions, including further review the development potential of land released from the Closed Area including Kong Nga Po. To follow up on the suggestions, Civil Engineering and Development Department (CEDD) has earlier explored the feasibility of low-density residential development at Kong Nga Po. However, after considering the relevant planning, environmental and overall development factors, it was preliminarily concluded that the option of providing police training facilities at Kong Nga Po would be more desirable compared to the option of low-density residential development.

An engineering feasibility study was commissioned by CEDD under Agreement No. CE31/2014 (CE) to confirm the feasibility and environmental acceptability of co-locating police facilities in Kong Nga Po.

The project profile for the “Police Facilities in Kong Nga Po” was submitted to the Environmental Protection Department (EPD) on 23 July 2014 under Section 5(1)(a) of the EIAO. On 2 September 2014, EPD issued an EIA Study Brief for the Project (ESB-276/2014). The EIA report has been prepared according to the study brief requirements, which identified nine key environmental assessment aspects to be addressed as part of the EIA study. The findings of these assessments are described in **Chapter 3** of this Executive Summary.

2 Project Description

2.1 Location and Scope of the Project

The proposed Project site locates in the North District roughly in midway between Sheung Shui / Fanling urban area and Shenzhen River, east of Man Kam To Road and north of Ng Tung river. The current site is a rural area with very limited existing developments. The main vehicular access to the Project site is the sub-standard rural track (Kong Nga Po Road) leading from Man Kam To Road.

The Project consists of site formation works and building works for the co-location of various police facilities in the Project site at Kong Nga Po as well as road improvement works to a section of the existing Kong Nga Po Road between the police facilities and Man Kam To Road. The police facilities include:

- Lo Wu Firing Range (LWFR) to be relocated from Lo Wu;
- Ma Tso Lung Firing Range (MTLFR) to be relocated from Ma Tso Lung;
- Weapons Training Facilities (WTF) to be relocated from Fan Garden;
- Police Driving and Traffic Training Facilities (PD&TTF)), including a multi-storey training complex, to be relocated from Fan Garden;
- Helipad to be relocated from Lo Wu;
- A Proposed Police Training Facility (PTF); and
- A new internal access road network with underpass (approx. 12m) within the Project site.

In addition to the police facilities to be co-located above, associated supporting infrastructure and utilities will also be provided, which include:

- An underground stormwater storage tank;
- A sewage pumping station (capacity approx. 150m³/day); and
- A petrol / diesel filling station (with vehicle washing area and vehicle charging area).

The improvement works to Kong Nga Po Road between the police facilities and Man Kam To Road includes roadworks, viaduct of less than 100m between abutments, and associated works such as slopeworks and retaining walls.

The Project layout is shown in **Figure 2.1**.

Based on the aforementioned scope, the Project covers the following Designated Projects (DPs) under the EIAO:

1. A helipad within 300m of existing or planned residential development (Item B.2, Part I, Schedule 2); and
2. An open firing range (Item O.5, Part I, Schedule 2).

2.2 Consideration of Alternatives and Selection of Preferred Scenario

2.2.1 Project Layout

Following the preliminary layout and access arrangement developed for the Project under Agreement No. CE16/2012 – Engineering Feasibility Study for Kong Nga Po – Feasibility Study, three refinement options

were subsequently developed to explore the possibility in rearranging the facilities to fulfil all of the users' requirements, while improving environmental performance. All three refinement options were found to be generally associated with less environmental impacts than the preliminary layout, with notable improvements in reducing the surplus excavated materials and potential visual impacts. After considering the environmental benefits and dis-benefits between the refinement options and taking into account the operational safety requirements of HKPF and GFS, Option 1 was selected as the preferred option to be taken forward. Subsequent modifications were made to the Project boundary as well as minor modifications to the internal layout to further improve the operational efficiency of the Project. Overall, the preferred option has minimised environmental impacts to the maximum practicable extent.

For the proposed access to the Project site, only the Kong Nga Po Road option was found to meet all technical and operational requirements, hence Kong Nga Po Road was selected as the preferred access option. Design of the road improvement works at Kong Nga Po Road has made the best use of the existing road alignment to minimise slopeworks and the number of trees affected.

2.2.2 Construction Method and Sequence

The major construction elements will broadly include:

- Site formation
- Foundation works
- Retaining walls and slope works
- General building and structure construction
- Improvement of existing Kong Nga Po Road

The construction activities associated with site formation and roadworks will include site clearance, excavation and filling, construction of access road, utilities laying and landscaping works. Well established conventional construction methods will be adopted for these works.

For the retaining structures, gravity walls and reinforced concrete (RC) L-shape walls and pile retaining walls were considered. Noting that gravity walls would require more materials and taking into account the topographical constraints, L-shape and pile retaining walls were identified as the preferred methods. Improvement works such as soil nailing, slope re-compaction and re-grading of slope gradient are envisaged as part of the slope works to improve ground stability.

For the proposed building facilities which are expected to be one to five storeys high, shallow foundation (i.e., strip or pad footings) will be adopted. In case where multi-storey buildings requiring large loading capacity, three piling options were considered, including large diameter bored piles, pre-bored socket H-piles and driven steel H-piles. Of the three options, pre-bored socket H-piles were evaluated as being best able to meet engineering requirements while minimising environmental impacts. Other construction activities for building facilities will not present significant differences in environmental impacts, hence conventional methods will be adopted.

Consideration was also given to the effect of construction programming on environmental impacts, including construction of the whole site at the same time versus phased construction of different 'zones' within the Project site. Taking into account the sensitivity of nearby sensitive receivers, the latter option has been adopted and the construction sequence has been optimised to avoid concurrent construction of particularly dusty and/or noisy activities within the same locations as far as practicable.

2.3 Implementation Programme

The design of the proposed project will commence in end-2016 / early 2017. The earliest site work is anticipated to commence in 2018 and complete by 2022.

3 Summary of Environmental Impact Assessment

3.1 Air Quality

3.1.1 Construction Phase

Potential air quality impacts from the construction works of the Project would mainly be related to construction dust from site formation, foundation works, excavation, and improvement works of existing Kong Nga Po Road. Dust generated from construction activities is the primary concern during the construction phase. Representative air sensitive receivers (ASRs) within the 500m from the Project boundary were identified for the construction phase assessment. Relevant modelling has been carried out to predict the hourly total suspended particulates (TSP), daily and annual respirable suspended particulates (RSP), and daily and annual fine suspended particulates (FSP) levels at the identified ASRs due to the dust-emitting construction activities for both scenarios of without and with the dust mitigation measures in place.

With implementation of the recommended mitigation measures as well as the relevant control requirements as stipulated in the *Air Pollution Control (Construction Dust) Regulation*, it has been predicted that the cumulative maximum hourly TSP, 10th maximum daily RSP and 10th maximum daily FSP concentrations at all the identified ASRs would be respectively not more than 341 µg/m³, 94 µg/m³ and 73 µg/m³. Therefore, it is anticipated that there would be no exceedance of the hourly TSP criterion (500 µg/m³) as well as the Air Quality Objectives (AQOs) for daily RSP (100 µg/m³) and daily FSP AQOs (75 µg/m³).

For the annual RSP and annual FSP, the predicted cumulative concentrations would be respectively not more than 46 µg/m³ and 33 µg/m³ at any of the identified ASRs under the mitigated scenario, hence complying with the corresponding AQOs (50 µg/m³ for annual RSP and 35 µg/m³ for annual FSP).

3.1.2 Operation Phase

During the operation phase, the major sources of air pollution include vehicular emissions from existing open roads and the improved Kong Nga Po Road; and chimney emissions from Organic Waste Treatment Facility Phase 2 (OWTF2). Based on the air quality modelling results as summarized in **Table 3.1**, it is predicted that the cumulative nitrogen dioxide (NO₂), RSP and FSP concentrations at all identified ASRs would be compliant with the AQOs for hourly and annual NO₂, daily and annual RSP, as well as daily and annual FSP.

Table 3.1: Summary of Predicted Cumulative Modelling Results during Operation Phase

Air Pollutant	Averaging Time	AQO (µg/m ³)	Allowable Exceedance in a year	Range of Concentrations (µg/m ³)	Remarks
NO ₂	1 hour	200	18	115 - 133	19 th maximum values
	1 year	40	0	18 - 25	Annual average
RSP	24 hours	100	9	84 - 88	10 th maximum values

Air Pollutant	Averaging Time	AQO ($\mu\text{g}/\text{m}^3$)	Allowable Exceedance in a year	Range of Concentrations ($\mu\text{g}/\text{m}^3$)	Remarks
FSP	1 year	50	0	42 - 44	Annual average
	24 hours	75	9	63 - 66	10 th maximum values
	1 year	35	0	32 - 33	Annual average

No significant operational phase air quality impact from the proposed helipad is expected. With implementation of the practical mitigation measures, impacts of dust, lead dust are anticipated to be localised within the firing ranges. Accumulation of air pollutants at the proposed firing ranges leading to exceedance of the relevant air quality criteria is therefore not anticipated. The findings from the odour patrol and test results obtained on two typical hot and dry sunny days show that the potential cumulative odour impacts at all ASRs due to the three existing pig farms, the existing San Uk Ling Firing Range, the proposed OWTF2 and the proposed firing ranges of the Project would be insignificant.

Hence, no adverse air quality impacts are anticipated during operation phase of the Project.

3.2 Noise Impact

3.2.1 Introduction

Potential noise impacts associated with the construction and operation phases of the Project have been assessed in accordance with the technical requirements stipulated in Section 3.4.3 and Appendix C of the EIA study brief, as well as Annexes 5 and 13 of the EIAO-TM.

3.2.2 Construction Noise

Quantitative assessment of the potential construction noise impact has been carried out in accordance with the EIA study brief requirements. The potential source of noise impact during the construction phase of the Project is from the use of powered mechanical equipment (PME) for various construction activities, including site formation, improvement of road network and building works for the training facilities, firing ranges and helipad etc. Concurrent projects have also been identified and incorporated into the assessment for cumulative impact.

The assessments were based on standard acoustic principles and the guidelines in the EPD Technical Memorandum on Noise from Construction Work other than Percussive Piling. Based on the tentative construction programme and PMEs anticipated to be used, the potential construction noise impact on representative NSRs was assessed.

Construction work for the underpass across the Kong Nga Po Road within the subject site is required for the Project. It is currently envisaged that this small-scale construction work will be carried out by cut and cover method (instead of drill and blast / bored tunnelling method). Therefore, no ground-borne noise impact is anticipated for this construction work.

The construction noise impact assessment has been conducted based on the best available information (taking into account other concurrent projects). With the implementation of the mitigation measures in form of quieter plant, movable barriers, noise enclosures and noise insulating fabric, the construction noise levels at all NSRs are predicted to comply with the noise standards stipulated in the EIAO-TM. Adverse construction noise impacts are therefore not anticipated in this project.

3.2.3 Road Traffic Noise

The potential road traffic noise impacts have been assessed based on the peak traffic flows in 2038. Traffic noise was predicted using the model "RoadNoise", which has been used before in other similar EIA studies. The predicted road traffic noise levels at all representative NSRs would comply with the relevant noise criteria. Thus, no adverse road traffic noise impact is anticipated.

3.2.4 Fixed Noise Sources

The potential fixed noise sources during the operation phase include the operation of existing and planned firing ranges (i.e. the existing San Uk Ling Firing Range and the proposed reprovision of Lo Wu and Ma Tso Lung Firing Ranges); Proposed Police Training Facility (PTF); Weapon Training Facilities (WTF); Police Driving and Traffic Training Facilities (PD&TTF); ventilation openings; sewage pumping station and petrol / diesel filling station. Fixed noise sources have been assessed individually and cumulatively.

Noise impact from planned fixed noise sources could be effectively mitigated by implementing appropriate noise control measure at source during the detailed design stage. By installing at least 2.5m height perimeter wall / boundary wall at the Project site and 5m height 4-side walls at Ma Tso Lung firing range as well as the adoption of the maximum permissible SWLs for the proposed fixed plants (i.e. ventilation openings, sewage pumping station and petrol / diesel filling station), the impact noise levels at all representative NSRs complies with the relevant fixed noise criteria. Therefore, adverse fixed noise sources impact to the nearby NSRs is not anticipated.

3.2.5 Helicopter Noise

The helicopter noise impact assessment has been conducted based on the best available information. After adopting the design and operation measures as confirmed with GFS which includes treatment at source, restricting approach / taking-off flight paths and flight angles, and implementing at least 2.5m height perimeter wall / boundary wall at Project site, the predicted helicopter noise levels at all representative NSRs do not exceed the day-time helicopter noise standard laid down in Annex 5 of the EIAO-TM for both scheduled flight and emergency flight. The planned helipad at KNP from 7pm to 7am is for emergency use only and there will not be any scheduled flight during evening and night-time periods. The frequency of using the existing Lo Wu Range helicopter landing site from 7pm to 7am in Year 2010 – 2015 for emergency use is only 3 in total. The duration of each emergency use was about 7 minutes. The helicopter noise impact would comply with the relevant day-time noise criterion of L_{max} 85 dB(A) at all representative NSRs. No residual helicopter noise impact is anticipated.

3.3 Water Quality

The potential water quality impacts associated with the construction and operation phases of the Project have been assessed in accordance with the technical requirements stated in Section 3.4.4 and Appendix D of the EIA Study Brief, and Annexes 6 and 14 of the EIAO-TM.

Potential sources of construction-related water quality impacts include general construction activities related to storage of construction materials and release of construction debris; construction site runoff containing suspended solids, sediments and contaminants; spillage of chemicals; sewage from the construction workforce; and construction works in close proximity to inland watercourses. Operation phase water quality impacts include stormwater runoff from paved surfaces carrying suspended solids and other pollutants; accidental spillage of chemicals; runoff from the skid pan at the PD&TTF; sewage generated during operation phase; and risk of emergency discharge from the on-site sewage pumping station (SPS).

Mitigation measures have been recommended to ensure no adverse water quality impacts. These include (but are not limited to) adoption of good site practices outlined in ProPECC Note PN1/94 and ETWB TC (Works) No. 5/2005, appropriate storage of chemicals during construction phase, as well as design and maintenance of silt removal facilities as part of the future stormwater drainage system, fuel interceptors installed in the drainage system and provision of buffer capacity to minimise the risk of emergency discharge of sewage during operation phase. With these as well as other recommended mitigation measures in place, no adverse water quality impacts are expected during construction and operation phase.

3.4 Sewerage and Sewage Treatment

The sewerage and sewage treatment implications associated with the Project have been evaluated in accordance with the technical requirements stated in Section 3.4.5 and Appendix E of the EIA Study Brief.

The Project site is not currently served by a public sewerage connection, and the existing septic tank facility is not considered to be sufficient to accommodate the sewage flows generated by the Project, hence conveyance to the Shek Wu Hui Sewage Treatment Works (SWHSTW) is required. To convey Project-related sewage flows to SWHSTW, a new on-site SPS and sewer pipeline will be built and connected to the planned communal sewer with OWTF2, before discharging to existing sewerage facilities (PS3 and associated rising main) along Man Kam To Road.

Design of the new on-site SPS and sewer pipeline has taken into account the future population and estimated peak flows generated by the Project, and additional buffer capacity will be built into the on-site SPS to minimise the risk of emergency discharge of sewage during operation phase. The planned communal sewer will be implemented by either this Project or by OWTF2 project (subject to further liaison between CEDD and EPD during detailed design stage) and will be designed with adequate capacity to cater for the sewage flows from both this Project and the OWTF2 project.

Upgrades to the existing facilities (PS3 and associated rising main) downstream of the Project will be managed under a separate contract (CE1/2015(DS)) by DSD, with agreement that the upgrades will take into account the combined additional sewage flows generated by the Project and the OWTF2. The treatment capacity of SWHSTW will be increased under its Phase 1A expansion and will have sufficient treatment capacity for the Project-related sewage flows by the time of operation in 2022.

With implementation of the proposed new sewerage facilities and upgrades to existing facilities (by others), adverse sewerage impacts are not anticipated as a result of the Project.

3.5 Waste Management

Construction and demolition (C&D) materials will be generated from site clearance, site formation works, foundation works, retaining walls and slope works, building construction and superstructure works, and road improvement works. It is estimated that the total amount of C&D materials to be generated would be approximately 603,000 m³, in which about 120,000 m³ would be rock, and about 480,000 m³ would be soil and the remaining 3,000 m³ would be non-inert C&D materials.

It is estimated about 219,000 m³ of inert C&D material would be reused on-site as fill materials. The remaining inert C&D materials could be reused by other projects in Hong Kong or to be disposed of at the government's Public Fill Reception Facilities (PFRFs) for beneficial use by any other projects in Hong Kong. With careful planning for reuse of C&D materials on-site and proper implementation of good construction site practice and mitigation measures recommended, potential dust, noise and water quality impacts associated with on-site handling and transportation of C&D materials are not anticipated.

Other waste materials including chemical waste from maintenance and servicing of construction plant and equipment and general refuse from the workforce will also be generated throughout construction. Provided that all these identified wastes are handled, transported and disposed of in strict accordance with the relevant legislative and recommended requirements and that the recommended good site practices and mitigation measures are properly implemented, no adverse environmental impact is expected during the construction phase.

During the operation phase, the key waste types generated will include general refuse from staff and trainees within Project; chemical waste from regular maintenance activities for some firing range structures and petrol and diesel filling activities for police vehicle fleet; as well as cartridge casings and bullet heads from firing and training activities. Provided that all these wastes are handled, transported and disposed of in strict accordance with the relevant legislative requirements and the recommended mitigation measures are properly implemented, no adverse environmental impact is expected during the operation phase.

Recommended mitigation measures for waste management are:

- Good site practices such as staff training in proper waste management and chemical handling procedures; providing sufficient waste disposal points; and employing licensed waste collectors.
- Waste reduction measures such as sorting demolition debris and excavated materials from demolition works to recover reusable/recyclable portions; and segregating and storing different types of waste in

different containers, skips or stockpiles to enhance reuse or recycling of materials and their proper disposal.

- Following the DEVB Technical Circular (Works) No. 6/2010 for *Trip Ticket System for Disposal of Construction & Demolition Materials* to monitor the disposal of inert and non-inert C&D materials at respectively PFRFs and the designated landfill site, and to control fly-tipping.
- Preparing and implementing a Waste Management Plan detailing various waste arising and waste management practices in accordance with the relevant requirements of the ETWB Technical Circular (Works) No. 19/2005 *Environmental Management on Construction Site*.

3.6 Land Contamination

The land contamination assessment has been conducted by reviewing the historical and current land uses, desktop appraisal and site reconnaissance survey with respect to the potential land contamination at the Study Area. Other relevant information collected from the related government departments has been reviewed.

Based on the findings of the desktop appraisal of the historical and current land uses and the site survey in the Study Area, land contamination impacts associated with the construction of the proposal project is not anticipated.

In case it is discovered contaminated materials after the commencement of works, mitigation measures for handling of contaminated materials and regular site audits are recommended to minimise the potential adverse impacts on workers' health and safety and remediation/ disposal of potentially contaminated materials.

During Operation Phase, the planned land uses within the Project will mainly include firing training, weapons training, driving and traffic training. All cartridge casing and bullet heads will be collected from the firing range after each target practice and stored in the storeroom for disposal. Therefore, no contaminated land issue is anticipated during training activities.

A petrol and diesel filling station will be provided in the Police Driving and Traffic Training Facilities (PD&TTF). Spills and leaks from underground storage tanks and pipework may pose the potential land contamination issues. With the recommended mitigation measures in place, no land contamination would be expected to arise and no adverse impacts are anticipated.

Mobile oil refuelling truck for refuelling of helicopters will be required under some specific operational need. The refuelling activities will be carried out at the helipad. With the recommended mitigation measures in place, no land contamination would be expected to arise and no adverse impacts are anticipated.

3.7 Ecology

The Project site comprises of five habitat types including plantation, grassland, grassland/shrubland, developed area and orchard. Amongst these habitat types, grassland is dominant in the Project site.

Although several flora and fauna species of conservation interest were recorded within the Project site, the area is generally not ecologically significant owing to the relatively low ecological value of the habitats. Grassland habitat is common in the Study Area and this habitat is also the dominant habitat at the periphery of the Project site. Therefore, the potential direct impact on habitat loss is considered as of moderate-minor to minor significance. Indirect impact on off-site habitat is also not considered to be significant due to lack of important ecological resources. No significant ecological impact will be resulted from the operation of the Project as all potential air quality, noise and water quality impacts will be controlled to environmentally acceptable levels, thus no specific ecological mitigation measure is considered necessary.

To minimise impact on the flora species of conservation interest within the Project site, it is recommended to conduct a detailed vegetation survey as baseline monitoring to update the exact locations, number and condition of individuals of any flora species of conservation interest within the proposed works area prior to the commencement of site clearance. Erection and maintenance of a temporary protective fence enclosing the flora species of conservation interest to be preserved is recommended to avoid potential impact from construction activities. A proper transplantation proposal should be prepared and implemented if individuals of flora species of conservation interest are identified not preserved on site. Monthly monitoring of any other flora species of conservation interest identified in the detailed vegetation survey should be conducted during the construction phase to preserve those flora species of conservation interest recorded within the Project site.

With consideration of minimizing impact on rare butterfly species of conservation interest recorded at the grassland in the Project site, it is recommended to consider inclusion of some common grass species which are the larval food plants of Small Three-ring and Swallowtail in the proposed vegetation planting or the Landscape Master Plan in order to benefit these species.

3.8 Landscape and Visual

The proposed development will see a complete change in the landscape of the Project site, transforming it from a rural albeit disturbed landscape into a large institutional facility. Many of the areas which surround the site are typical open storage and light industrial uses, however the future landscape context represented by the planning framework including OZPs and concurrent projects in the vicinity will be a much more developed setting. As such the proposed Kong Nga Po Police Facilities will be in-tune with this future setting.

Within the study area, 10 types of landscape resources, 13 nos. of landscape character areas, and 17 visually sensitive receivers (VSR) have been identified. Impacts before mitigation ranges from substantial adverse to insubstantial impact for landscape resources and character areas, and substantial adverse to insubstantial for VSRs. Mitigation measures are recommended to minimise impacts on the landscape within the landscape study area and the visual amenity of the visually sensitive receivers within the visual envelope.

The design of the site formation proposals have sought to be as sensitive as possible to the existing landscape setting. The landscape and visual mitigation proposals are centred on the use of extensive woodland planting around the periphery of the site for forming a landscape buffer. This buffer will screen low-level views (the majority of the existing VSRs are low-level) and integrate the proposals within the existing landscape framework in more elevated views.

Given the proposed design of the proposals, impacts on landscape resources during the design year (Year 10) will range from moderate adverse to slight beneficial; and for landscape character the impacts are largely slight adverse to insubstantial although there will be moderate adverse impacts on the Kong Nga Po Upland landscape. Although visual impacts range from moderate to slight adverse, it should be noted that the existing setting is of a rural nature, hence these views are only available to a relatively few people..

Overall, it is considered that the residual landscape and visual impacts of the proposed development are acceptable with mitigation during the construction and operation phases.

3.9 Hazard to Life

A quantitative risk assessment (QRA) has been conducted to determine the risk associated with (1) the storage, use and transport of chlorine at Sheung Shui Water Treatment Works, (2) other hazardous facilities in the vicinity, i.e. Organic Waste Treatment Facilities Phase 2; and (3) helicopter refuelling and other Dangerous Goods for the construction and operation stages of the proposed development.

The assessment has concluded that the risks are acceptable as per the individual and societal risk criteria set out in Annex 4 of the EIAO-TM. Therefore, implementation of further risk mitigation measures is not required. A list of recommendations / good practices were proposed to ensure the safe operation of the proposed police facilities.

3.10 Impact Summary

A summary of the environmental impacts for individual aspects in the EIA report is presented in **Table 3.2**.

Table 3.2: Summary of Environmental Impacts

Assessment Points	Result of Impact Prediction	Relevant Standards / Criteria	Extent of Exceedances Predicted	Impact Avoidance Measures Considered	Mitigation Measures Proposed	Residual Impacts after Mitigation
Air Quality Impact						
Air Sensitive Receivers (ASRs) within 500 m Study Area and within the Project boundary.	<p>Construction Phase</p> <ul style="list-style-type: none"> Compliance with the AQO for hourly TSP, daily RSP and daily FSP under Tier 1 mitigated scenario, except 10th highest daily average RSP for ASR A9a. Compliance with the AQO for daily RSP for ASR A9a under Tier 2 scenario. Compliance with the AQO for annual RSP and annual FSP under mitigated scenario. <p>Operation Phase</p> <p>Compliance with the AQO for hourly and annual NO₂, daily and annual RSP, and daily and annual FSP.</p>	<p>Construction Phase</p> <ul style="list-style-type: none"> Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM) (Environmental Impact Assessment Ordinance (EIAO) (Cap. 499.S16), EIAO-TM, Annexes 4 and 12; Air Pollution Control Ordinance (APCO) (Cap. 311) and the Air Quality Objectives (AQO); and Air Pollution Control (Construction Dust) Regulation. <p>Operation Phase</p> <ul style="list-style-type: none"> Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM) (Environmental Impact Assessment Ordinance (EIAO) (Cap. 499.S16), EIAO-TM, Annexes 4 and 12; and Air Pollution Control Ordinance (APCO) (Cap. 311) and the Air Quality Objectives (AQO). 	<p>Construction Phase</p> <p>With the mitigation measures in place, the predicted cumulative hourly TSP, daily and annual RSP and daily and annual FSP levels at all ASRs would comply with the relevant hourly TSP criterion as well as the relevant AQO for daily and annual RSP and FSP.</p> <p>Operation Phase</p> <p>Based on the modelling results, it is predicted that all the identified ASRs would be in compliance with the AQOs for daily RSP, annual RSP, daily FSP, annual FSP, hourly NO₂ and annual NO₂.</p>	<p>Construction Phase</p> <p>N/A</p> <p>Operation Phase</p> <p>N/A</p>	<p>Construction Phase</p> <ul style="list-style-type: none"> Use of regular water spraying (once every 1.25 hours or 8 times per day) to reduce dust emissions from heavy construction activities (including ground excavation, earth moving, etc.) at all active works area, exposed site surfaces and unpaved roads, particularly during dry weather. Covering 80% of stockpiling area by impervious sheets and spraying all dusty material with water immediately prior to any loading transfer operations to keep the dusty materials wet during material handling at the stockpile areas. Dust control practices as stipulated in the Air Pollution Control (Construction Dust) Regulation. <p>Operation Phase</p> <p>To minimize air quality impacts from the firing range of the project, the following control measures should be implemented as far as practicable:</p> <ul style="list-style-type: none"> Bullet containment systems. Monitoring and adjusting of soil pH or runoff. Use of lead-free primers mixture for firearms or air pistol. Erect solid fence wall with at least 2.4m to 3.5m height. 	<p>Construction Phase</p> <p>No residual impacts anticipated due to the project development during the construction phase.</p> <p>Operation Phase</p> <p>Residual impact is not anticipated.</p>
Noise Impact						
<p>Construction Noise / Road Traffic Noise / Fixed Noise Sources</p> <p>Noise Sensitive Receivers within 300m assessment area</p> <p>Helicopter Noise</p> <p>694m assessment area has been established against the criteria of L_{max} 85 dB(A) under several worst assumptions.</p>	<p>Construction Noise</p> <p>With the implementation of the mitigation measures in form of quieter plant, movable barriers, noise enclosures and noise insulating fabric, the construction noise levels at all NSRs are predicted to comply with the noise standards stipulated in the EIAO-TM. Adverse construction noise impacts are therefore not anticipated in this project.</p> <p>Road Traffic Noise</p> <p>The predicted road traffic noise levels at all representative NSRs would comply with the relevant noise criteria. Thus, no adverse road traffic noise impact is anticipated.</p> <p>Fixed Noise Sources</p> <p>With the recommended avoidance and mitigation measures in place, the planned and cumulative mitigated noise levels due to fixed noise sources would comply with the relevant noise criteria at all representative NSRs.</p>	<ul style="list-style-type: none"> Noise Control Ordinance; EIAO-TM; relevant Guidance Notes under EIAO; Technical Memorandum on Noise from Construction Work other than Percussive Piling; and Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites. 	<p>Construction Noise</p> <p>With the avoidance and mitigation measures in place, no exceedance of the daytime construction noise criterion at any representative NSRs was predicted.</p> <p>Road Traffic Noise</p> <p>No exceedance of the relevant road traffic noise criteria at any representative NSRs was predicted.</p> <p>Fixed Noise Sources</p> <p>With the avoidance and mitigation measures in place, no exceedance of the relevant fixed noise criteria at any representative NSRs was predicted.</p> <p>Helicopter Noise</p> <p>With the avoidance and mitigation measures in place, no exceedance of the relevant helicopter noise criteria at any representative NSRs was predicted.</p>	<p>Construction Noise</p> <p>Good site practice to limit noise emissions at source as follows:</p> <ul style="list-style-type: none"> Only well-maintained plant to be operated on-site, and plant should be serviced regularly during the construction works Machines and plant that may be in intermittent use to be shut down between work periods, or throttled down to a minimum Plant known to emit noise strongly in one direction should, where possible, be orientated to direct noise away from the NSRs Mobile plant should be sited as far away from NSRs as possible. Material stockpiles and other structures to be effectively utilised, where practicable, to screen noise from on-site construction activities. <p>Road Traffic Noise</p> <p>N/A</p>	<p>Construction Noise</p> <ul style="list-style-type: none"> Selection of quieter plant Use of movable noise barrier Use of noise enclosure / acoustic shed Use of noise insulating fabric <p>Road Traffic Noise</p> <p>N/A</p> <p>Fixed Noise Sources</p> <p>At least 2.5m height perimeter wall / boundary wall at the Project site and 5m height 4-side walls at Ma Tso Lung firing range will be installed.</p> <p>Helicopter Noise</p> <ul style="list-style-type: none"> At least 2.5m height perimeter wall / boundary wall at the Project site will be installed. The helicopter will be in approaching or taking-off within the restricted ranges of approach / take-off flight paths and adopting steeper approach / departure (take-off) angles. 	<p>Construction Noise</p> <p>Residual construction noise impact is not anticipated.</p> <p>Road Traffic Noise</p> <p>Residual road traffic noise impact is not anticipated.</p> <p>Fixed Noise Sources</p> <p>Residual fixed noise impact is not anticipated.</p> <p>Helicopter Noise</p> <p>Residual helicopter noise impact is not anticipated.</p>

Assessment Points	Result of Impact Prediction	Relevant Standards / Criteria	Extent of Exceedances Predicted	Impact Avoidance Measures Considered	Mitigation Measures Proposed	Residual Impacts after Mitigation
	<p>Helicopter Noise</p> <p>By adopting the recommended avoidance and mitigation measures, the predicted helicopter noise levels at all representative NSRs would comply with the relevant noise criteria.</p>			<p>Fixed Noise Sources</p> <p>Specification of the maximum permissible SWLs of the Project's fixed plants during daytime/evening and night-time should be followed.</p> <p>Helicopter Noise</p> <p>Only one helicopter will be allowed in hovering, approaching or taking-off while another helicopter should be idling on ground.</p>		
Water Quality Impact						
WSRs within 500m of the Project boundary, Deep Bay Water Control Zone (WCZ) and in the vicinity of the Project site	<p>Construction Phase</p> <ul style="list-style-type: none"> No adverse water quality impacts are expected as a result of general construction activities; No adverse water quality impacts anticipated as a result of site runoff; No adverse water quality impacts are expected as a result of accidental spillage of chemicals; No adverse water quality impacts are anticipated from sewage generated by the construction workforce; and No adverse water quality impacts are predicted by construction works in close proximity to inland watercourses. <p>Operation Phase</p> <ul style="list-style-type: none"> No adverse water quality impacts are expected as a result of stormwater runoff; No adverse water quality impacts are expected as a result of accidental spillage of chemicals, oils and fuels; No adverse water quality impacts are anticipated as a result of runoff generated by the Police Driving & Traffic Training Facilities (PD&TTF); No adverse water quality impacts are anticipated as a result of treated sewage discharge to Deep Bay WCZ; and No adverse water quality impacts are anticipated from emergency discharge from the proposed sewage pumping station (SPS). 	<ul style="list-style-type: none"> Annexes 6 and 14 of EIAO-TM; Water Pollution Control Ordinance (Cap. 358); Deep Bay WCZ Water Quality Objectives (WQO) Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters; "No Net Increase in Pollution Load" Requirement in Deep Bay; and Practice Note for Professional Persons on Construction Site Drainage. 	<p>Construction Phase N/A</p> <p>Operation Phase N/A</p>	<p>Construction Phase N/A</p> <p>Operation Phase</p> <ul style="list-style-type: none"> Connection of Project site to the existing sewerage system and SWHSTW for treatment avoids the need for an on-site STW (and associated discharges to adjacent WSRs) 	<p>Construction Phase</p> <ul style="list-style-type: none"> Appropriate storage of construction materials and waste; Adoption of good site practices outlined in ProPECC Note PN1/94 Appropriate storage and labelling of chemicals; Regular maintenance and licensed disposal of sewage from portable toilets; and Temporary diversion of existing drainage culverts and other measures stipulated in ETWB TC (Works) No. 5/2005. <p>Operation Phase</p> <ul style="list-style-type: none"> Regular maintenance of silt removal and petrol interceptor facilities; Appropriate storage and labelling of chemicals, oils and fuels; In refuelling areas, either (i) no stormwater drainage is to be installed, or (ii) petrol interceptors are to be installed with downstream connection to the foul sewerage system; Conveyance of sewage to SWHSTW for treatment; and Buffer capacity through standby pumps and retention tank at the on-site SPS. 	<p>Construction Phase No residual impacts are anticipated.</p> <p>Operation Phase No residual impacts are anticipated.</p>
Sewerage and Sewage Treatment Implications						
Study Area	<p>Construction Phase N/A</p> <p>Operation Phase</p> <ul style="list-style-type: none"> No adverse impacts are anticipated from conveyance of sewage generated by the Project to the SWHSTW; No adverse impacts are anticipated from emergency discharge from the proposed on-site SPS. 	<ul style="list-style-type: none"> Sewerage Manual (Drainage Services Department); and Guidelines for Estimating Sewage Flows (GESF) for Sewerage Infrastructure Planning, EPD Report No. EPD/TP 1/05, Version 1.0, 2005. 	<p>Construction Phase N/A</p> <p>Operation Phase N/A</p>	<p>Construction Phase N/A</p> <p>Operation Phase N/A</p>	<p>Construction Phase N/A</p> <p>Operation Phase</p> <ul style="list-style-type: none"> On-site SPS to be installed with duty/ standby pumps; Installation of a retention tank to provide buffer capacity to the on-site SPS; Provision of twin rising mains from the Project site to convey sewage to the public sewerage system. 	<p>Construction Phase N/A</p> <p>Operation Phase No residual impacts are anticipated.</p>

Assessment Points	Result of Impact Prediction	Relevant Standards / Criteria	Extent of Exceedances Predicted	Impact Avoidance Measures Considered	Mitigation Measures Proposed	Residual Impacts after Mitigation
Waste Management Implications						
Study Area	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> Inert construction and demolition (C&D) materials of about 600,000m³ and non-inert C&D materials of about 3,000m³ will be generated from site formation; foundation, retaining walls and slope work, building construction and superstructure works as well as road improvement works; General refuse of maximum daily arising of up to 260kg from construction workforce; Small quantity of chemical waste from maintenance and servicing of construction plant and equipment. <p><u>Operation Phase</u></p> <ul style="list-style-type: none"> About 170 kg/day of general refuse will mainly be generated from training activities and restaurants; Chemical waste from maintenance activities for some firing range structures and petrol and diesel filling activities for police vehicle fleet at PD&TTF; and About 7,000kg of cartridge casings and bullet heads will be generated from firing and training activities per year. 	<ul style="list-style-type: none"> Annexes 7 and 15 of EIAO-TM Waste Disposal Ordinance (Cap. 354); Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C); Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N); Public Cleansing and Prevention of Nuisances Regulation (Cap. 132BK); and Land (Miscellaneous Provisions) Ordinance (Cap. 28). 	<p><u>Construction Phase</u></p> <p>N/A</p> <p><u>Operation Phase</u></p> <p>N/A</p>	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> Minimise site excavation for site formation works and retaining structure and minimise the amount of excavated materials to be generated. <p><u>Operation Phase</u></p> <p>N/A</p>	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> Good site practices and waste reduction measures for C&D materials; Handling of chemical wastes in accordance with the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes, and disposal of chemical wastes at licensed chemical waste recycling/ treatment facilities; and Employ a reputable licensed waste collector for disposal of general refuse at designated landfill sites. <p><u>Operation Phase</u></p> <ul style="list-style-type: none"> Employ a reputable licensed waste collector to collect general refuse on a daily basis and dispose of the general refuse at designated landfill sites; Handling of chemical wastes in accordance with the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes, and disposal of chemical wastes at licensed chemical waste recycling/ treatment facilities; and Employ a designated waste contractor to collect cartridge casings and bullet heads regularly. 	<p><u>Construction Phase</u></p> <p>No residual impacts would be anticipated.</p> <p><u>Operation Phase</u></p> <p>No residual impacts would be anticipated.</p>
Land Contamination						
Study Area	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> The land contamination assessment has been conducted by reviewing the historical and current land uses, desktop appraisal and site reconnaissance survey with respect to the potential land contamination at the Study Area. Land contamination impacts associated with the construction of the proposal project is not anticipated <p><u>Operation Phase</u></p> <ul style="list-style-type: none"> Cartridge casing and bullet heads will be generated from firing training and weapons training activities. Spills and leaks may occur from underground storage tanks and pipework of petrol / diesel filling station. 	<ul style="list-style-type: none"> Section 3 of Annex 19 of EIAO-TM; Guidance Note for Contaminated Land Assessment and Remediation; Guidance Manual for Use of Risk-based Remediation Goals for Contaminated Land Management; and Practice Guide for Investigation and Remediation of Contaminated Land. 	<p><u>Construction Phase</u></p> <p>N/A</p> <p><u>Operation Phase</u></p> <p>N/A</p>	<p><u>Construction Phase</u></p> <p>N/A</p> <p><u>Operation Phase</u></p> <p>N/A</p>	<p><u>Construction Phase</u></p> <p>N/A</p> <p><u>Operation Phase</u></p> <ul style="list-style-type: none"> The design engineer should adhere to relevant design standards for storage tank and pipework; Regular inspections and maintenance should be performed; Underground fuel storage tank should be placed within a concrete pit; Refuelling service area should be concrete-paved; Spill control materials and equipment should be provided on site; If the fuel leakage or spillage occur during refuelling activities, the activities should be immediately stopped; and Fuel leakage or spillage should be contained and cleaned up immediately. 	<p><u>Construction Phase</u></p> <p>No residual impacts would be anticipated.</p> <p><u>Operation Phase</u></p> <p>No residual impacts would be anticipated.</p>
Ecological Impact						
Habitats, flora and fauna within 500m Study Area and any other areas likely to be impacted by the Project	<p>Moderate-minor impact for the loss of grassland habitat and disturbance to butterfly species of conservation interest;</p> <p>Minor impact for loss of other habitat and other impacts, including impact on flora species of conservation interest, disturbance impact on terrestrial fauna</p>	<ul style="list-style-type: none"> Annexes 8 and 16 of EIAO-TM EIAO GN Nos. 6/2010, 7/2010 & 10/2010 	N/A	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> erection and maintenance of a temporary protective fence enclosing the flora species of conservation interest to be preserved to avoid potential impact from construction activities such as materials storage; 	<p><u>Pre-Construction Phase</u></p> <ul style="list-style-type: none"> a detailed vegetation survey of flora species of conservation interest as baseline monitoring within the proposed works area prior to the commencement of site clearance; a proper transplantation proposal 	<p>No residual impacts would be anticipated.</p>

Assessment Points	Result of Impact Prediction	Relevant Standards / Criteria	Extent of Exceedances Predicted	Impact Avoidance Measures Considered	Mitigation Measures Proposed	Residual Impacts after Mitigation
	species of conservation interest and Man Kam To Egret, off-site disturbance, reduction of ecological carrying capacity and indirect impact of surface runoff on aquatic ecology.				<p>should be prepared and implemented if individuals of flora species of conservation interest are identified not preserved on site;</p> <ul style="list-style-type: none"> to consider inclusion of larval food plants of butterfly species Small Three-ring and Swallowtail in the proposed vegetation planting; <p><u>Construction Phase</u></p> <ul style="list-style-type: none"> monthly monitoring of any other flora species of conservation interest identified in the detailed vegetation survey; implementation of good site practice during construction stage. 	
Landscape and Visual Impacts						
Landscape Resources (LRs) and Landscape Character Areas (LCAs) within 500m Study Area and Visually Sensitive Receivers (VSRs) within the Visual Envelope	<p>The main impacts will be to the landscape resources and character of the project site which undergo a complete change from a partially restored borrow site to a new institutional facility.</p> <p>Based on broad-brush tree survey 5717 nos. trees of the 8726 trees surveyed will be in conflict with the proposals and recommended for felling. In addition 152 dead trees would be removed.</p> <p>Approximately 11.1 ha of grassland in the Project site and alongside Kong Nga Po Road would be lost due to the proposed works.</p> <p>Owing to the nature of the landscape there will also be some indirect impacts on landscape character of the local area particularly during the construction phase.</p> <p>Although views are available to relatively few people there will be significant visual impacts for some VSRs given the scale and visual prominence of the Kong Nga Po development.</p>	<ul style="list-style-type: none"> Annexes 10, 11, 18, 20 and 21 EIAO-TM EIAO GN No. 8/2010 	<p><u>Construction Phase</u></p> <p>N/A</p> <p><u>Operation Phase</u></p> <p>N/A</p>	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> Lowering the height of the development platform and the retaining structures around the periphery of the Project site to reduce landscape and visual impacts. Tree protection and preservation measures for retained trees will be implemented prior to excavation work in accordance with the Guidelines on "Tree Preservation during Development" by the DEVB. This includes the erection of tree protection fences around preserved trees. Transplantation of tree species (including undersized saplings) with conservation interest will be undertaken in accordance with the "Guidelines on Tree Transplanting" by the DEVB. This includes the allowance of sufficient time for preparation works. <p><u>Operation Phase</u></p> <p>N/A</p>	<p><u>Construction Phase</u></p> <ul style="list-style-type: none"> Protection and preservation of existing trees where possible; Tree transplantation to be considered; Construction area control, where possible, to ensure that the landscape and visual impacts arising from the construction activities are minimised; Early implementation of landscape mitigation; Screen hoarding in sensitive locations. <p><u>Operation Phase</u></p> <ul style="list-style-type: none"> Responsive design and location of buildings and structures including architectural form, disposition, orientation and finishes; Careful design of slopes and retaining walls; Approx. 5.54 ha woodland compensation planting (approx. 5869 nos. new trees for 5717 nos. trees recommended for felling and 152 dead trees recommended to be removed); Approx. 1.02 ha new grassland area; Incorporation of green approaches including vertical greening for structures; green roofs for buildings and green paving (permeable and vegetated) for hard standing. Street and night time lighting designed to avoid glare. 	<p><u>Construction Phase</u></p> <p>Substantial adverse to moderate adverse impacts on LRs within the Project area due to the redevelopment of the whole site. Insubstantial impact on LRs outside Project boundary.</p> <p>Substantial adverse to slight adverse impacts for LCAs which are physically affected by the proposals. Slight adverse to insubstantial impact for LCAs within Study Area.</p> <p>Visual impacts range from substantial adverse to insubstantial due to the level of disturbance and the prominence of the Project site.</p> <p><u>Operation Phase</u></p> <p>Impacts for LRs range from slight beneficial to moderate adverse following the full implementation of the mitigation measures.</p> <p>The impact on LCAs will be largely alleviated with impacts ranging largely from slight adverse to insubstantial. Moderate adverse impact for LCA covering the project site.</p> <p>Visual impacts largely moderate adverse to slight adverse due to the scale and prominence of the Kong Nga Po development.</p>
Impact on Hazard to Life						
(1) Risk due to transport, storage and use of chlorine associated with the operations at Sheung Shui Water Treatment Works	For all assessment points:	Annex 4 of EIAO TM	No exceedances anticipated.	N/A	Mitigation measures are not necessary due to the fact that the societal risk level is in the acceptable region. A list of good practices is recommended in the Operation Phase:	No residual impacts are anticipated.
(2) Risk associated with helicopter refuelling and other	The Individual Risk level is below 1×10^{-6} per year considering low presence factor; and				<ul style="list-style-type: none"> All DG stores should be constructed according to the standards and recommendations by Fire Services Department, 	

Assessment Points	Result of Impact Prediction	Relevant Standards / Criteria	Extent of Exceedances Predicted	Impact Avoidance Measures Considered	Mitigation Measures Proposed	Residual Impacts after Mitigation
Dangerous Goods (DG) in the project site (3) Cumulative risk assessment of the Project through interaction or in combination with Organic Waste Treatment Facilities Phase II					<ul style="list-style-type: none"> having adequate fire-fighting facilities, proper ventilation and fire-proofing requirement. All DGs such as paints and solvents should be stored in their respective DG rooms. Adequate fire-fighting equipment, such as fire extinguishers, fire sand etc. should be present during kerosene refuelling operation on the helipad. Proper earthing equipment and procedures should be in place to prevent accumulation of static electricity during kerosene refuelling operation. GFS kerosene road tanker and the helicopter pilot should follow the established protocol for arriving at the helipad to prevent helicopter crashing on the road tanker. Refuelling will only be performed in daytime Underground storage tanks will be used for petrol/diesel storage Kerosene pump will be equipped with pressure switch to prevent overfilling 	

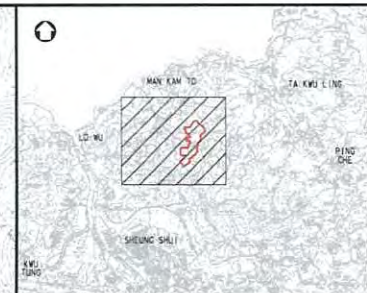
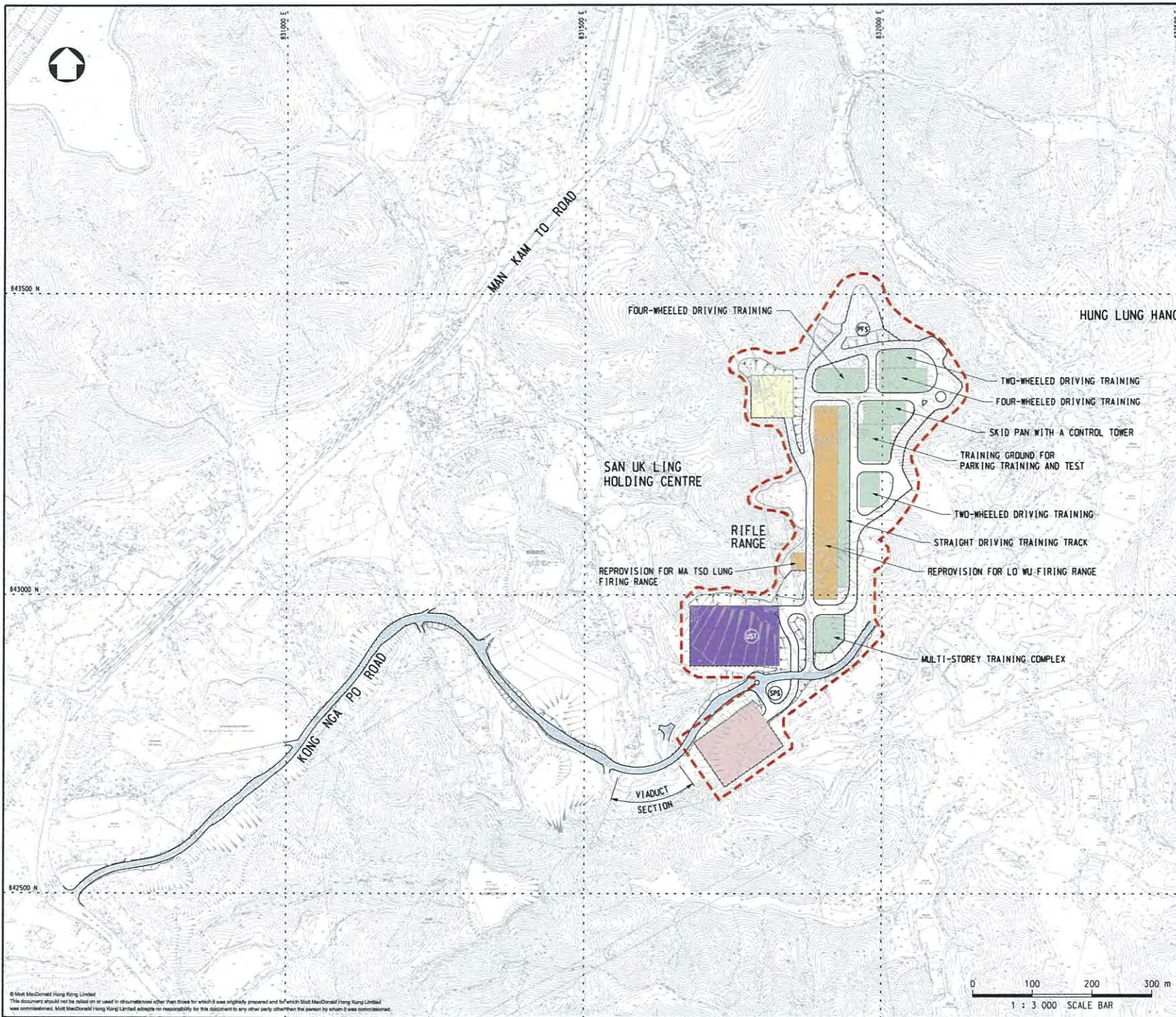
4 Environmental Monitoring and Audit

An environmental monitoring and audit (EM&A) programme to check the effectiveness of the recommended mitigation measures and compliance with relevant statutory requirements should be implemented. Details of the EM&A works are given in the separately prepared EM&A Manual for the Project. The EM&A Manual contains details of the proposed EM&A requirements, implementation schedule of the environmental protection / mitigation measures, EM&A reporting procedures and complaint handling procedures.

5 Conclusion

The EIA has identified and assessed the potential environmental impacts that may arise from the construction and operation of the Project in accordance with the guidelines of the EIAO-TM and the EIA Study Brief. Based on the results of the assessments, the EIA study concludes that with implementation of the recommended environmental mitigation measures, the Project would be environmentally acceptable and in compliance with environmental legislation and standards. A comprehensive environmental monitoring and audit programme should be implemented to check the implementation of mitigation measures and environmental compliance.

Figures



KEY PLAN
SCALE 1:50000

LEGEND:

- PROPOSED KONG NGA PO DEVELOPMENT AREA
- POLICE DRIVING AND TRAFFIC TRAINING FACILITIES
- FIRING RANGE
- HELIPAD
- PROPOSED POLICE TRAINING FACILITY
- WEAPONS TRAINING FACILITIES
- PROPOSED KONG NGA PO ROAD IMPROVEMENT WORKS
- SPS SEWAGE PUMPING STATION
- PF5 PETROL / DIESEL FILLING STATION
- UST UNDERGROUND STORMWATER STORAGE TANK

P4	JUL 16	MING	GENERAL REVISION	EY	JFP
P3	MAY 16	MING	GENERAL REVISION	EY	JFP
P2	DEC 15	MING	GENERAL REVISION	EY	JFP
P1	OCT 15	MING	FIRST ISSUE	EY	JFP
Rev	Date	Drawn	Description	CHK'd	App'd

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CIVIL ENGINEERING
AND DEVELOPMENT
DEPARTMENT

Project

AGREEMENT NO. CE31 / 2014(CE)
ENGINEERING STUDY FOR POLICE
FACILITIES IN KONG NGA PO -
FEASIBILITY STUDY

Title

PROJECT LAYOUT

Designed	EY	Eng check	EC
Drawn	MING	Coordination	EC
Design check	EY	Approved	JFP
Scale at A1	1:3000	Status	PRE P4
Drawing Number	FIGURE 2.1		



**Provision of Open Space and Major GIC Facilities in
Draft Fu Tei Au and Sha Ling Outline Zoning Plan Planning Area
(as at March 2017)**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha per 100,000 persons	0.21ha	0	0	-0.21ha
Local Open Space	10 ha per 100,000 persons	0.21ha	0.22	0	0.01ha
Secondary School	1 whole-day classroom for 40 persons aged 12 -17	2.77 classrooms	0	0	-2.77 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6 - 11	3.94 classrooms	0	0	-3.94 classrooms
Kindergarten/ Nursery	24 classrooms for 1,000 children aged 3 to 6	1.58classrooms	0	0	-1.58 classrooms
Hospital #	5.5 beds per 1,000 persons	12.13beds	0	0	-12.13beds
Clinic/Health Centre	1 per 100,000 persons	0.02	0	0	-0.02
Divisional Police Station	1 per 100,000 to 200,000 persons	0.01	0	0	-0.01
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Divisional Fire Station	No specific population standard	N.A.	0	0	N.A.
Ambulance Station/Depot	No specific population standard	N.A.	0	0	N.A.
Sports Centre	1 per 50,000 to 65,000 persons	0.03	0	0	-0.03
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	0.01	0	0	-0.01

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Swimming Pool Complex - standard	1 complex per 287,000 persons	0.01	0	0	-0.01
Community Hall	No specific population standard	N.A.	0	0	N.A.
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	0.04	0	0	-0.04
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	0.01	0	0	-0.01
Neighbourhood Elderly Centre	No specific population standard	N.A.	0	0	N.A.
Day Care Centre for the Elderly	No specific population standard	N.A.	0	0	N.A.
Residential Care Home for the Elderly	No specific population standard	N.A.	0	0	N.A.
Library	1 district library for every 200,000 persons	0.01	0	0	-0.01
Post Office	1 per not less than 30,000 persons	0.07	0	0	-0.07

Provision of hospitals is determined within a regional context and the Hospital Authority and Food and Health Bureau will comprehensively review the overall demand and provision of hospital facilities in the territory and determine whether there is a need for site reservation for hospitals to meet the demand.

北區區議會(2016-2019)
地區小型工程及環境改善委員會
第 6 次會議記錄

日期：2016 年 11 月 21 日(星期一)

時間：下午 2 時 31 分

地點：北區區議會會議室

出席者

		<u>到席時間</u>	<u>離席時間</u>
主席：	鄧根年議員, MH	會議開始	會議結束
副主席：	溫和輝議員, MH	會議開始	會議結束
委員：	何樹光議員	會議開始	會議結束
	李冠洪議員	會議開始	下午 4 : 15
	李國鳳議員	會議開始	下午 3 : 16
	侯志強議員	會議開始	下午 2 : 52
	陳旭明議員	會議開始	下午 3 : 32
	陳惠達議員	會議開始	會議結束
	彭振聲議員, MH	下午 2 : 34	會議結束
	曾勁聰議員	下午 2 : 33	會議結束
	曾興隆議員	會議開始	會議結束
	黃宏滔議員, MH	會議開始	會議結束
	溫和達議員	下午 2 : 36	會議結束
	廖興洪議員	會議開始	下午 5 : 08
	劉其烽議員	會議開始	會議結束
	藍偉良議員	會議開始	下午 4 : 41
	蘇西智議員, SBS, MH	下午 2 : 33	會議結束
增選委員：	侯漢碩先生	會議開始	會議結束
	高維基先生	下午 2 : 43	會議結束
	曾玉安先生	會議開始	會議結束

廖潤昌先生
劉容壽先生

會議開始
會議開始

會議結束
下午 4:39

秘書：莊煒女士 北區民政事務處行政主任(區議會)1

列席者

尤建中先生, JP	民政事務總署北區民政事務專員
鄺庭樂女士	民政事務總署北區民政事務助理專員(1)
嚴家義先生	食物環境衛生署北區環境衛生總監
黎嘉安先生	地政總署北區地政處行政助理／地政
李劍民先生	環境保護署高級環境保護主任(區域北)3
劉仲誠先生	土木工程拓展署工程師／口岸工程 2 (新界東)
葉志興先生	康樂及文化事務署北區副康樂事務經理 2
陳冠昌先生	規劃署高級城市規劃師／粉嶺上水 1
劉承恩先生	渠務署工程師／北區 4
鄧君揚先生	北區民政事務處高級工程督察(1)
劉世昌先生	北區民政事務處高級工程督察(2)
殷嘉駿先生	北區民政事務處行政主任(發展)

議程第 2 項

錢敏儀女士 規劃署粉嶺、上水及元朗東規劃專員

議程第 3 項

陳特揚先生	水務署總工程師／顧問工程管理
梁兆球先生	水務署高級工程師／顧問工程管理(5)
何承耀先生	水務署高級水務化驗師(4)
文家良先生	水務署機電工程師／顧問工程管理

駛的問題，路政署會將委員的意見轉介予相關部門作出跟進。

48. 黃卓謙先生補充回應如下：

- (a) 路政署會諮詢當區區議員的意見，選取合適而具地區特色的植物品種；
- (b) 路政署希望於本年年底展開植林調查，有關調查預期於 2017 年中完成，並會按調查結果決定個別地方進行上述計劃的優先次序，路政署會適時向委員彙報計劃進度；以及
- (c) 如路政署人員進行日常樹木檢查時，發現有署方管轄範圍以外的樹木健康情況欠佳，路政署會向樹木管理辦事處、相關部門或管理公司反映有關問題。

49. 主席表示，委員會支持上述計劃。

(廖興洪議員於此時離席。)

第 5 項——工務計劃項目 7793CL 號—缸瓦甫警察設施的土地平整及基礎建設工程
(委員會文件第 64/2016 號)

50. 主席歡迎下列代表列席會議：

土木工程拓展署新界東拓展處副處長 1 梁中立先生

土木工程拓展署總工程師／新界東 3 譚仲強先生

土木工程拓展署高級工程師／11 (新界東) 張國華先生

規劃署高級城市規劃師／北區 鄧永強先生

莫特麥克唐納有限公司副項目經 羅健華先生
理

51. 梁中立先生表示，上屆委員會曾於 2014 年 7 月就上述項目的推展進行討論，並得到委員會的支持。土木工程拓展署(下稱「土拓署」)隨即展開工程的可行性研究，而相關的環境影響評估報告亦已獲有關部門批准。此外，土拓署已於本年 11 月諮詢上水區和打鼓嶺區鄉事委員會的意見。如委員會支持工程內容，土拓署將於 2017 年就工程計劃刊登憲報，以期盡早開展工程。

52. 張國華先生和鄧永強先生利用投影片介紹委員會文件第 64/2016 號。有關投影片載於附件四。

53. 曾勁聰議員認為於寶石湖路交匯處(即大頭嶺迴旋處)入口延長三線行車路段的擬議工程，對改善該處交通擠塞作用不大，建議於迴旋處加開行車線，以增加該處的道路容量，疏導交通。他亦詢問上述項目的 4 個主要路口改善工程是否須待缸瓦甫警察設施的建造工程一同進行。

54. 黃宏滔議員希望當局盡快就上述項目開展相關工程，釋放區內現有警察設施用地作其他發展用途。他表示寶石湖路乃區內的一條主要幹道，建議增加該道路的行車線至三條，以疏導交通。就馬會道／龍琛路的路口改善工程，他建議同時擴闊龍琛路／新成路路口的路面至三線行車，方便車輛由龍琛路轉入新成路，減少車輛倒塞至龍琛路的機會。此外，他詢問上述項目的推行時間表。

55. 溫和輝議員認同應釋放區內現有的警察設施用地。他認為當局應改善現時連接缸瓦甫途經恐龍坑至坪輦路的道路，避免出入缸瓦甫的車輛駛經上水市中心地帶。他亦表示當局將來的食水管鋪設應繞經坪輦路，為附近居民提供更穩定的食水供應。

56. 廖潤昌先生表示，上水交通擠塞的情況嚴重，而上述項目所包括的路口改善工程未必能解決現時的擠塞問題。他指出寶石湖路／寶運路的擬議路口改善工程須重置現有的行人過路處，影響附近居民出入上水圍和石湖墟。

57. 彭振聲議員表示，現時文錦渡路的交通負荷已將近飽和，他擔心上述項目進行有關工程時會增加大型車輛駛經該道路的次數，加劇交通擠塞的情況。就寶石湖路交匯處方面，該交匯處的入口乃樽頸位置，他認為延長交匯處入口三線行車路段的擬議工程未必可改善現時的情況。此外，他建議有關部門推行上述項目時配合沙嶺墳場公眾殯葬設施發展計劃，考慮兩個工程項目推展期間對區內交通造成的影響，並研究如何紓緩區內的交通擠塞問題。

58. 劉其烽議員認為上述項目擬議的主要路口改善工程對改善區內現有交通問題作用不大。就馬會道／龍琛路路口方面，擬議工程須移除現有單車徑，並將路面擴闊至三線，但龍琛路主要仍維持兩線行車，故工程對疏導交通作用有限。就寶石湖路交匯處方面，於交匯處入口延長三線行車路段亦未能有效改善現時的交通擠塞情況。他表示上述項目涉及多項交通規劃問題，詢問繼後會否於交通及運輸委員會(下稱「交運會」)上討論。

59. 蘇西智議員支持推行上述項目，盡早釋放區內現有警察設施用地作其他發展用途。他希望土拓署與其他部門協調區內的交通道路改善工程。他建議除提升現有缸瓦甫路外，當局應考慮加建道路連接將來的蓮塘／香園圍口岸，以減輕文錦渡路的交通擠塞情況。他亦建議當局考慮將來興建一條由文錦渡經燕崗連接至青山公路的道路，以配合區內的發展。

60. 陳惠達議員支持推行上述項目。他認為擬議的 4 個主要路口改善工程應盡快進行，改善區內的交通情況，而有關工程亦應提交予交運會討論。

61. 梁中立先生就委員的意見、建議和提問綜合回應如下：

- (a) 擬議的土地平整及基礎建設工程將會與區內的 4 個主要路口改善工程同步進行，如委員會支持有關工程，土拓署預計於 2017 年就工程計劃刊登憲報，期望於 2018 年展開為期約 3 年的工程；
- (b) 有關發展計劃是將現有警察訓練設施共置於缸瓦甫，而非住宅發展項目，根據交通影響評估，預期警察訓

練設施對區內交通的影響較為輕微，而 4 個主要路口的改善工程完成後，上述項目相信會為區內的交通情況帶來裨益；以及

- (c) 土拓署明白委員對改善現時連接缸瓦甫途經恐龍坑至坪輦路的道路的意見，但指出警察訓練設施的交通主要經由文錦渡路方向出入，而非坪輦路方向。土拓署會將有關提升現時連接缸瓦甫和坪輦路一段道路的建議轉介予相關部門跟進。 土拓署

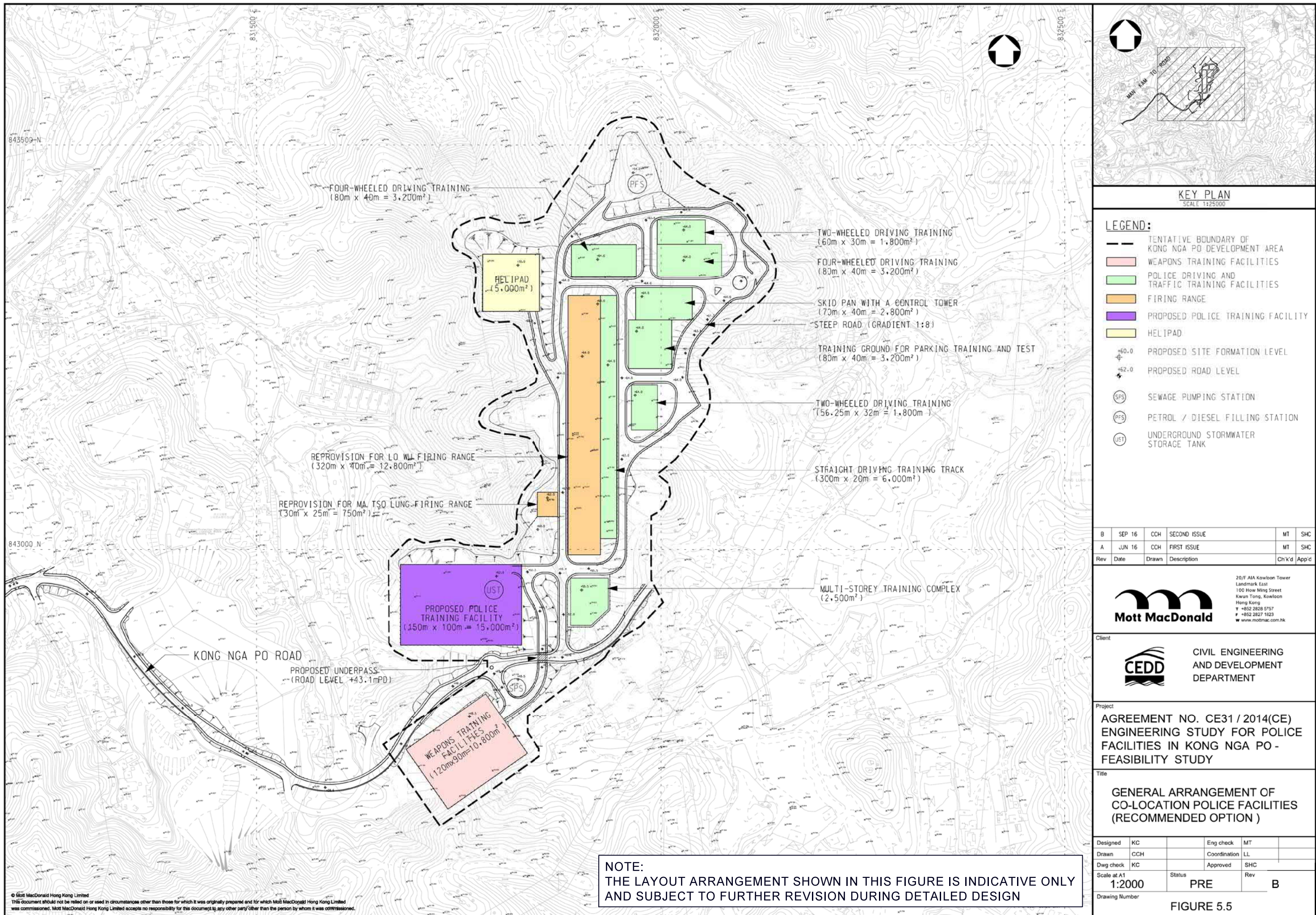
62. 譚仲強先生補充回應表示，現時當局正於區內規劃和進行數項工程計劃，例如蓮塘／香園圍口岸與相關工程和粉嶺前皇后山軍營用地發展計劃等，有關工程計劃包括一系列的交通改善工程，預期可減輕雞嶺迴旋處和大頭嶺迴旋處的交通壓力，並提高北區的道路容量。土拓署將於進行上述項目的詳細設計工作時，研究能否盡早完成區內 4 個主要路口改善工程，而毋須等待缸瓦甫警察設施的土地平整工程一同完成。

63. 主席表示，上述項目將警察訓練設施集中一處，減少對居民的影響。他希望土拓署考慮委員的意見，改善連接缸瓦甫和坪輦路的道路。他指出蓮塘／香園圍口岸啟用後，預期會加重區內的交通負荷，希望各相關部門互相合作，盡快作出交通改善工程。

64. 溫和輝議員認為當局制訂缸瓦甫用地發展計劃時應考慮途經恐龍坑出入缸瓦甫，同時聆聽居民的意見，改善恐龍坑的道路狀況，減少駛經上水市中心地帶的車輛數量，以免居民日後反對上述項目的推行。

65. 蘇西智議員希望有關部門推行上述項目時除提升缸瓦甫路外，同時考慮改善現時連接缸瓦甫途經恐龍坑至坪輦路的道路。

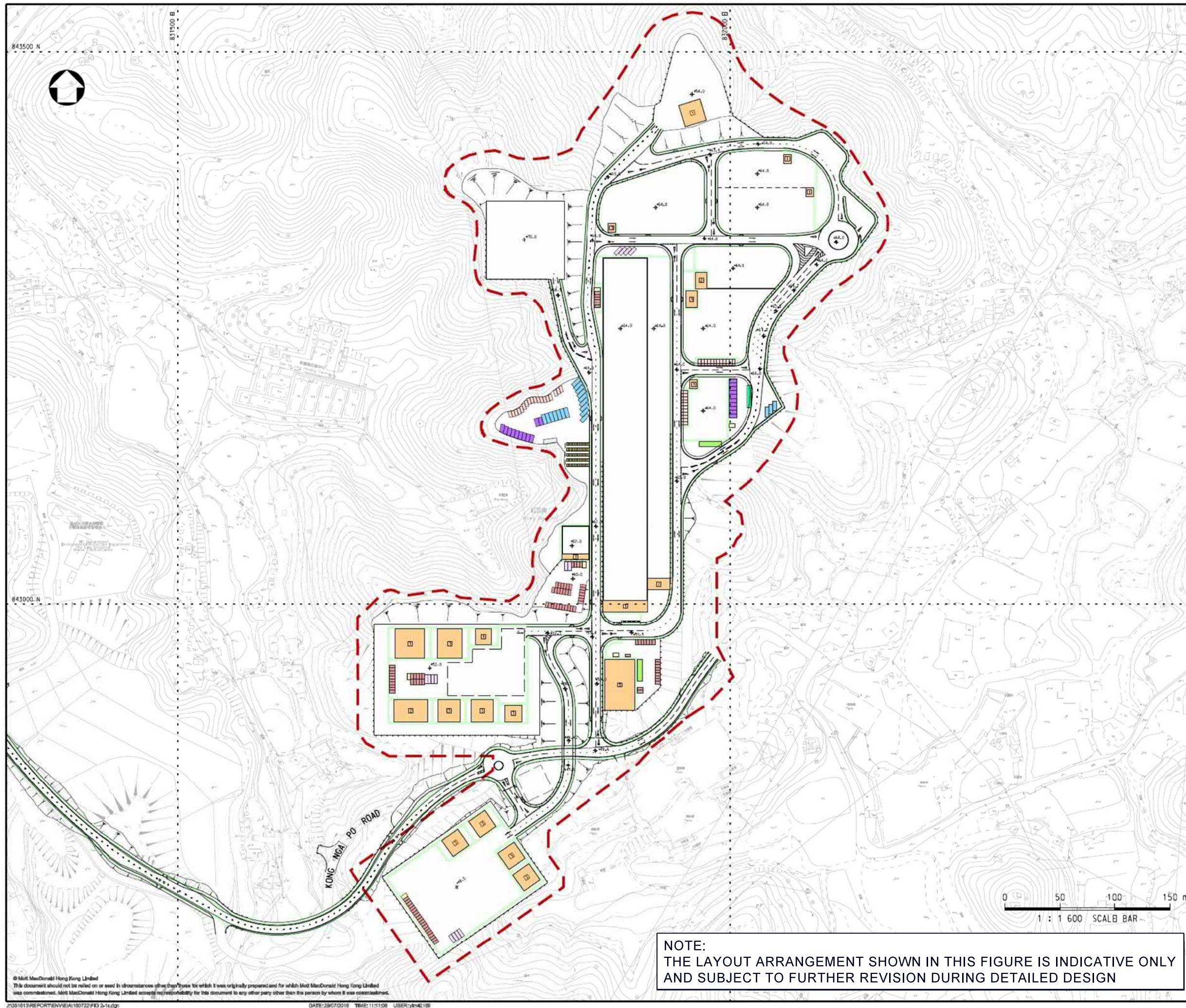
66. 主席總結表示，委員會原則上支持上述項目，但請有關部門聽取委員提出的意見，並研究改善現時連接缸瓦甫途經恐龍坑至坪輦路的道路。



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DATE: 15/02/2017 TIME: 15:22:25 USER: man4061

J:\344753-Kong Nga Po\REPORT\PLAN D\FIGURE 5-5.dgn



NOTE:
THE LAYOUT ARRANGEMENT SHOWN IN THIS FIGURE IS INDICATIVE ONLY
AND SUBJECT TO FURTHER REVISION DURING DETAILED DESIGN

KEY PLAN

SCALEB 1:50000

LEGEND:

- TENTATIVE BOUNDARY OF KONG NGA PO DEVELOPMENT AREA
- PROPOSED BUILDING FACILITIES
- PROPOSED ROAD
- PROPOSED PEDESTRIAN CROSSING FACILITIES
- PROPOSED FOOTPATH
- PROPOSED ACCESSIBLE PARKING SPACE
- PROPOSED PRIVATE CAR PARKING SPACE
- PROPOSED PRIVATE CAR PARKING SPACE
- PROPOSED LGV PARKING SPACE
- PROPOSED LIGHT BUS PARKING SPACE
- PROPOSED LIGHT BUS PARKING SPACE
- PROPOSED MOTOR CYCLE PARKING SPACE
- PROPOSED BUS PARKING SPACE
- PROPOSED TRAILER PARKING SPACE
- PROPOSED LOADING / UNLOADING AREA
- BUILDING HEIGHT (IN NUMBER OF STOREYS)

Rev	Date	Drawn	Description	Chk'd	App'd

20/F AIA Kowloon Tower
Landscape's Gap
100 How Ming Street
Kwan Tong, Kowloon
Hong Kong
T +852 2828 6767
F +852 2827 1823
W www.mottmac.com.hk

Client

CIVIL ENGINEERING
AND DEVELOPMENT
DEPARTMENT

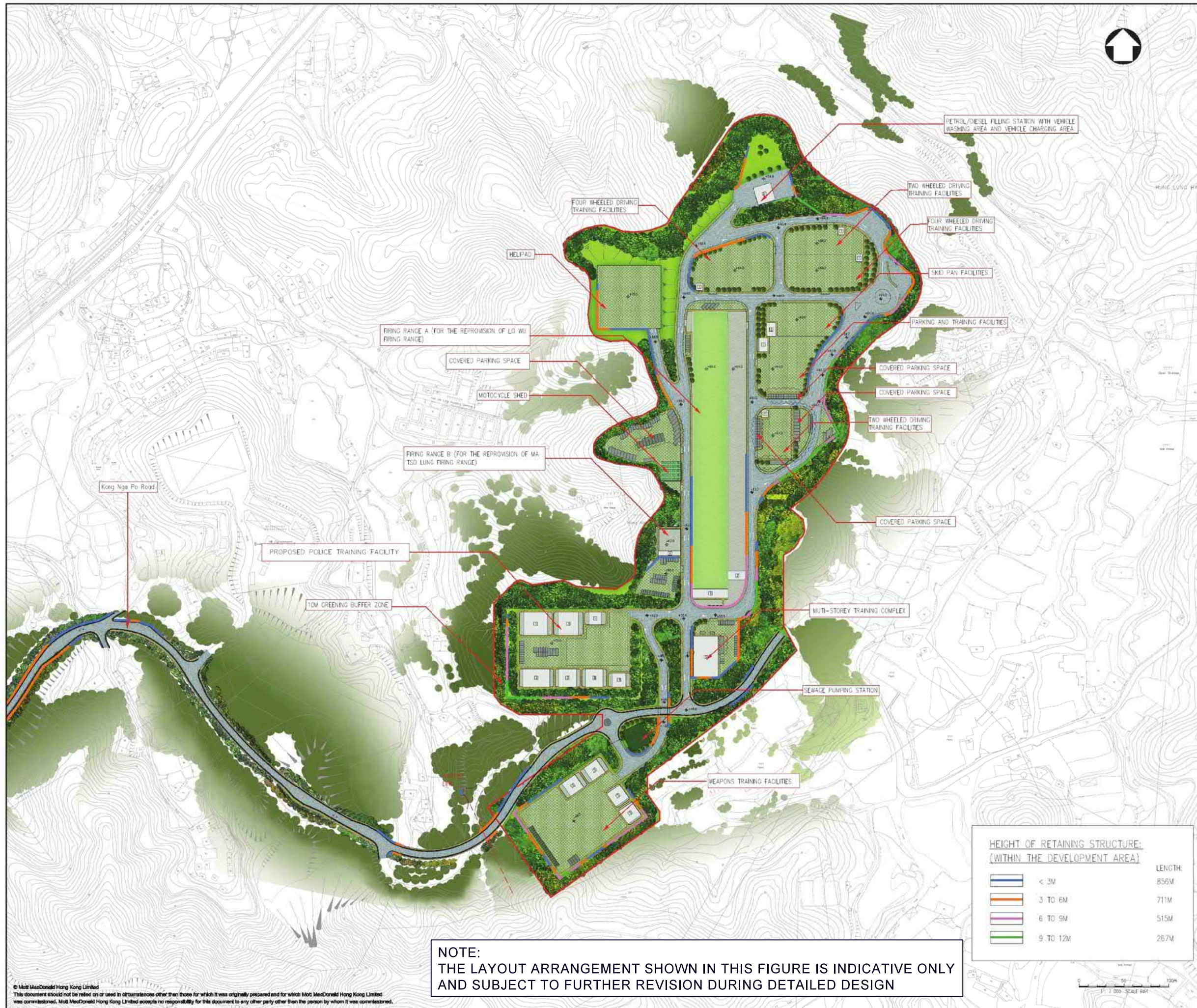
Project

AGREEMENT NO. CE31 / 2014(CE)
ENGINEERING STUDY FOR POLICE
FACILITIES IN KONG NGA PO -
FEASIBILITY STUDY

Title

INDICATIVE POLICE FACILITIES
LAYOUT ARRANGEMENT

Designed	DC	Eng check	EC	
Drawn	MING	Coordination	EC	
Dwg check	DC	Approved	JFP	
Scale at A1	1:1600	Status	PRE	P3
Drawing Number	FIGURE 5.1			



KEY PLAN

LEGEND:

- PROPOSED KONG NGA PO DEVELOPMENT AREA
- PROPOSED KONG NGA PO ROAD IMPROVEMENT WORKS
- PROPOSED BUILDINGS AND STRUCTURES
- INTERNAL CIRCULATION ROADS
- PARKING PROVISION
- NEW CUT SLOPES
- PRESERVED WOODLAND
- PROPOSED WOODLAND BUFFER PLANTING
- PROPOSED SHRUB-GRASSLAND
- PROPOSED AMENITY TREE AND SHRUB PLANTING
- PROPOSED LAWN AREA
- PROPOSED GREEN PAVING*
- PROPOSED GREEN ROOFS*

P1	SEP 15	CCH	FIRST ISSUE	MT	SHC
Rev	Date	Drawn	Description	Chk'd	App'd

20/F AIA Kowloon Tower
Landmark East
100 New Ming Street
Kowloon, Kowloon
Hong Kong
T +852 2828 0707
F +852 2827 1823
W www.mdm.com.hk

Client

CEDD

CIVIL ENGINEERING
AND DEVELOPMENT
DEPARTMENT

Project

AGREEMENT NO. CE31 / 2014(CE)
ENGINEERING STUDY FOR POLICE
FACILITIES IN KONG NGA PO -
FEASIBILITY STUDY

Title

PRELIMINARY LANDSCAPE
MASTER PLAN

Designed	KC	Eng check	MT
Drawn	CCH	Coordination	LL
Dwg check	KC	Approved	SHC

Scale at A1

1:2000

Status

PRE

Rev:

P1

Drawing Number

FIGURE 10-19

ID No.	Mitigation Measure
CM01	Tree Protection and Preservation
CM02	Tree Transplantation
CM03	Work Area and Temporary Works Area
CM04	Advance Implementation of Mitigation Planting
CM05	Decorative Screen Hoarding*
OM01	Detailed Design Considerations
OM02	Aesthetically Pleasing Design and Responsive Design of Buildings and Structures
OM03	Design of Engineering Structures
OM04	Design of Retaining Walls and Slopes
OM05	Compensatory Planting Proposals
OM06	Landscape Buffer Tree Planting
OM07	Roadside and Amenity Planting
OM08	Grassland (Ecological Mitigation)
OM09	Green Roof**
OM10	Vertical Greening**
OM11	Green Paving**
OM12	Light Control (Operation)

*Decorative screen hoarding will be constructed along the construction works close to visually sensitive receivers during the construction phase of the works to screen undesirable views of the construction site. The actual hoarding location will be subject to detailed design.

**The greening of structures is indicative only. The actual extent of the planting will be subject to the detailed design of the structures.



LEGEND:

	PROPOSED BUILDINGS AND STRUCTURES
	INTERNAL CIRCULATION ROADS
	PARKING PROVISION

MITIGATION MEASURES:

	CM01, CM02
	CM04, CM08, OM05, OM06
	CM04, CM06
	CM04, CM08, OM10, OM11
	OM05, OM07
	OM01, OM02, OM03, OM09, OM10, OM12
	OM01, OM02, OM03, OM04, OM06, OM10
	OM01, OM02, OM11, OM12

P1	SEP 15	CCH	FIRST ISSUE	MT	SHC
Rev	Date	Drawn	Description	CHK'd	App'd



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Project
AGREEMENT NO. CE31 / 2014(CE)
ENGINEERING STUDY FOR POLICE
FACILITIES IN KONG NGA PO -
FEASIBILITY STUDY

Title
LANDSCAPE AND VISUAL MITIGATION
MEASURES - OBLIQUE AERIAL VIEW

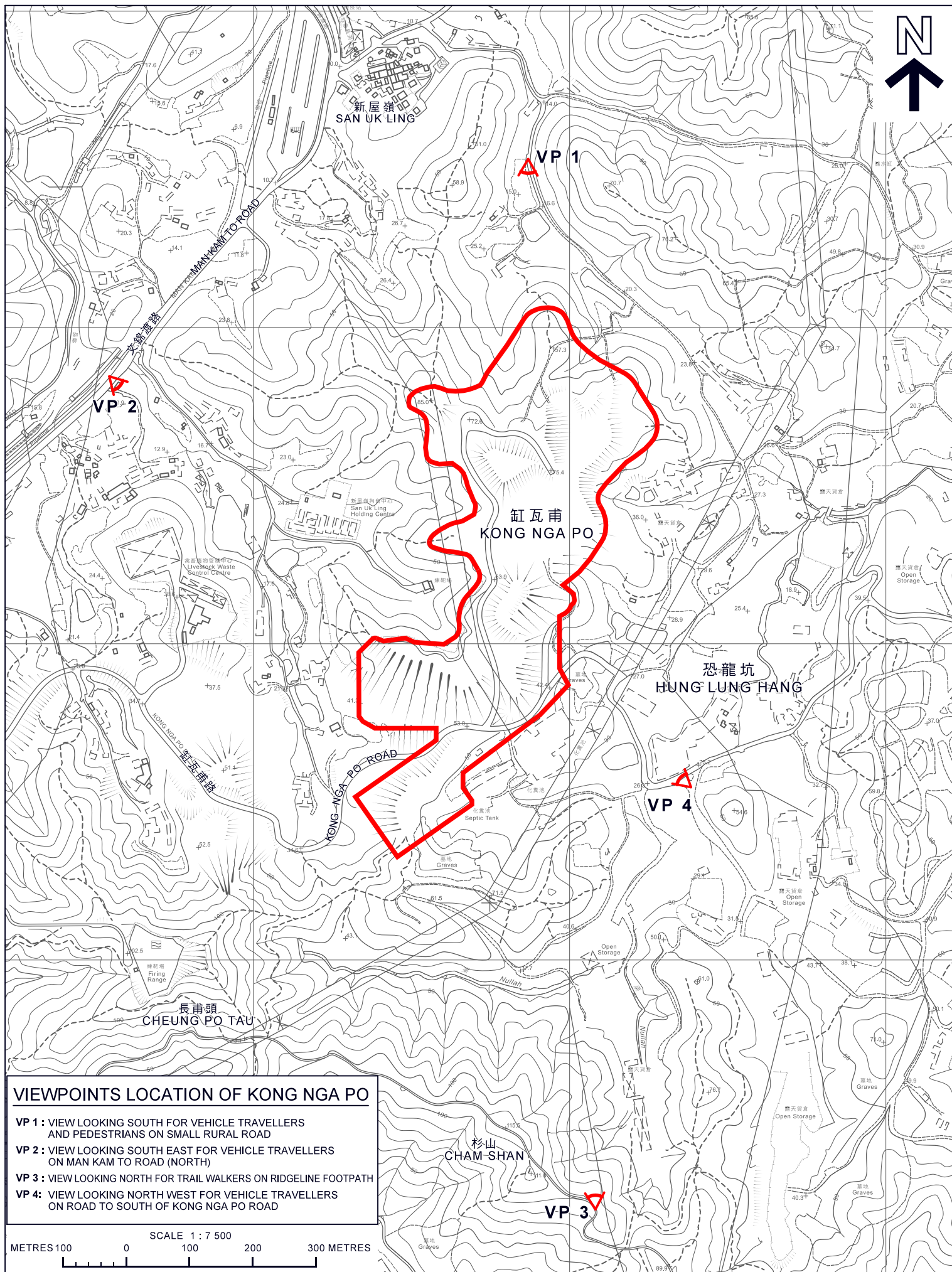
Designed	KC	Eng check	MT	
Drawn	CCH	Coordination	LL	
Draw check	KC	Approved	SHC	
Scale at A1	N.T.S.	Status	PRE	Rev P1
Drawing Number	FIGURE 10-24			

NOTE:
THE LAYOUT ARRANGEMENT SHOWN IN THIS FIGURE IS INDICATIVE ONLY
AND SUBJECT TO FURTHER REVISION DURING DETAILED DESIGN

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參考編號
REFERENCE No. M/NE/17/4

繪圖 DRAWING 4



VIEWPOINTS LOCATION OF KONG NGA PO

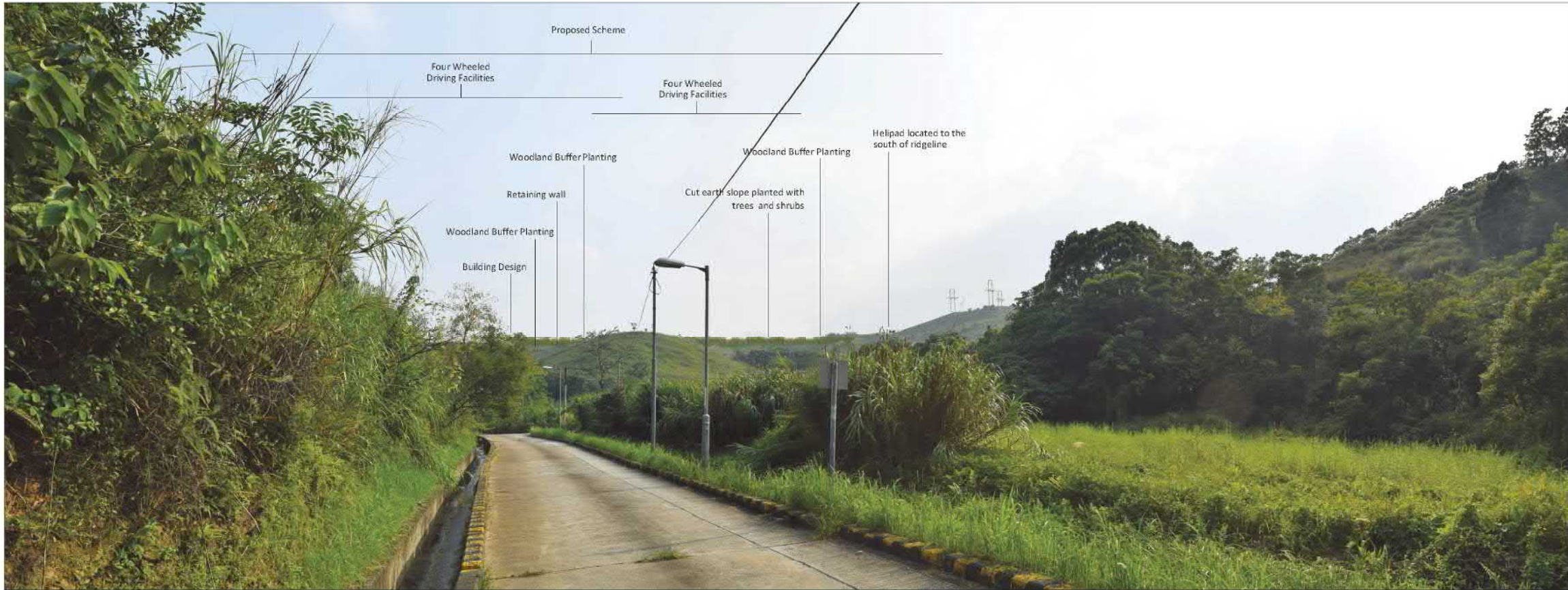
- VP 1 :** VIEW LOOKING SOUTH FOR VEHICLE TRAVELLERS AND PEDESTRIANS ON SMALL RURAL ROAD
- VP 2 :** VIEW LOOKING SOUTH EAST FOR VEHICLE TRAVELLERS ON MAN KAM TO ROAD (NORTH)
- VP 3 :** VIEW LOOKING NORTH FOR TRAIL WALKERS ON RIDGELINE FOOTPATH
- VP 4 :** VIEW LOOKING NORTH WEST FOR VEHICLE TRAVELLERS ON ROAD TO SOUTH OF KONG NGA PO ROAD

SCALE 1 : 7 500
METRES 100 0 100 200 300 METRES

VP1: VIEW LOOKING SOUTH FOR VEHICLE TRAVELLERS AND PEDESTRIANS ON SMALL RURAL ROAD



WITHOUT DEVELOPMENT



WITH DEVELOPMENT

VP 2: VIEW LOOKING SOUTH EAST FOR VEHICLE TRAVELLERS ON MAN KAM TO ROAD (NORTH)



WITHOUT DEVELOPMENT

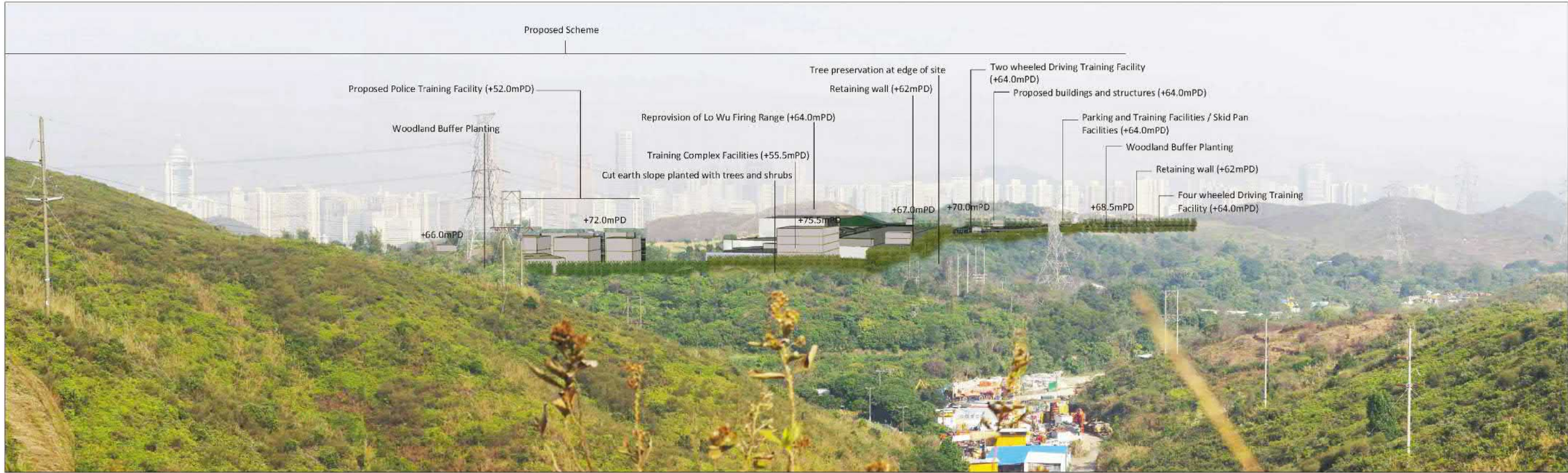


WITH DEVELOPMENT

VP 3: VIEW LOOKING NORTH FOR TRAIL WALKERS ON RIDGELINE FOOTPATH



WITHOUT DEVELOPMENT

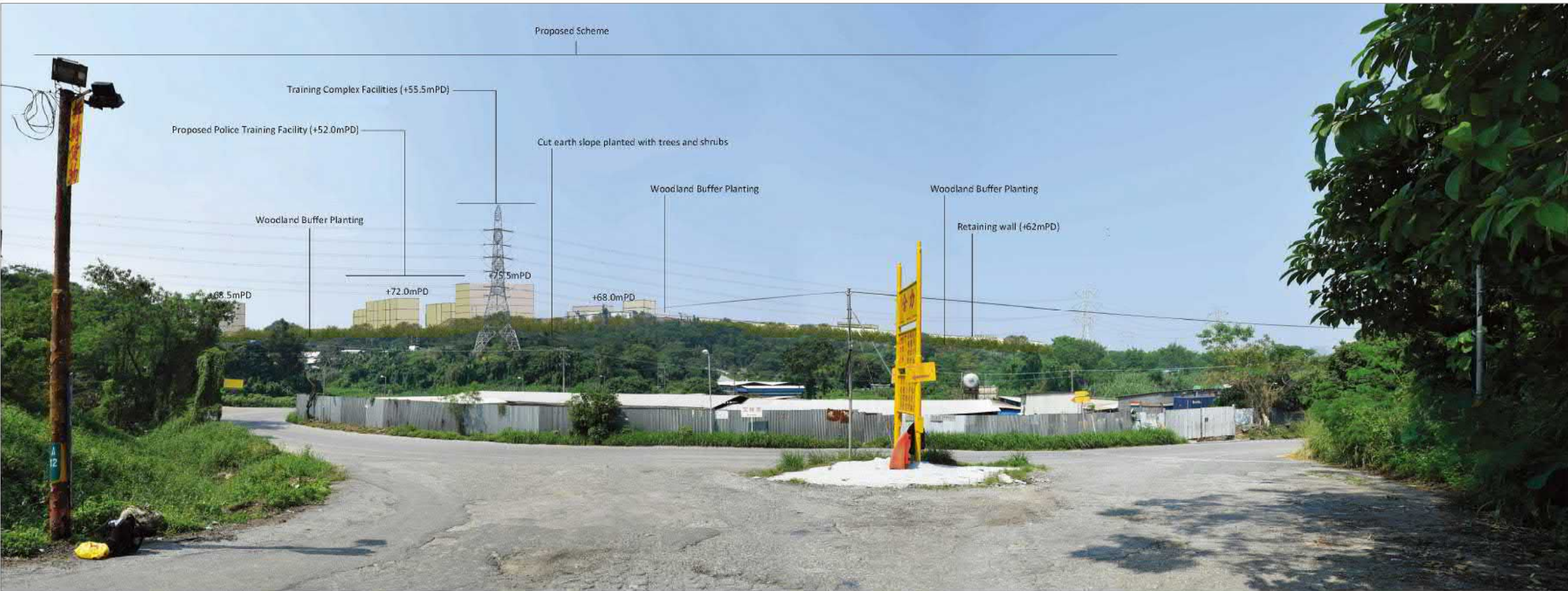


WITH DEVELOPMENT

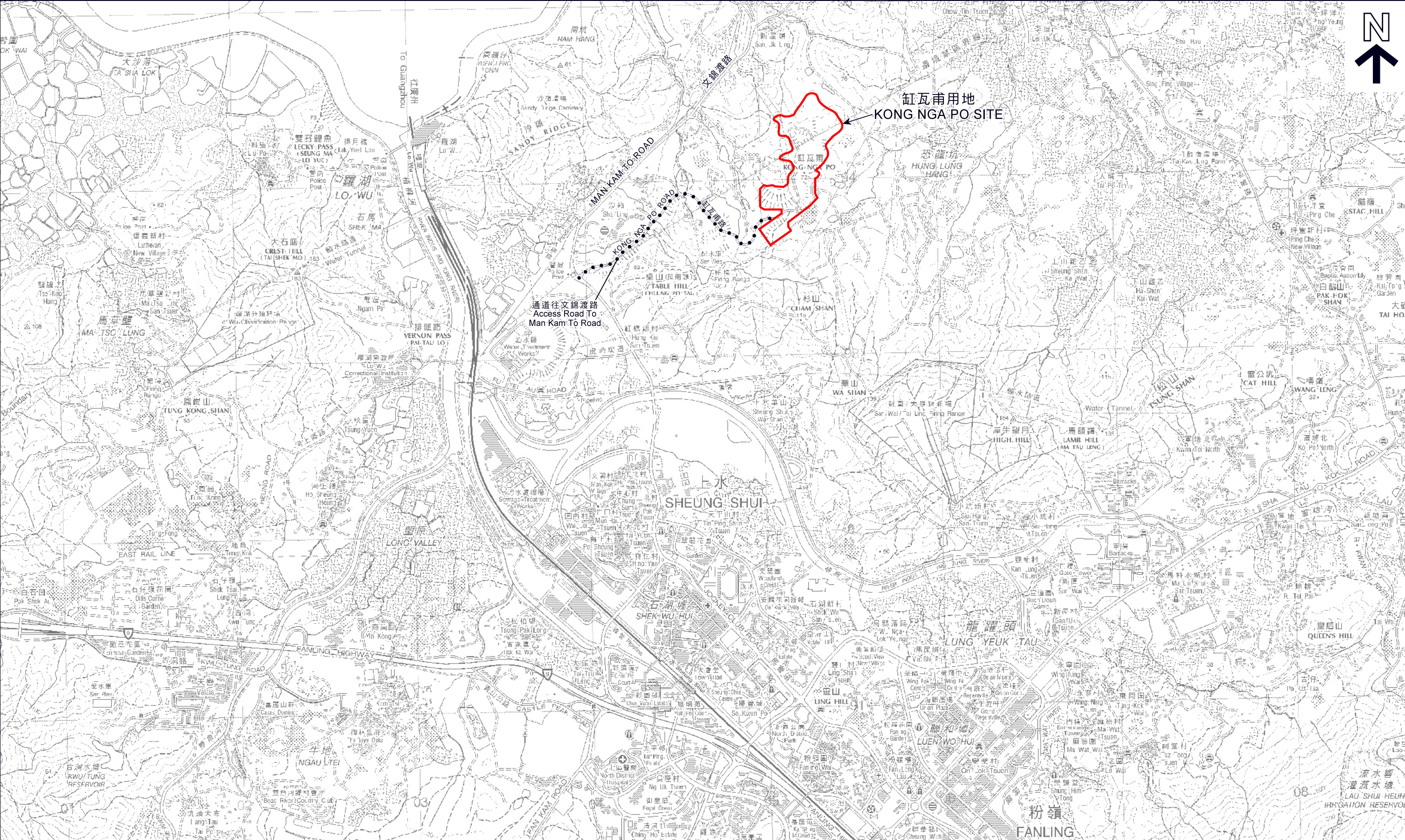
VP 4: VIEW LOOKING NORTH WEST FOR VEHICLE TRAVELLERS ON ROAD TO SOUTH OF KONG NGA PO ROAD



WITHOUT DEVELOPMENT



WITH DEVELOPMENT



位置圖 LOCATION PLAN

缸瓦甫發展
KONG NGA PO DEVELOPMENT



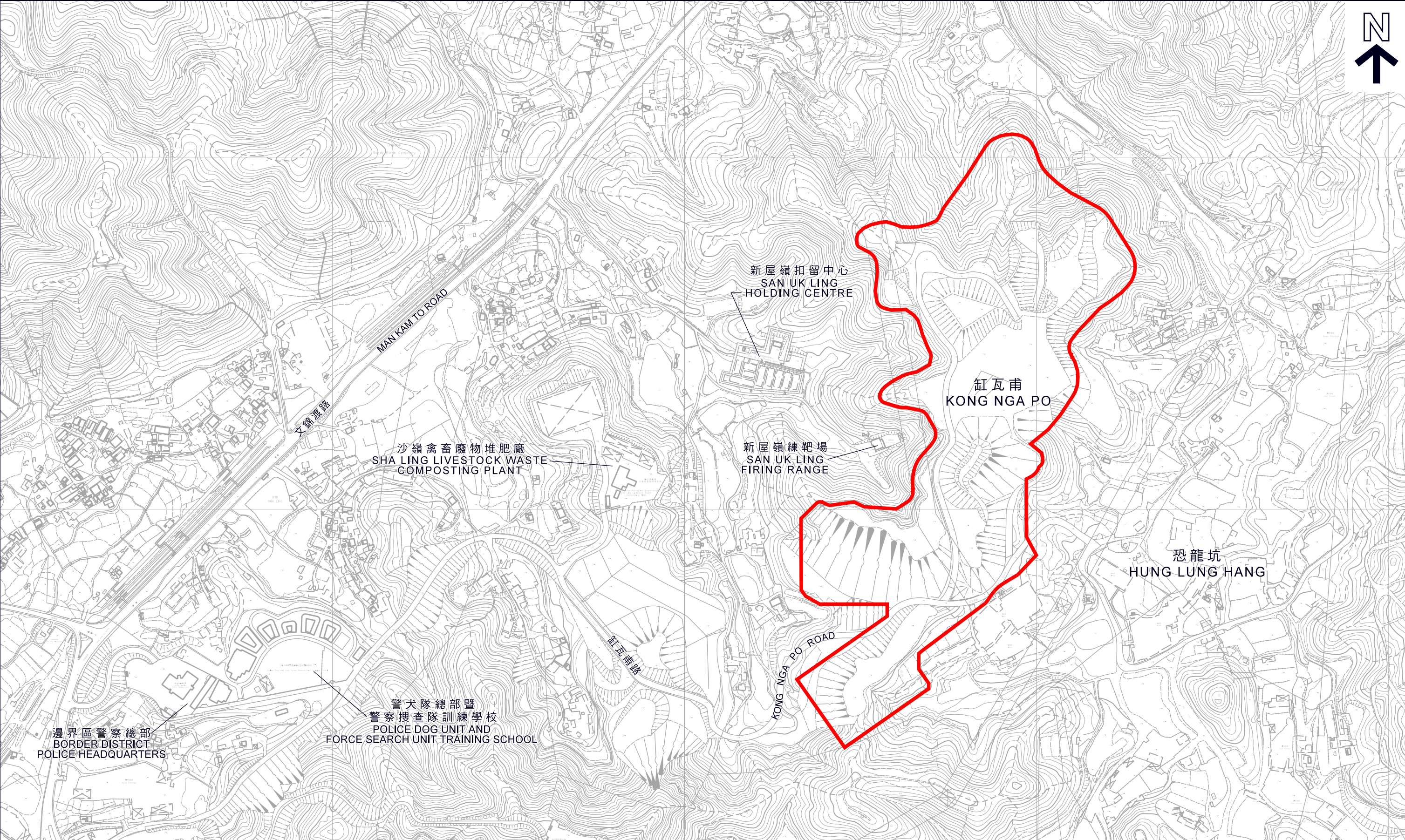
本摘要圖於2017年3月10日擬備，
所根據的資料為HM20C編號2及3
EXTRACT PLAN PREPARED ON 10.3.2017
BASED ON HM20C SHEETS No. 2 & 3

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DEPARTMENT



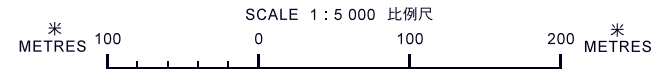
參考編號
REFERENCE No.
M/NE/17/4

圖 PLAN
1a



平面圖 SITE PLAN

缸瓦甫發展
KONG NGA PO DEVELOPMENT



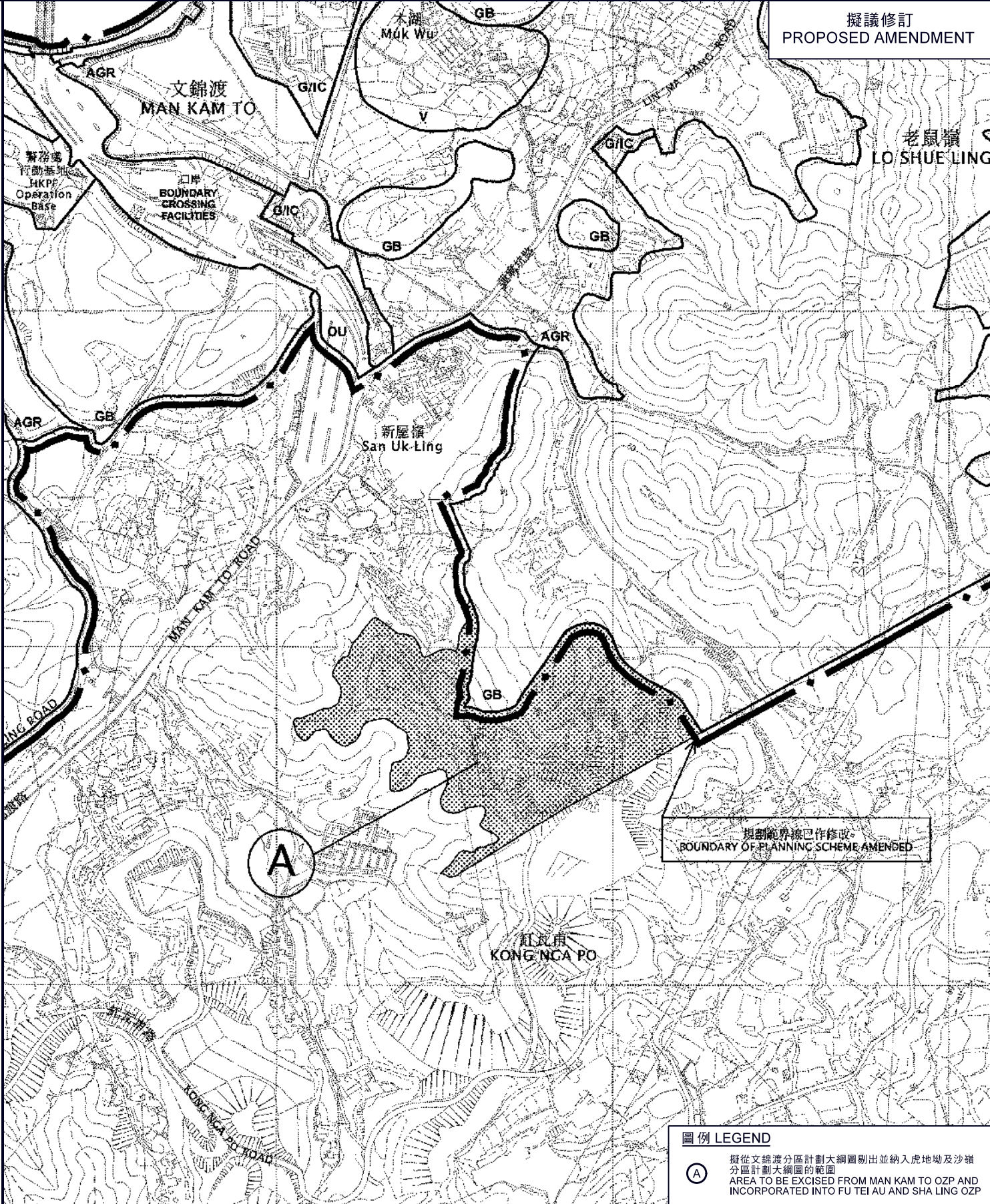
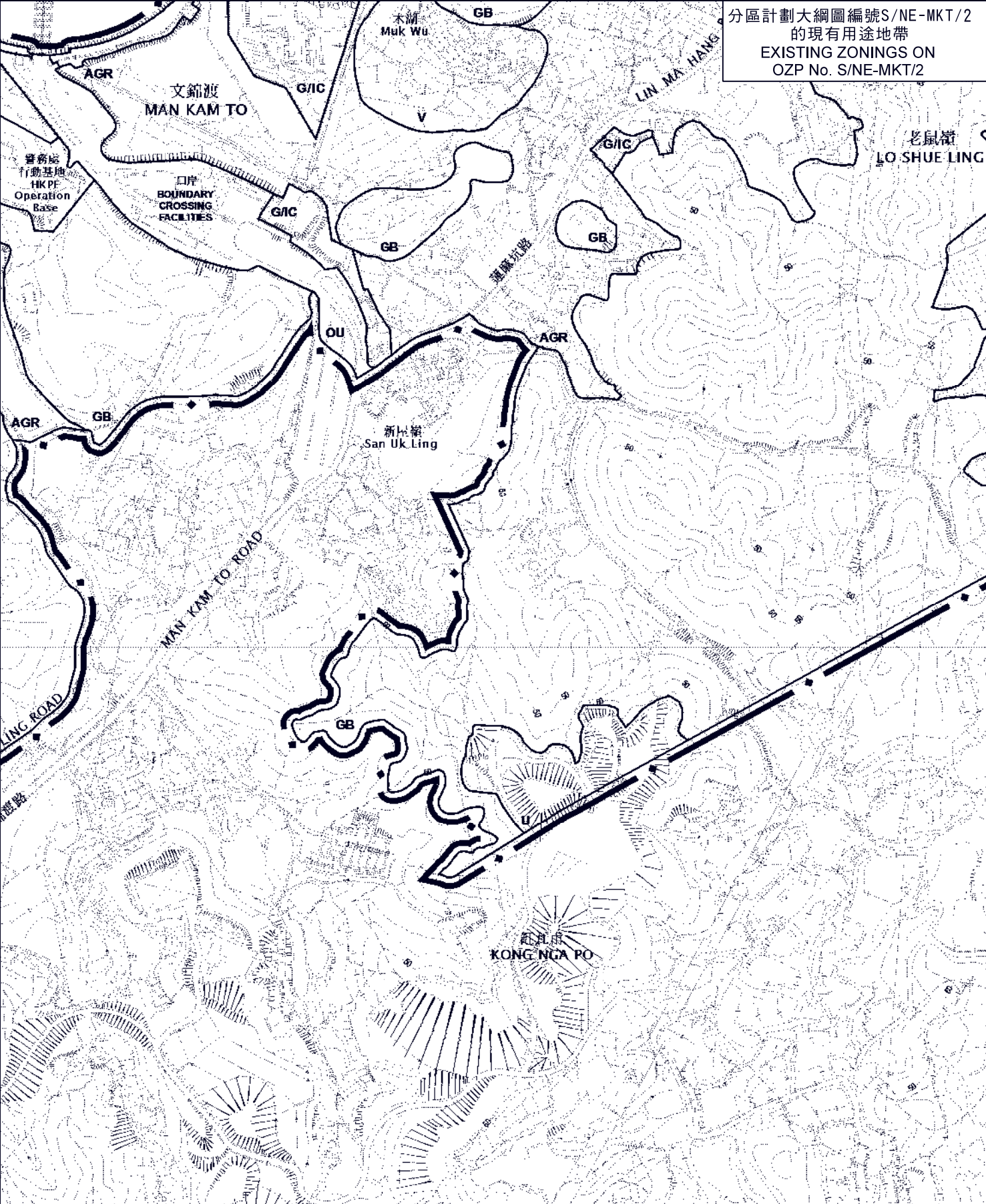
本摘要圖於2017年2月16日擬備，所根據的資料為測量圖編號3-NW-16C、16D、17C、17D、21A、21B、21C、21D、22A、22B、22C及22D
EXTRACT PLAN PREPARED ON 16.2.2017 BASED ON SURVEY SHEETS No. 3-NW-16C, 16D, 17C, 17D, 21A, 21B, 21C, 21D, 22A, 22B, 22C AND 22D

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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/17/4

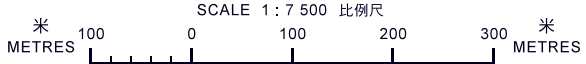
圖 PLAN
1c



本摘要圖於2017年3月7日擬備，
所根據的資料為分區計劃大綱圖編號
S/NE-MKT/2及S/NE-MKT/2A
EXTRACT PLAN PREPARED ON 7.3.2017
BASED ON OUTLINE ZONING PLANS No.
S/NE-MKT/2 & S/NE-MKT/2A

位置圖 - 項目 A
LOCATION PLAN - ITEM A

在文錦渡分區計劃大綱核准圖編號S/NE-MKT/2作出的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED MAN KAM TO OUTLINE ZONING PLAN No. S/NE-MKT/2

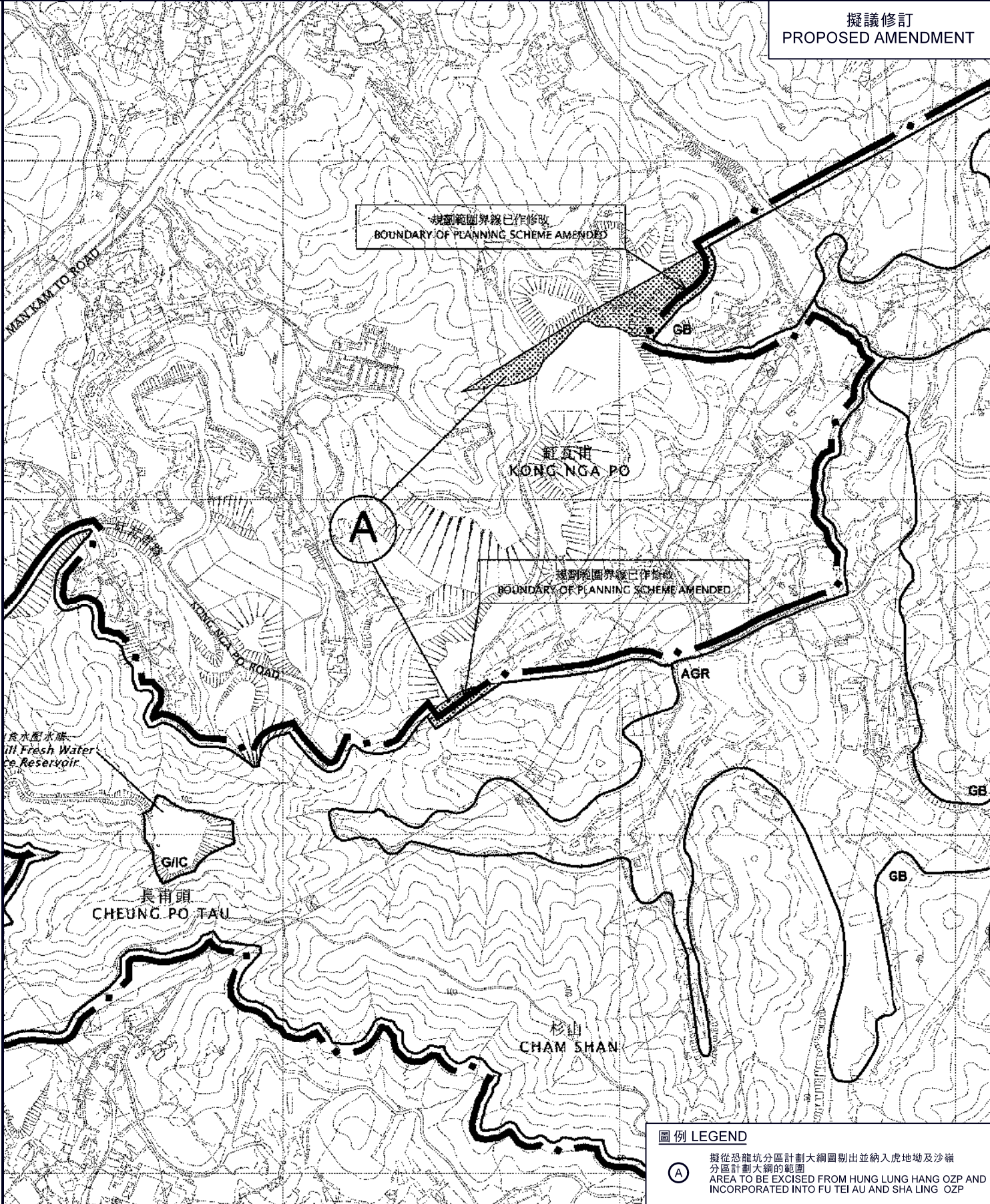


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DEPARTMENT



參考編號
REFERENCE No.
M/NE/17/4

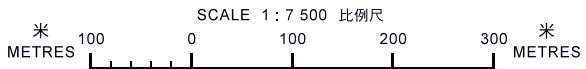
圖 PLAN
2a



本摘要圖於2017年3月7日擬備，
所根據的資料為分區計劃大綱圖編號
S/NE-HLH/9及S/NE-HLH/9A
EXTRACT PLAN PREPARED ON 7.3.2017
BASED ON OUTLINE ZONING PLANS No.
S/NE-HLH/9 & S/NE-HLH/9A

位置圖 - 項目 A
LOCATION PLAN - ITEM A

在恐龍坑分區計劃大綱核准圖編號S/NE-HLH/9作出的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED HUNG LUNG HANG OUTLINE ZONING PLAN No. S/NE-HLH/9

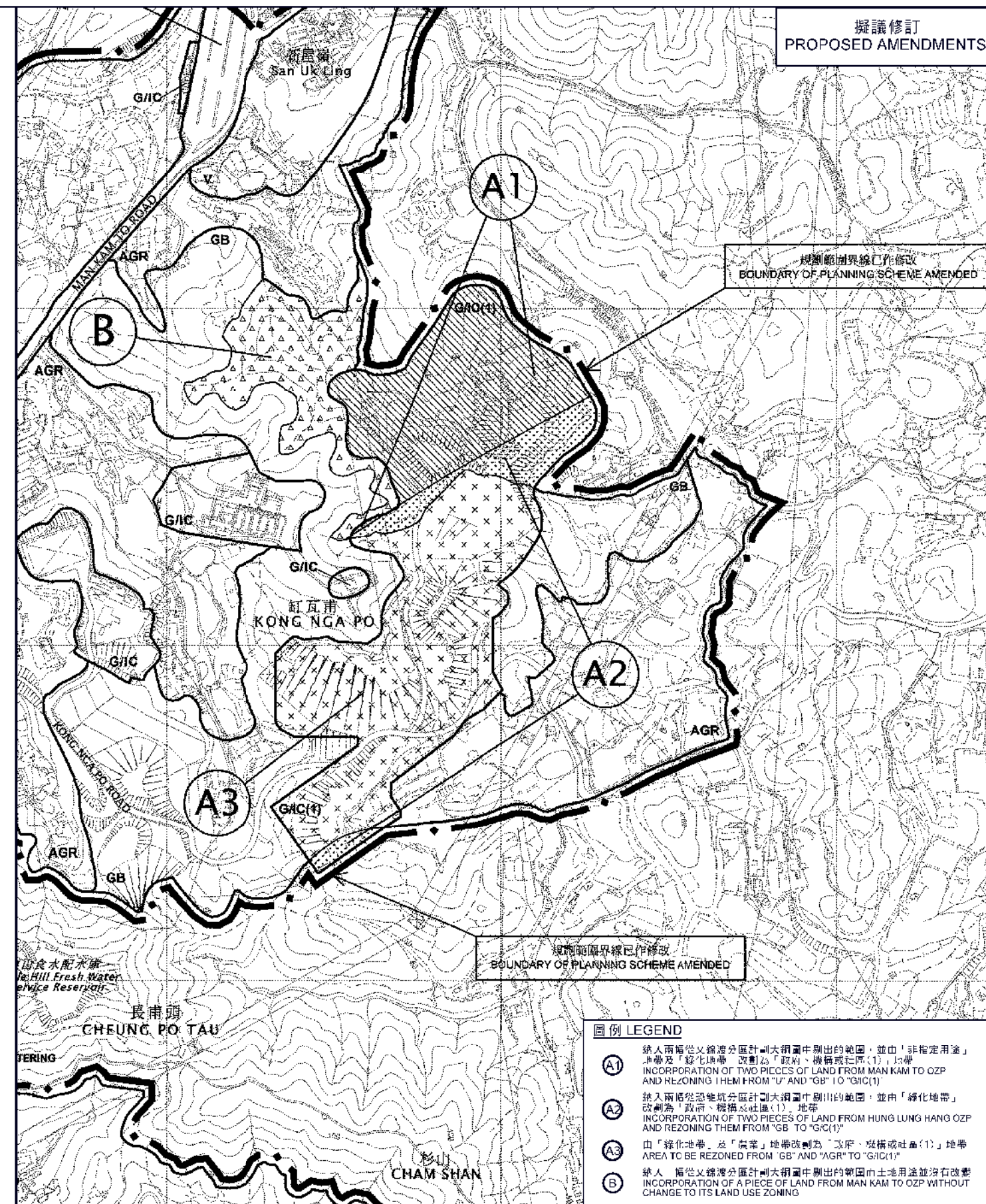
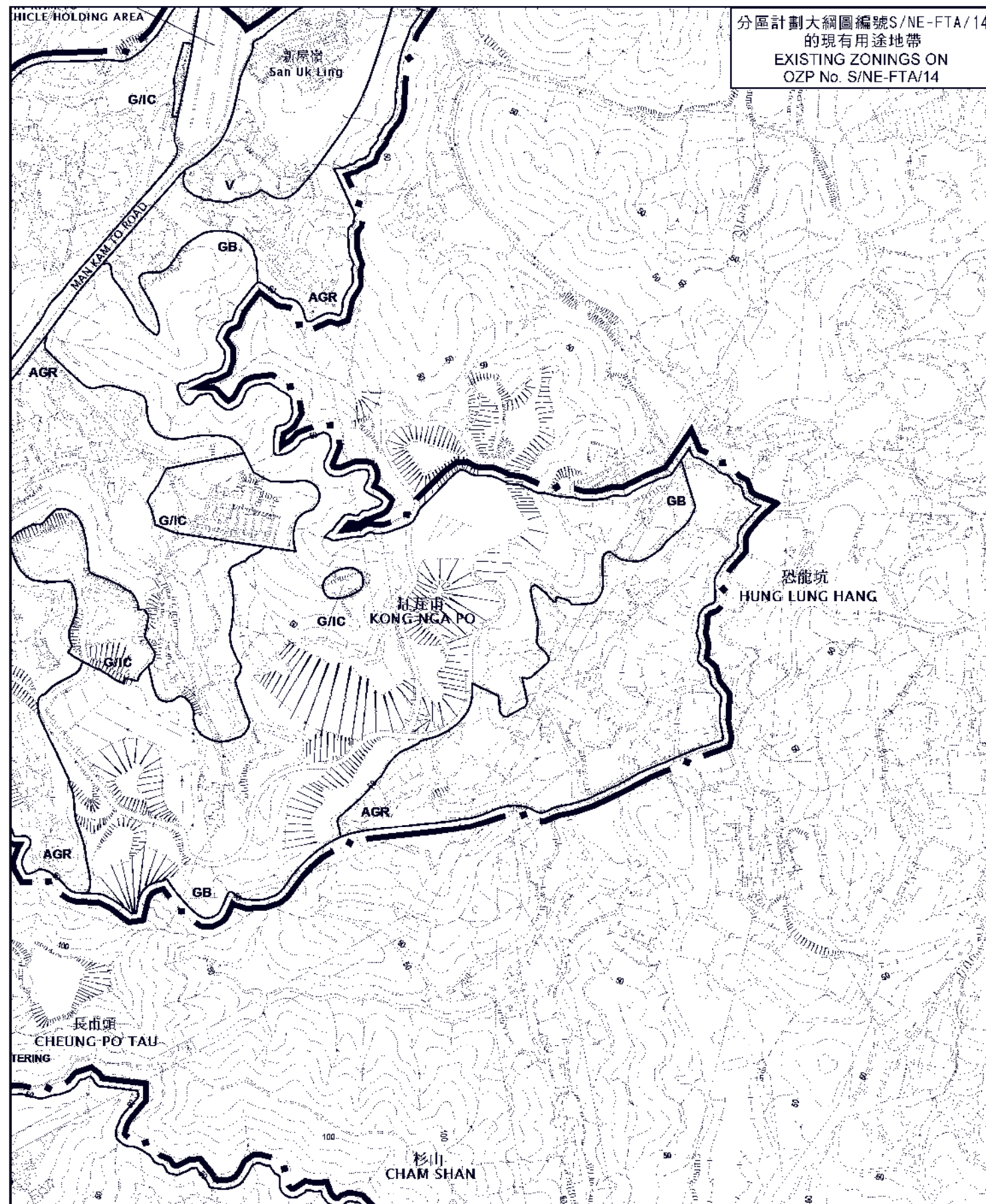


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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/17/4

圖 PLAN
2b



位置圖 - 項目 A1、A2、A3及B
LOCATION PLAN - ITEMS A1, A2, A3 AND B

在虎地坳及沙嶺分區計劃大綱核准圖編號S/NE-FTA/14作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED FU TEI AU AND SHA LING OUTLINE ZONING PLAN No. S/NE-FTA/14

本摘要圖於2017年3月7日擬備，
所根據的資料為分區計劃大綱圖編號
S/NE-FTA/14及S/NE-FTA/14A
EXTRACT PLAN PREPARED ON 7.3.2017
BASED ON OUTLINE ZONING PLANS No.
S/NE-FTA/14 & S/NE-FTA/14A

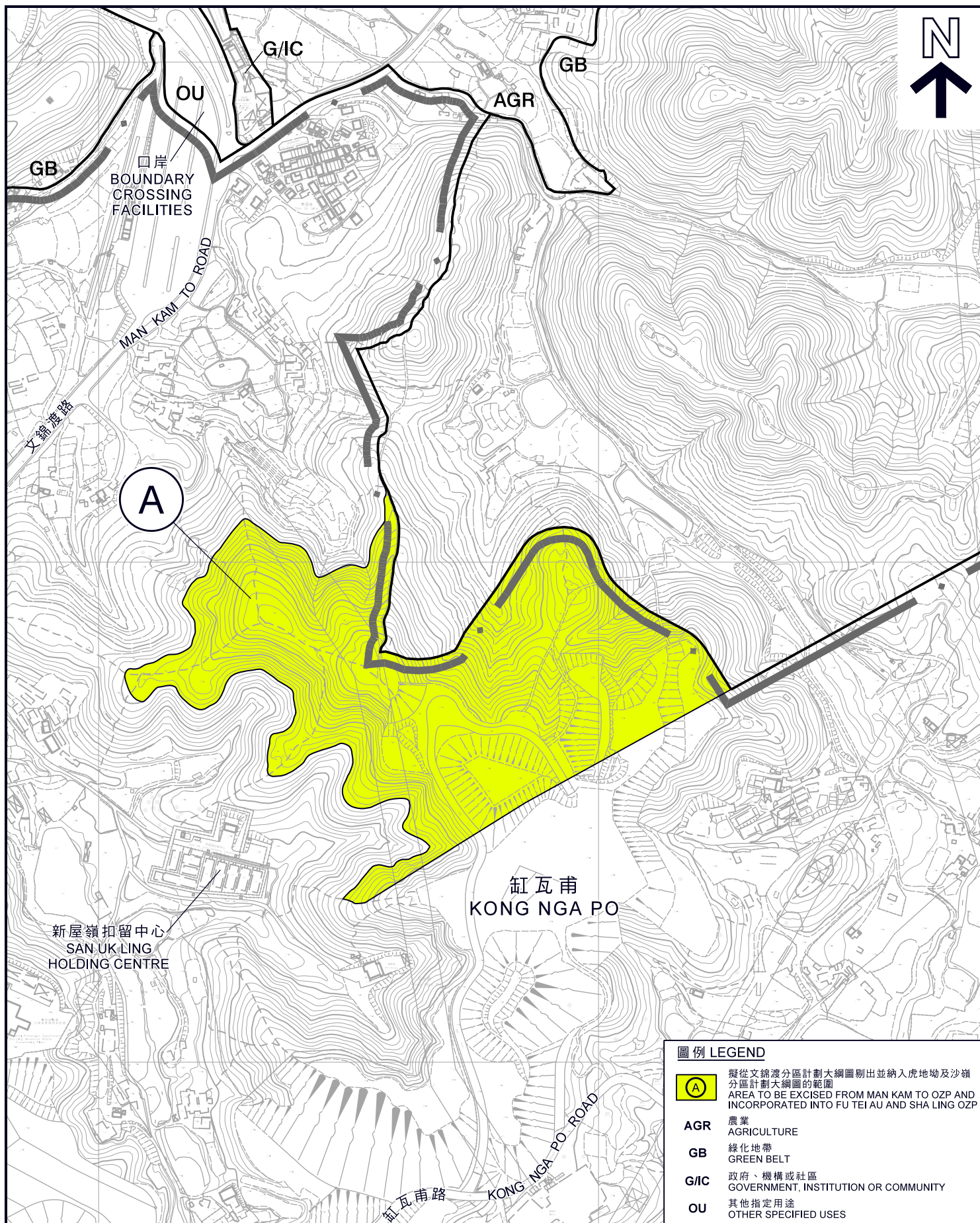
SCALE 1 : 7 500 比例尺
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
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參考編號
REFERENCE No.
M/NE/17/4

圖 PLAN
2c



平面圖 SITE PLAN

本摘要圖於2017年2月21日擬備，
所根據的資料為測量圖編號
3-NW-16B、16D、17A、17B、17C、
17D、21B、22A及22B
EXTRACT PLAN PREPARED ON 21.2.2017
BASED ON SURVEY SHEETS No. 3-NW-16B,
16D, 17A, 17B, 17C, 17D, 21B, 22A & 22B

在文錦渡分區計劃大綱核准圖
編號S/NE-MKT/2作出的擬議修訂
PROPOSED AMENDMENT TO
THE APPROVED MAN KAM TO
OUTLINE ZONING PLAN No. S/NE-MKT/2

SCALE 1:5 000 比例尺

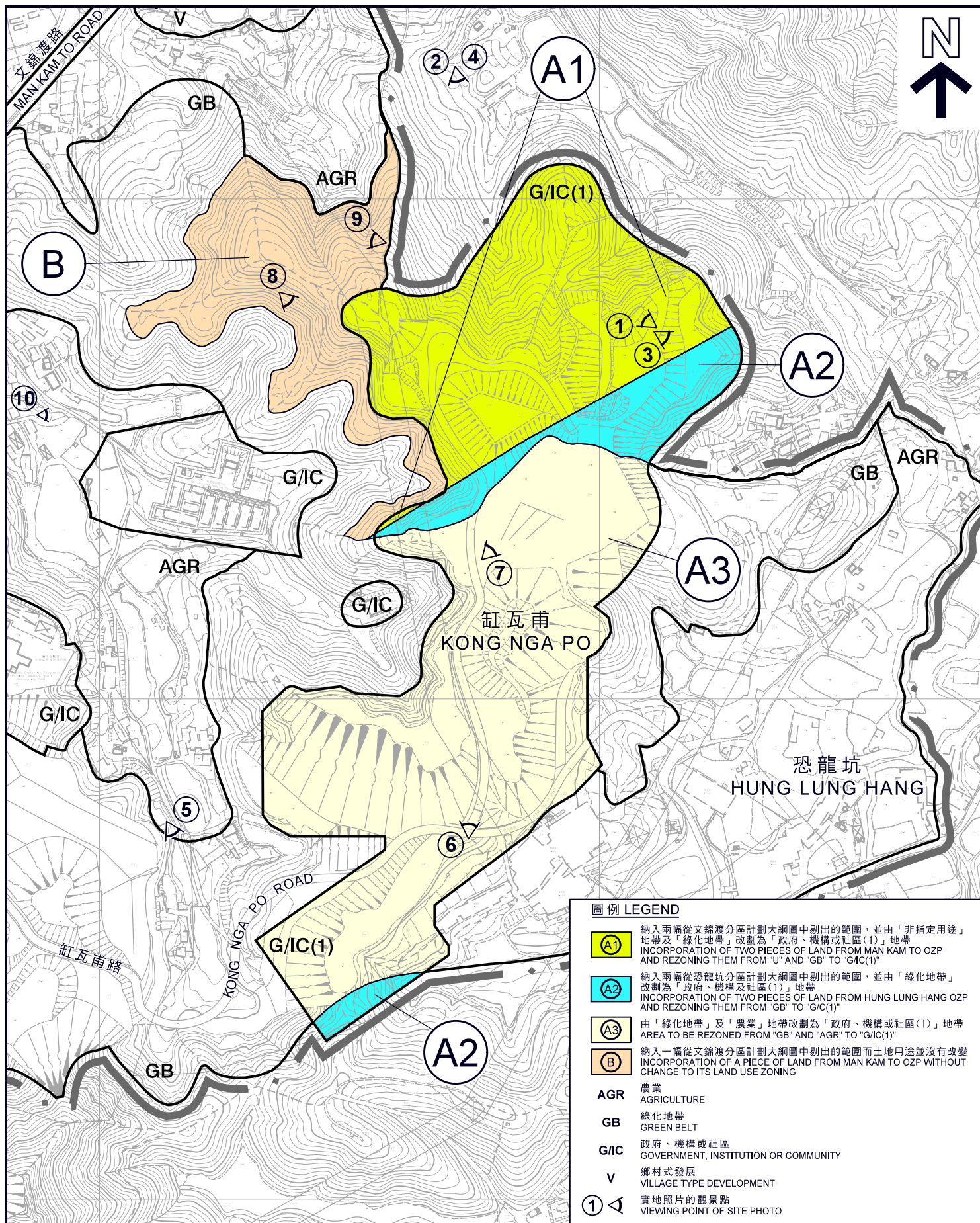
米 100 0 100 200 米
METRES

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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/17/4

圖 PLAN
3a



平面圖 SITE PLAN

本摘要圖於2017年2月21日擬備，
所根據的資料為測量圖編號
3-NW-16D、17C、17D、21B、21D、
22A、22B及22C
EXTRACT PLAN PREPARED ON 21.2.2017
BASED ON SURVEY SHEETS No. 3-NW-16D,
17C, 17D, 21B, 21D, 22A, 22B & 22C

在虎地坳及沙嶺分區計劃大綱核准圖
編號S/NE-FTA/14作出的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED FU TEI AU AND SHA LING
OUTLINE ZONING PLAN No. S/NE-FTA/14

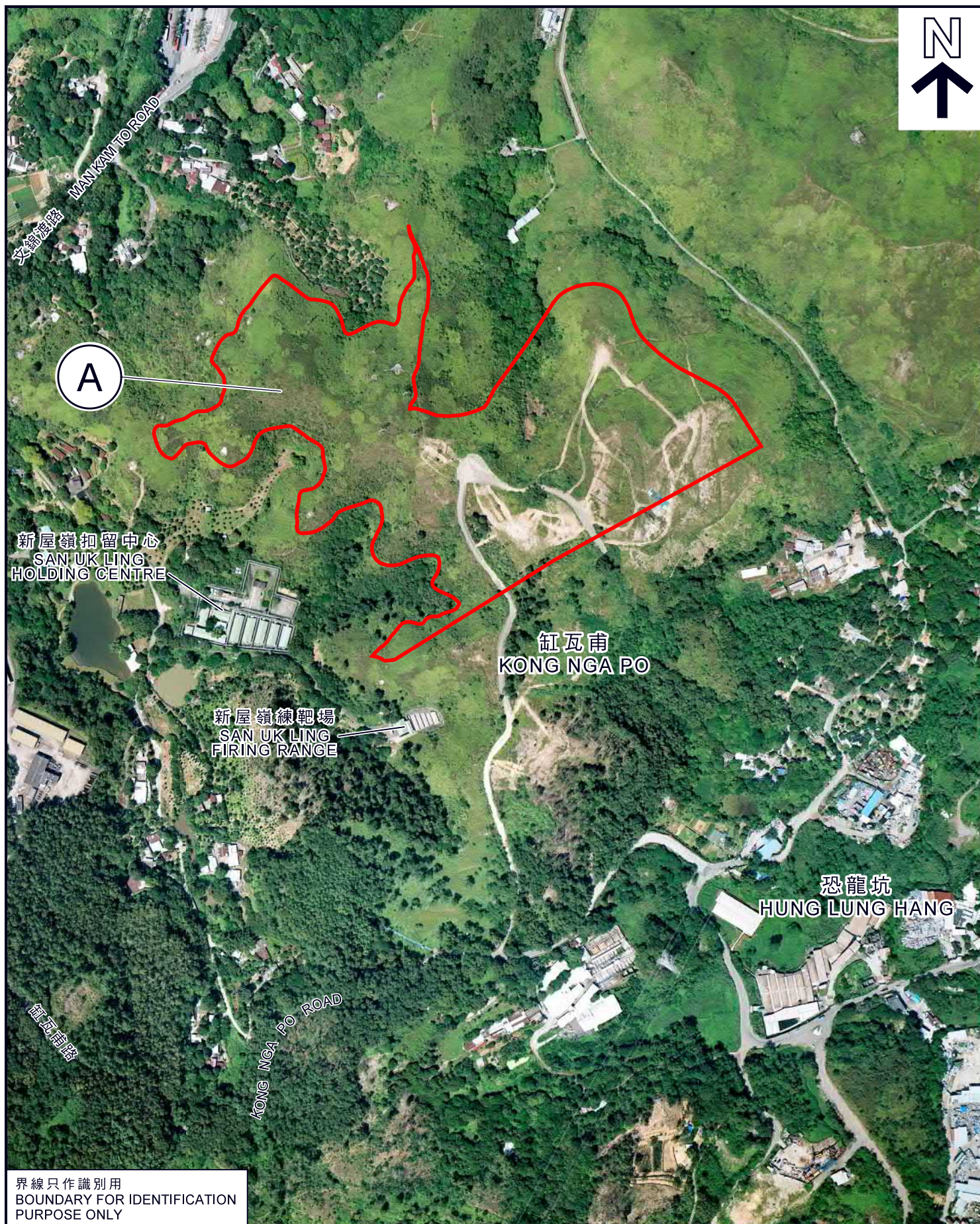
SCALE 1:5 000 比例尺
0 100 200
METRES

規劃署
PLANNING
DEPARTMENT



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圖 PLAN
3c



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航攝照片 - 項目 A
AERIAL PHOTO - ITEM A

在文錦渡分區計劃大綱核准圖
編號S/NE-MKT/2作出的擬議修訂
THE APPROVED MAN KAM TO
OUTLINE ZONING PLAN No. S/NE-MKT/2

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/17/4

圖 PLAN
4a

本摘要圖於2017年2月21日擬備，
所根據的資料為地政總署
於2015年9月24日拍得的航攝照片
編號CS61117
EXTRACT PLAN PREPARED ON 21.2.2017
BASED ON AERIAL PHOTO No. CS61117
TAKEN ON 24.9.2015 BY
LANDS DEPARTMENT



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本摘要圖於2017年2月21日擬備，
所根據的資料為地政總署
於2015年9月24日拍得的航攝照片
編號CS61117
EXTRACT PLAN PREPARED ON 21.2.2017
BASED ON AERIAL PHOTO No. CS61117
TAKEN ON 24.9.2015 BY
LANDS DEPARTMENT

航攝照片 - 項目 A AERIAL PHOTO - ITEM A

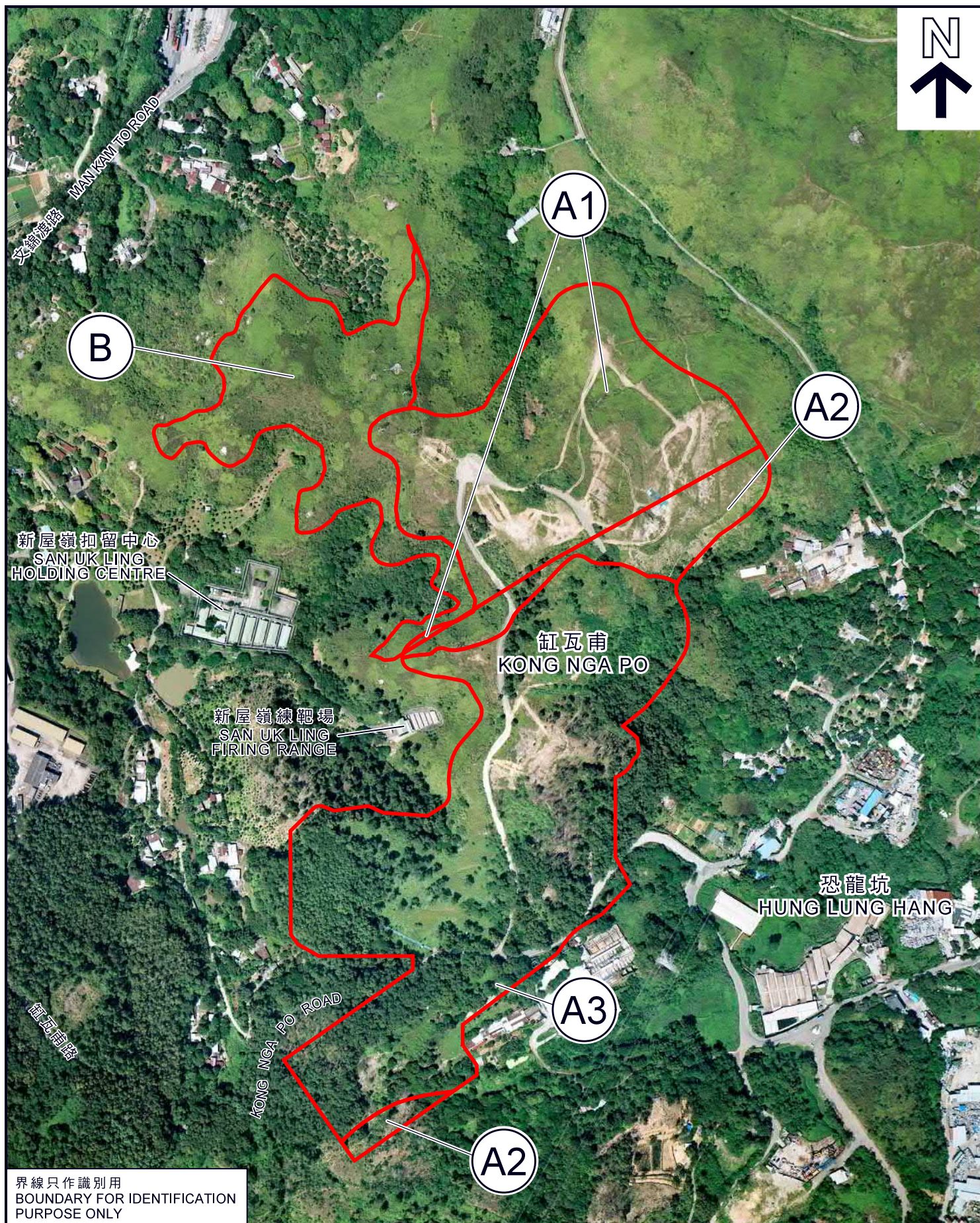
在恐龍坑分區計劃大綱核准圖
編號S/NE-HLH/9作出的擬議修訂
THE APPROVED HUNG LUNG HANG
OUTLINE ZONING PLAN No. S/NE-HLH/9

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/17/4

圖 PLAN
4b



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PURPOSE ONLY

本摘要圖於2017年2月21日擬備，
所根據的資料為地政總署
於2015年9月24日拍得的航攝照片
編號CS61117
EXTRACT PLAN PREPARED ON 21.2.2017
BASED ON AERIAL PHOTO No. CS61117
TAKEN ON 24.9.2015 BY
LANDS DEPARTMENT

航攝照片 - 項目 A1、A2、A3及B AERIAL PHOTO - ITEMS A1, A2, A3 AND B

在虎地坳及沙嶺分區計劃大綱核准圖
編號S/NE-FTA/14作出的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED FU TEI AU AND SHA LING
OUTLINE ZONING PLAN No. S/NE-FTA/14

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/17/4

圖 PLAN
4c



資料為攝於2017年1月24日的實地照片
SITE PHOTO TAKEN ON 24.1.2017



資料為攝於2017年1月23日的實地照片
SITE PHOTO TAKEN ON 23.1.2017

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實地照片 - 項目 A1
SITE PHOTO - ITEM A1

在虎地坳及沙嶺分區計劃大綱核准圖
編號S/NE-FTA/14作出的擬議修訂
PROPOSED AMENDMENT TO
THE APPROVED FU TEI AU AND SHA LING
OUTLINE ZONING PLAN No. S/NE-FTA/14

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/17/4

圖 PLAN
5a

本圖於2017年2月21日擬備，所根據
的資料為攝於2017年1月23日及24日
的實地照片
PLAN PREPARED ON 21.2.2017 BASED ON
SITE PHOTOS TAKEN ON 23 & 24.1.2017



資料為攝於2017年1月24日的實地照片
SITE PHOTO TAKEN ON 24.1.2017



資料為攝於2017年1月23日的實地照片
SITE PHOTO TAKEN ON 23.1.2017



資料為攝於2017年1月23日的實地照片
SITE PHOTO TAKEN ON 23.1.2017

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實地照片 - 項目 A2
SITE PHOTO - ITEM A2

在虎地坳及沙嶺分區計劃大綱核准圖
編號S/NE-FTA/14作出的擬議修訂
PROPOSED AMENDMENT TO
THE APPROVED FU TEI AU AND SHA LING
OUTLINE ZONING PLAN No. S/NE-FTA/14

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/17/4

圖 PLAN
5b

本圖於2017年2月21日擬備，所根據
的資料為攝於2017年1月23日及24日
的實地照片
PLAN PREPARED ON 21.2.2017 BASED ON
SITE PHOTOS TAKEN ON 23 & 24.1.2017



資料為攝於2017年1月24日的實地照片
SITE PHOTO TAKEN ON 24.1.2017



資料為攝於2017年1月24日的實地照片
SITE PHOTO TAKEN ON 24.1.2017



資料為攝於2017年1月23日的實地照片
SITE PHOTO TAKEN ON 23.1.2017

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實地照片 - 項目A3
SITE PHOTO - ITEM A3

在虎地坳及沙嶺分區計劃大綱核准圖
編號S/NE-FTA/14作出的擬議修訂
PROPOSED AMENDMENT TO
THE APPROVED FU TEI AU AND SHA LING
OUTLINE ZONING PLAN No. S/NE-FTA/14

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/17/4

圖 **PLAN**
5c

本圖於2017年2月21日擬備，所根據
的資料為攝於2017年1月23日及24日
的實地照片
PLAN PREPARED ON 21.2.2017 BASED ON
SITE PHOTOS TAKEN ON 23 & 24.1.2017



資料為攝於2017年1月24日的實地照片
SITE PHOTO TAKEN ON 24.1.2017



資料為攝於2017年1月23日的實地照片
SITE PHOTO TAKEN ON 23.1.2017

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實地照片 - 項目 B
SITE PHOTO - ITEM B

在虎地坳及沙嶺分區計劃大綱核准圖
編號S/NE-FTA/14作出的擬議修訂
PROPOSED AMENDMENT TO
THE APPROVED FU TEI AU AND SHA LING
OUTLINE ZONING PLAN No. S/NE-FTA/14

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE/17/4

圖 PLAN
5d

本圖於2017年2月21日擬備，所根據
的資料為攝於2017年1月23日及24日
的實地照片
PLAN PREPARED ON 21.2.2017 BASED ON
SITE PHOTOS TAKEN ON 23 & 24.1.2017