

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

RNTPC Paper No. 3/11

**For Consideration by
the Rural and New Town Planning Committee on 4.3.2011**

**PROPOSED AMENDMENTS TO
THE APPROVED YUEN LONG OUTLINE ZONING PLAN NO. S/YL/18**

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APPROVED YUEN LONG OUTLINE ZONING PLAN No. S/YL/18**

1. Introduction

This paper is to seek Members' agreement:

- (a) to the proposed amendments to the approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/18 as shown on the draft OZP no. S/YL/18A (**Attachment II**) and its Notes (**Attachment III**) and that they are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) to the proposed revision to the Explanatory Statement (ES) of the draft OZP (**Attachment IV**) as an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zonings of the OZP and to be published together with the draft plan.

2. Status of the Current OZP

On 21.10.2008, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/18 (**Attachment I**). On 31.10.2008, the approved Yuen Long OZP No. S/YL/18 was exhibited for public inspection under section 9(5) of the Ordinance. On 4.1.2011, the CE in C referred the approved Yuen Long OZP No. S/YL/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back was notified in the Gazette on 14.1.2011 under section 12(2) of the Ordinance.

3. Background

- 3.1 The Area Assessments 2009 of Industrial Land in the Territory (Area Assessments 2009) noted by the Board on 17.9.2010 (TPB Paper No. 8630) indicates that given the supply and demand for flatted factory floor space in the territory, together with high vacancy rates and availability of idle sites in some of the industrial areas, there is scope to better utilize the land resources by rezoning some industrial sites to other suitable uses. Tung Tau industrial area in Yuen Long currently mainly zoned "Other Specified Uses" annotated "Business" ("OU(B)") (**Plan 1**) is one of the industrial areas with selected sites recommended in the Area Assessments 2009 for rezoning.

- 3.2 According to the Area Assessments 2009, there are 24 industrial buildings (including 20 flatted factories buildings and 4 storage buildings), 1 petrol filling station, 2 car parks and 4 temporary uses (including 2 bus depots) in Tung Tau. All the existing 24 industrial buildings are below 30 years and most of them are under single ownership (**Plan 2**). The vacancy rate of the area is about 5% as compared with the territorial rate of about 8%. The floor space in these industrial buildings is predominately used for warehouse/storage (46%), manufacturing and other industrial operations (10%) with 11.2% of the floor space taken up by ancillary office and office operations. The remaining GFA is used for non-industrial uses, e.g. eating place, shop and services, etc. (**Plan 3**). The declining demand for manufacturing floor space and availability of some underutilized sites in Tung Tau has allowed scope to better utilize the land resources by rezoning suitable industrial sites to other uses.
- 3.3 Having examined various factors, such as location, existing land use and utilisation as well as land ownership pattern, the Area Assessments 2009 has recommended to rezone a strip of land along the nullah at the western edge of Tung Tau of about 3.9ha for residential use (**Plan 4**). As elaborated in paragraph 4 below, compared to the remaining area in Tung Tau, the proposed rezoning area being located at the edge of the industrial area and closer to town centre, and having a higher proportion of land under Government or single ownership and lower existing plot ratios would have a greater propensity for transformation to the planned use.
- 3.4 On 17.9.2010, the Board endorsed in principle the findings and recommendations of the Area Assessments 2009 (TPB Paper No. 8630) including the proposed rezoning of this strip of land in Tung Tau industrial area for residential use. On this basis, a broad assessment of the rezoning proposal including the boundary and development parameters has been undertaken by Planning Department.

4. **Planning Assessment on the Rezoning Proposal**

The Area Proposed for Rezoning and Existing Situation (Plan 4)

- 4.1 The area proposed for rezoning is located to the west of Wang Yip Street West and to the north of Tak Yip Street, at the periphery of the Tung Tau industrial area. This area is considered suitable for rezoning to residential use as it is close to existing residential area to its west and separated from the industrial area proper by Wang Yip Street West. It is compatible with the "Comprehensive Development Area" ("CDA") site to the southeast which is planned for residential use as well as village settlements at Shan Pui Chung Hau Tsuen to the north.
- 4.2 The strip of land in Tung Tau industrial area proposed for residential use is being occupied by 7 existing industrial buildings (3 storage buildings and 4 flatted factories). Of the 7 existing industrial buildings, 3 are not yet developed to the permissible plot ratio under the OZP. There are 2 undeveloped Government sites. One is being occupied by a temporary

bus depot. Another site is being occupied by a temporary workshop and a temporary car park. Moreover, 3 out of the 7 existing industrial buildings are 7 storeys high or below and the remaining 4 are 14 to 19 storeys. In terms of land status, only one site is under multiple ownership and the rest are either Government land or under single ownership. This land ownership pattern coupled with the low existing plot ratio in some sites will increase the likelihood of redevelopment of the area.

Environmental Aspect

- 4.3 There are a pumping station to the north of proposed rezoning area and two temporary bus depots within the Tung Tau industrial area (one is at Tak Yip Street within the proposed rezoning area and another one is at the junction of Wang Yip Street West and Hong Yip Street outside the rezoning area (**Plan 5**). The Director of Environmental Protection advises that potential environmental problems arising from the pumping station should be addressed at planning stage and redevelopment should be implemented only after the relocation of the two existing bus depots. Besides, any environmental issues arising from nearby industrial operations and traffic noise impact should be addressed by the future developer during the planning application stage. This should be spelt out clearly in the ES of the OZP.

Proposed Zoning

- 4.4 In view of the above, the strip of land with a total area of about 3.87 ha is proposed to be rezoned from "OU(B)" or "OU(B)1" to "Residential (Group E)1" ("R(E)1")¹ (**Plans 5 to 7**). The planning intention of the "R(E)" zone is primarily for the phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem. Furthermore, the applicant for permission of development within the zone will be required to submit adequate information to the Board to demonstrate that the new residential development will be environmentally acceptable and suitable mitigation measures will be implemented to address the potential industrial/residential interface problems.

Development Intensity

Plot Ratio

- 4.5 It is proposed that development intensity within the proposed "R(E)1" zone should be restricted to a maximum plot ratio of 5. The proposed maximum plot ratio of 5 is comparable to the domestic/non-domestic plot ratio restriction of 5/9.5 for the existing "Residential (Group A)" ("R(A)") zone in Yuen Long New Town and the plot ratio restriction of 5 for the existing "R(E)" zone at Wang Chau Road, Yuen Long. The

¹ There is already an existing area zoned "R(E)" covering existing industrial buildings at the junction of Wang Chau Road and Yuen Long On Lok Road subject to max. plot ratio of 5 and building height of 30 storeys excluding basement(s).

proposed plot ratio 5 is also generally in line with the permissible plot ratios of the extant "OU(B)" zoning in Tung Tau. Relevant departments, such as Transport Department, Environmental Protection Department and Drainage Services Department, do not have adverse comments from infrastructural perspective, in particular on the traffic, sewage and drainage aspects.

Building Height

- 4.6 For Yuen Long New Town, a stepped building height profile is planned. Buildings in the town centre are generally restricted to a maximum of 30 storeys while lower building height is planned for areas away from the town centre, i.e. a maximum of 25 storeys is allowed for the residential area (zoned "Residential (Group A)1" ("R(A)1") or "Residential (Group B)") in the southern edge and 15-20 storeys is allowed for the business area at Tung Tau (for which a higher floor-to-floor height has been assumed) at the northern edge of Yuen Long Town. In view of this, a maximum building height of 85mPD (about 25 storeys) is suggested for the proposed "R(E)1" sites. The proposed 85mPD for the "R(E)1" sites is comparable with the planned building height for this "Business" zone in Tung Tau as shown in photomontages at **Attachment V**. The proposed building height of 85mPD would be adequate to accommodate the proposed plot ratio of 5 for the "R(E)1" sites.

Redevelopment and In-situ Conversion of Existing Buildings

- 4.7 Currently, there are 4 lots within the rezoning area with existing plot ratios and/or building heights exceeding the planned restrictions and they are restricted to industrial and/or godown uses under their leases. In cases of in-situ conversion of an existing building or part of an existing building to other industrial or business uses (except residential), its existing plot ratio and building height, even if exceeding the OZP restrictions, will be respected, as permitted under the Notes. However, redevelopment of existing buildings within the proposed "R(E)1" zone should be restricted to the plot ratio and building height restrictions mentioned in para. 4.5 and 4.6 above as it is the intention to encourage a more compatible built form within the "R(E)1" zone as well as a stepped building height profile for Yuen Long Town as planned. This will also apply to the existing "R(E)" zone.

Visual Impact

- 4.8 A visual impact assessment on the rezoning proposal has been conducted (**Attachment V**). Photomontages from surrounding viewpoints, including views from the West Rail (WR) Yuen Long Station and WR Long Ping Station, existing or committed residential developments in the vicinity, i.e. Long Ping Estate to the west and The Parcville to the east, I Shing Temple at Tung Tau Wai and an existing pavilion at Chu Wong Ling are at **Plans A to G at Attachment V**. The viewpoints selected are based on the general principle of being located at areas accessible by the public and places for gathering.

- 4.9 The photomontages show the proposed residential developments at a maximum plot ratio of 5 and a maximum building height of 85mPD compared against the existing situation as well as the planned business developments based on the development parameters under the "OU(B)" and "OU(B)1" zones. As shown on the photomontages, future developments based on the proposed "R(E)1" zoning would not cause adverse visual impact as compared to the planned developments under the extant "OU(B)" and "OU(B)1" zoning as seen from the selected viewpoints. Hence, the proposed rezoning will not cause unacceptable visual impact on the surrounding areas.

Air Ventilation

- 4.10 According to the findings of the consultancy study of Expert Evaluation on Air Ventilation Assessment (AVA) of Yuen Long Town conducted in 2008, the future developments in the area proposed for rezoning based on the development parameters of the extant "OU(B)" or "OU(B)1" zones would not create significant negative air ventilation impact on the surrounding areas. As the proposed development parameters of the "R(E)1" zone are similar to the planned business developments on the extant OZP, it is anticipated that the future "R(E)1" developments would not cause significant negative air ventilation impact. Notwithstanding this, the AVA has recommended that to minimize air ventilation impact on the local area, developers for these sites should adopt a podium-free building design, or if podium cannot be avoided, to adopt a stepped podium or allow greater permeability of podium. Slab-type building facing north-east which would block prevailing wind of north-easterlies should be avoided. This has been included in the ES for the "R(E)1" zone (paragraph 9.4.2 of Attachment IV) to guide developers in preparing planning applications in future.

Other Technical Amendments

- 4.11 Opportunity is also taken to rezone a strip of land (about 0.83 ha) at the northern edge of the proposed "R(E)1" sites to the south of Chung Yip Road (**Plans 5 and 7**) from "OU(B)" to an area shown as 'Road' to reflect the as-built situation.

5. Proposed Amendments to the OZP

Amendments to Matters Shown on the Plan

- 5.1 Taking into account the planning assessment in para. 4.1 to 4.10 above, the proposed amendments to the approved Yuen Long OZP (**Attachment II**) are summarized below:

Item A (about 3.87 ha): Rezoning of a strip of land east of the nullah, west of Wang Yip Street West and north of Tak Yip Street from "OU(B)" or "OU(B)1" to "R(E)1".

Item B (about 0.83 ha): Rezoning of a strip of land to the south of Chung Yip Road from “OU(B)” to an area shown as ‘Road’.

Amendments to the Notes of the OZP

- 5.2 Amendments to the Notes for the “R(E)” zone to incorporate development restrictions for the zone
- 5.3 Opportunity is also taken to incorporate revision to the plot ratio/gross floor area/site coverage exemption clause to clarify the provision related to caretaker’s quarters in the Remarks of the Notes for various zones (**Attachment III** with additions in *bold and italics* and deletions in “~~crossed-out~~”).

Revision to the Explanatory Statement of the OZP

- 5.4 The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs.
- 5.5 Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The revised ES (with additions in **bold** and *italics* and deletions in “~~crossed-out~~”) is at **Attachment IV** for Members’ consideration.

6. Plan Number

Upon gazetting, the OZP will be re-numbered as S/YL/19.

7. Consultation

Departmental Circulation

- 7.1 Relevant Government bureaux/departments have been consulted on the proposed amendments to the OZP and do not have objection / adverse comments. Their comments have been incorporated in the ES at **Attachment IV**, where appropriate.

Public Consultation

- 7.2 Depending on their meeting schedule, the Yuen Long District Council and Shap Pat Heung and Ping Shan Rural Committees will be consulted on the amendments before or during the exhibition period of the draft Yuen Long OZP No. S/YL/18A (to be renumbered to S/YL/19 upon exhibition) for public inspection under section 5 of the Ordinance.

8. Decision Sought

Members are invited to :

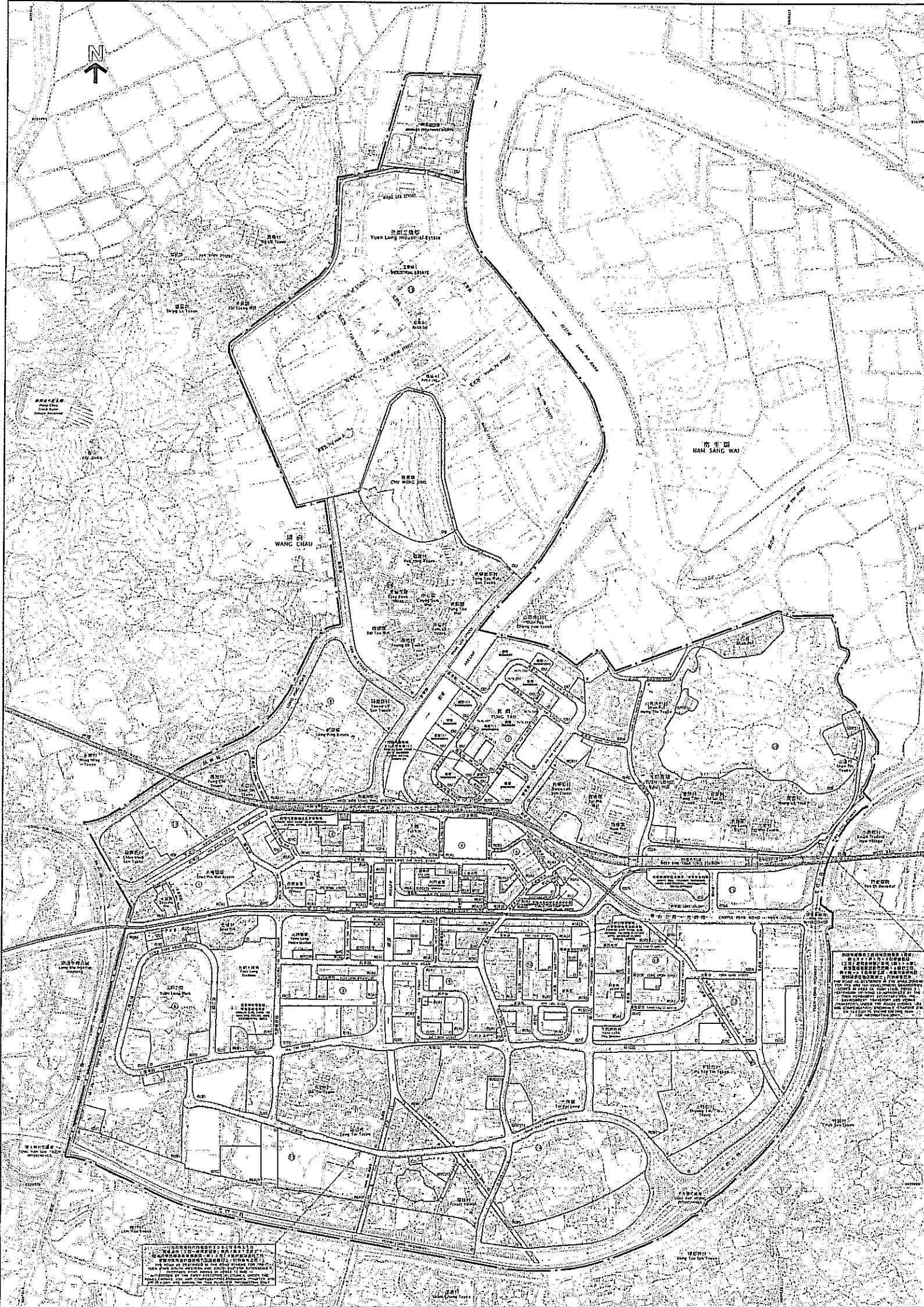
- (a) agree to the proposed amendments to the approved Yuen Long OZP No. S/YL/18 and that the draft Yuen Long OZP No. S/YL/18A at **Attachment II** (to be renumbered to S/YL/19 upon exhibition) and its Notes at **Attachment III** and that they are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Yuen Long OZP No. S/YL/18A as an expression of the planning intentions and objectives of the Board for the various land use zonings on the Plan and the revised ES will be published under the name of the Town Planning Board together with the Plan.

Attachments

Attachment I	Approved Yuen Long OZP No. S/YL/18 (reduced size)
Attachment II	Draft Yuen Long OZP No. S/YL/18A
Attachment III	Revised Notes of the Draft Yuen Long OZP No. S/YL/18A
Attachment IV	Revised Explanatory Statement of the Draft Yuen Long OZP No. S/YL/18A
Attachment V & Plans A to G	Visual Impact Assessment
Plan 1	Current Zoning of Tung Tau, Yuen Long
Plan 2	Land Ownership of Tung Tau, Yuen Long
Plan 3	Land Use of Tung Tau, Yuen Long
Plan 4	The Area Proposed for Rezoning in Tung Tau, Yuen Long
Plan 5	Site Plan – Proposed Amendment Items A and B
Plan 6	Aerial photo – Proposed Amendment Items A and B
Plan 7	Site photos – Proposed Amendment Items A and B

PLANNING DEPARTMENT

MARCH 2011



圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CD	綜合發展區
RESIDENTIAL (GROUP A)	RA	住宅(甲類)
RESIDENTIAL (GROUP B)	RB	住宅(乙類)
RESIDENTIAL (GROUP C)	RC	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GI	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

COMMUNICATIONS

ROAD AND BRIDGE (ELEVATED)		高架道路及橋樑
LIGHT RAIL, TRAM AND STOP		輕鐵、電車及車站
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME		規劃區界線
PLANNING AREA NUMBER		規劃區號碼
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USE	大約總面積 Hectares	大約總面積 Sqr. Feet	用途
COMPREHENSIVE DEVELOPMENT AREA	23.46	4.97	綜合發展區
RESIDENTIAL (GROUP A)	42.27	11.11	住宅(甲類)
RESIDENTIAL (GROUP B)	32.48	8.41	住宅(乙類)
RESIDENTIAL (GROUP C)	3.75	0.14	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	123.09	17.86	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	44.85	8.23	政府、機構或社區
OPEN SPACE	12.07	0.23	休憩用地
OTHER SPECIFIED USES	128.33	18.46	其他指定用途
GREEN BELT	28.80	8.82	綠化地帶
RAILWAY	11.29	1.30	鐵路
MAJOR ROAD ETC.	83.48	14.82	主要道路等
TOTAL PLANNING SCHEME AREA	360.37	120.00	規劃區總面積

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



此圖為香港城市規劃委員會根據《城市規劃條例》擬備的元朗分區計劃大綱圖。圖中顯示的各項規劃，均須待有關當局批准後方可生效。此圖只供參考，不得作為任何法律行動的根據。如有任何查詢，請向有關當局查詢。

圖例
NOTATION

ZONES

COMPREHENSIVE DEVELOPMENT AREA
RESIDENTIAL (GROUP A)
RESIDENTIAL (GROUP B)
RESIDENTIAL (GROUP C)
VILLAGE TYPE DEVELOPMENT
GOVERNMENT, INSTITUTION OR COMMUNITY
OPEN SPACE
OTHER SPECIFIED USES
GREEN BELT

CDA
RIA
RIB
RIB
V
GIC
O
OU
GB

地帶

綜合發展區
住宅（甲類）
住宅（乙類）
住宅（丙類）
鄉村式發展
政府、機構或社區
休憩用地
其他指定用途
綠化地帶

COMMUNICATIONS

RAILWAY AND STATION (ELEVATED)
LIGHT RAIL AND STOP
MAJOR ROAD AND JUNCTION
ELEVATED ROAD

鐵路及車站（高架）
輕鐵及車站
主要道路及路口
高架道路

交通

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME
PLANNING AREA NUMBER
PETROL FILLING STATION

規劃範圍界線
規劃區編號
加油站

其他

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 & % 公頃 HECTARES	% 百分比	用途
COMPREHENSIVE DEVELOPMENT AREA	23.96	4.27	綜合發展區
RESIDENTIAL (GROUP A)	62.27	11.11	住宅（甲類）
RESIDENTIAL (GROUP B)	33.82	6.03	住宅（乙類）
RESIDENTIAL (GROUP C)	4.63	0.83	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	100.09	17.86	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	44.85	8.00	政府、機構或社區
OPEN SPACE	52.07	9.29	休憩用地
OTHER SPECIFIED USES	104.50	18.64	其他指定用途
GREEN BELT	36.80	6.62	綠化地帶
NULLAH	11.09	1.98	明渠
MAJOR ROAD ETC.	84.49	15.07	主要道路等
TOTAL PLANNING SCHEME AREA	560.57	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/YL/18 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL/18

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 A

修訂項目 A 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元朗分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
YUEN LONG - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺

0 100 200 300 400 500 METRES

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

圖則編號
PLAN No. S/YL/18A

APPROVED DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/18A

(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)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, "existing use of any land or building" means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

- (ii) after the publication of the first plan,
- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) 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.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) 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) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/light rail/public light bus stop or lay-by, cycle track, light rail track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) 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
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board :
- toll plaza, on-street vehicle park and railway track.

- (9) 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.

- (10) In these Notes,

“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>
COMPREHENSIVE DEVELOPMENT AREA	1
RESIDENTIAL (GROUP A)	5
RESIDENTIAL (GROUP B)	8
RESIDENTIAL (GROUP E)	10
VILLAGE TYPE DEVELOPMENT	15
GOVERNMENT, INSTITUTION OR COMMUNITY	17
OPEN SPACE	19
OTHER SPECIFIED USES	
Business	20
Petrol Filling Station	24
Sewage Treatment Works	24
Industrial Estate	25
LRT Terminus with Commercial/Residential Development	27
Public Car Park with Ground Floor Retail Shops	29
Public Car Park and Petrol Filling Station with Ground Floor Retail Shops	31
Public Car Park to include Retail and Residential Uses	33
GREEN BELT	35

COMPREHENSIVE DEVELOPMENT AREA

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

Planning Intention

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the characters of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) On land designated "CDA", 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 the maximum plot ratio and site coverage specified below:

Site	Development Restrictions
"CDA" at Tai Kiu in Area 4	A maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building. For a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
"CDA" to the immediate south of Castle Peak Road in Area 12	
"CDA" to the immediate north of Castle Peak Road in Area 15	
"CDA" covering the public transport interchange associated with the West Rail Long Ping Station to the south and north of Yuen Long On Lok Road in Areas 2 and 7 respectively	
"CDA" covering the West Rail Yuen Long Station and the associated public transport interchange in Area 15	
"CDA" to the immediate north of Ha Yau Tin Tsuen in Area 12	A maximum plot ratio of 5.
"CDA" at Hung Tin in Area 16	A maximum plot ratio of 3 and a maximum site coverage of 30%.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, ~~and~~ caretaker's office, ~~or~~ and caretaker's quarters, ~~or~~ *and* recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) In addition to paragraph (d) above, in determining the maximum plot ratio for the "CDA" covering the public transport interchange associated with the West Rail Long Ping Station to the south and north of Yuen Long On Lok Road in Areas 2 and 7 respectively and the "CDA" covering the West Rail Yuen Long Station and the associated public transport interchange in Area 15 for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as railway station development and associated public transport facilities or GIC facilities, as required by the Government, may also be disregarded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and site coverage restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Residential Institution	Petrol Filling Station
School (in free-standing purpose-designed building only)	Place of Entertainment
Social Welfare Facility	Private Club
Utility Installation for Private Project	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

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

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

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

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

Remarks

- (a) On land designated "Residential (Group A)" ("R(A)"), "Residential (Group A)2" ("R(A)2"), "Residential (Group A)3" ("R(A)3") and "Residential (Group A)4" ("R(A)4"), no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be, and a maximum building height of 30 storeys excluding basement(s) for "R(A)" and "R(A)2" zones, and a maximum building height of 25 storeys excluding basement(s) for "R(A)3" and "R(A)4" zones. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (b) On land designated "R(A)", "R(A)2", "R(A)3" and "R(A)4", no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s), and the maximum building height stated in paragraph (a) above, or the domestic and/or non-domestic plot ratio(s), and the height of the existing building, whichever is the greater, subject to, as applicable -
 - (i) the plot ratio(s) and height of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s), and the maximum building height stated in paragraph (a) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (c) On land designated "R(A)2" and "R(A)3", no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum site coverage of 80%. No addition, alteration and/or modification to an existing building shall exceed the site coverage restriction stated above or the site coverage of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (d) On land designated "Residential (Group A)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be, and a maximum building height of 25 storeys excluding basement(s). For a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (e) In determining the maximum plot ratio for the purposes of paragraphs (a), (b) and (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room; *and* caretaker's office, *or* ~~and~~ caretaker's quarters; ~~or~~ *and* recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (f) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a), (b) or (d) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a), (b) and (d) above may thereby be exceeded.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, building height and site coverage restrictions stated in paragraphs (a), (b), (c) and (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	Market
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (a) On land designated "Residential (Group B)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.5, a maximum site coverage of 50% and a maximum building height of 25 storeys (excluding basement car park).
- (b) On land designated "Residential (Group B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3 and a maximum building height of 25 storeys (excluding basement car park).
- (c) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room; *and* caretaker's office, *or* ~~and~~ caretaker's quarters; ~~or~~ *and* recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Government Use (not elsewhere specified)	Eating Place
Public Transport Terminus or Station (excluding open-air terminus or station)	Educational Institution
Utility Installation for Private Project	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Hospital
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Market
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

Schedule I: for open-air development or for building other than industrial or industrial-office building[@] (cont'd)

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

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports and Culture
Private Club
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility
Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (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
Schedule II: for existing industrial or industrial-office building [@]	
Ambulance Depot	Cargo Handling and Forwarding Facility
Bus Depot	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Off-course Betting Centre
Government Refuse Collection Point	Office (not elsewhere specified)
Government Use (not elsewhere specified)	Petrol Filling Station
Information Technology and Telecommunications Industries	Place of Recreation, Sports or Culture
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Private Club
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Convenience	Vehicle Repair Workshop
Public Transport Terminus or Station	Wholesale Trade
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

(Please see next page)

RESIDENTIAL (GROUP E) (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
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Schedule II: for existing industrial or industrial-office building[@] (cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

[@] An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

^Δ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

[#] Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Planning Intention

This zone is primarily intended for the phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

Remarks

- (a) *On land designated "Residential (Group E)", No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 30 storeys excluding basement(s).*
- (b) *On land designated "Residential (Group E)I", no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 85mPD.*
- (c) *No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio and building height stated in paragraphs (a) and (b) above, or the plot ratio and height of the existing building, whichever is the greater, except for modification of an existing building to a domestic building or a building that is partly domestic and partly non-domestic, in which case the development shall not exceed the relevant maximum plot ratio and building height specified in paragraphs (a) and (b) above.*
- (bd) In determining the maximum plot ratio for the purposes of paragraphs (a), (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, *and* caretaker's office, *or* ~~and~~ caretaker's quarters, ~~or~~ *and* recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (ee) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraphs (a), (b) *and* (c) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a), (b) *and* (c) above may thereby be exceeded.
- (ef) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (a), (b) *and* (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House (New Territories Exempted House only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Religious Institution (Ancestral Hall only)	House (not elsewhere specified)
Rural Committee/Village Office	Institutional Use (not elsewhere specified) #
	Market
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park (excluding container vehicle)
	Religious Institution (not elsewhere specified) #
	Residential Institution #
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

In addition, the following uses are always
permitted on the ground floor of a New
Territories Exempted House :

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, 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
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Flat
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Helicopter Fuelling Station
Hospital	Helicopter Landing Pad
Institutional Use (not elsewhere specified)	Holiday Camp
Library	Hotel
Market	House
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Religious Institution	Residential Institution
Research, Design and Development Centre	Sewage Treatment/Screening Plant
Rural Committee/Village Office	Shop and Services
School	Utility Installation for Private Project
Service Reservoir	Zoo
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.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height specified below or the height of the existing building, whichever is the greater:

Sub-area	Maximum Building Height (Number of Storeys excluding basement(s))
Government, Institution or Community (G/IC)	8
G/IC(1)	3 (8 for 'School' and 'Hospital' uses)
G/IC(2)	15
G/IC(3)	17
G/IC(4)	25

- (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 SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

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 "Business" only

Schedule I: for open-air development or for building other than industrial
or industrial-office building[@]

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Cargo Handling and Forwarding Facility
Eating Place	Government Refuse Collection Point
Educational Institution	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Hotel
Government Use (Police Reporting Centre, Post Office only)	Non-polluting Industrial Use (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Institutional Use (not elsewhere specified)	School (not elsewhere specified)
Library	Social Welfare Facility (excluding those involving residential care)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)	Warehouse (excluding Dangerous Goods Godown)
Off-course Betting Centre	Wholesale Trade
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School (excluding free-standing purpose- designed building and kindergarten)	
Shop and Services	
Training Centre	
Utility Installation for Private Project	

(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
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For "Business" only (cont'd)

Schedule II: for industrial or industrial-office building[@]

Ambulance Depot	Broadcasting, Television and/or
Bus Depot	Film Studio
Eating Place (Canteen only)	Cargo Handling and Forwarding Facility
Government Refuse Collection Point	Industrial Use (not elsewhere specified)
Government Use (not elsewhere specified)	Off-course Betting Centre
Information Technology and	Office (not elsewhere specified)
Telecommunications Industries	Petrol Filling Station
Non-polluting Industrial Use (excluding	Place of Recreation, Sports or Culture
industrial undertakings involving the	Private Club
use/storage of Dangerous Goods)	Shop and Services (not elsewhere
Office (excluding those involving direct	specified) (ground floor only except
provision of customer services or goods)	Ancillary Showroom [#] which may be
Public Convenience	permitted on any floor)
Public Transport Terminus or Station	Vehicle Repair Workshop
Public Utility Installation	Wholesale Trade
Public Vehicle Park (excluding container	
vehicle)	
Radar, Telecommunications Electronic	
Microwave Repeater, Television and/or	
Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom	
on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous	
Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods^A, the following use is always permitted:

Office

(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
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For "Business" only (cont'd)

Schedule II: for industrial or industrial-office building[@] (cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

[@] An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

^Δ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

[#] Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Business" only (cont'd)

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

Remarks

- (a) On land designated "Other Specified Uses" annotated "Business" ("OU(B)"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s), or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated "OU(Business(1))", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 and a maximum building height of 20 storeys excluding basement(s).
- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) or (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a) and (b) above may thereby be exceeded.
- (e) On Yuen Long Town Lots (YLTLs) No. 392, 393 and the land bounded by Wang Yip Street West, Hong Yip Street, YLTLs No. 386, 387 and 487, a non-building area of 5m wide should be provided abutting Wang Yip Street West and Tak Yip Street.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(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
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For "Petrol Filling Station" only

Petrol Filling Station

Government Use
Utility Installation not ancillary to
the Specified Use

Planning Intention

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

Remarks

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 1 storey excluding basement(s).

For "Sewage Treatment Works" only

Sewage Treatment Plant

Government Use
Utility Installation not ancillary to
the Specified Use

Planning Intention

This zone is primarily intended for the provision of sewage treatment works.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys excluding basement(s) or the height of the existing building, 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.

(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 "Industrial Estate" only</u>	
Ambulance Depot	Asphalt Plant/Concrete Batching Plant
Broadcasting, Television and/or Film Studio	Electric Power Station
Cargo Handling and Forwarding Facility	Library
Dangerous Goods Godown	Off-course Betting Centre
Eating Place	Offensive Trades
Gas Works	Oil Depot, Oil Refinery and Petro-chemical Plant
Government Refuse Collection Point	Place of Recreation, Sports or Culture
Government Use (not elsewhere specified)	Service Industries (not elsewhere specified)
Industrial Use	
Information Technology and Telecommunications Industries	
Office	
Petrol Filling Station	
Private Club	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installations	
Refuse Disposal Installation	
Research, Design and Development Centre	
Shop and Services	
Social Welfare Facility (excluding those involving residential care)	
Training Centre	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	
Wholesale Trade	

Planning Intention

This zone is intended to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation according to the criteria set by the Corporation. Industries to be included would normally not be accommodated in conventional industrial buildings because of their specific requirements.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Industrial Estate" only (cont'd)

Remarks

- (a) On land designated "OU(Industrial Estate)", 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 gross floor area of 1,687,625m² and a maximum building height of 8 and 10 storeys excluding basement(s) for areas annotated Area (a) and Area (b) respectively.
- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above:
 - (i) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and
 - (ii) any floor space that is constructed or intended for use solely as public utility installations, public car/lorry parks, public transportation facilities or Government, institution or community facilities, as may be required by Government, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "LRT Terminus with Commercial/Residential Development" only</u>	
Ambulance Depot	Commercial Bathhouse/Massage
Flat	Establishment
Government Use (not elsewhere specified)	Eating Place
Library	Educational Institution
Market	Exhibition or Convention Hall
Place of Entertainment	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Residential Institution	Petrol Filling Station
School (in free-standing purpose-designed building only)	Place of Entertainment
Social Welfare Facility	Private Club
Utility Installation for Private Project	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

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

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "LRT Terminus with Commercial/Residential Development" only (cont'd)

Planning Intention

This zone is intended primarily for LRT terminus with residential and/or commercial uses, and other supporting public transport facilities.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 66,460m², a maximum non-domestic gross floor area of 25,940m² and a maximum building height of 32 storeys excluding basement(s), or the domestic gross floor area, non-domestic gross floor area and height of the existing building, whichever is the greater.
- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above:
 - (i) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, ~~or~~ ~~and~~ caretaker's quarters, ~~or~~ **and** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and
 - (ii) any floor space that is constructed or intended for use solely as public transport facilities, railway station development, or Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Public Car Park with Ground Floor Retail Shops" only</u>	
Public Vehicle Park (excluding container vehicle)	Commercial Bathhouse/Massage Establishment
Shop and Services (ground floor only)	Eating Place
	Educational Institution
	Government Refuse Collection Point
	Government Use (Police Reporting Centre, Post Office only)
	Library
	Market
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Religious Institution
	School (excluding free-standing purpose-designed building)
	Shop and Services (not elsewhere specified)
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for public car park with ground floor retail shops.

Remarks

- (a) On land designated "OU(Public Car Park with Ground Floor Retail Shops)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 and a maximum building height of 30 storeys excluding basement(s).
- (b) On land designated "OU(Public Car Park with Ground Floor Retail Shops(1))", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s).

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Public Car Park with Ground Floor Retail Shops" only (cont'd)

Remarks (cont'd)

- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use as public car park shall be included for plot ratio calculation.
- (d) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) or (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a) and (b) above may thereby be exceeded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(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 "Public Car Park and Petrol Filling Station with Ground Floor Retail Shops" only</u>	
Public Vehicle Park (excluding container vehicle)	Commercial Bathhouse/Massage Establishment
Petrol Filling Station	Eating Place
Shop and Services (ground floor only)	Educational Institution
	Government Refuse Collection Point
	Government Use (Police Reporting Centre, Post Office only)
	Library
	Market
	Off-course Betting Centre
	Office
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Religious Institution
	School (excluding free-standing purpose-designed building)
	Shop and Services (not elsewhere specified)
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for public car park and petrol filling station with ground floor retail shops.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 and a maximum building height of 25 storeys excluding basement(s).
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use as public car park shall be included for plot ratio calculation.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Public Car Park and Petrol Filling Station with Ground Floor Retail Shops" only (cont'd)

Remarks (cont'd)

- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Public Car Park to include Retail and Residential Uses" only</u>	
As specified on the Plan	Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Religious Institution School (excluding free-standing purpose-designed building) Shop and Services (not elsewhere specified) Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended primarily for public car park with retail and residential uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 11,356m², a maximum non-domestic gross floor area of 11,777m² and a maximum building height of 25 storeys excluding basement(s).

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Public Car Park to include Retail and Residential Uses" only (cont'd)

Remarks (cont'd)

- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, *and* caretaker's office, *or* ~~and~~ caretaker's quarters, ~~or~~ *and* recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use as public car park shall be included for gross floor area calculation.
- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the gross floor area for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum gross floor area specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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
Government Use (Police Reporting Centre only)	Film Studio
Nature Reserve	Burial Ground
Nature Trail	Cable Car Route and Terminal Building
On-Farm Domestic Structure	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Picnic Area	Crematorium (within a Religious Institution or extension of existing Crematorium only)
Public Convenience	Field Study/Education/Visitor Centre
Tent Camping Ground	Firing Range
Wild Animals Protection Area	Flat
	Golf Course
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Helicopter Landing Pad
	Holiday Camp
	House
	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

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.

~~APPROVED-DRAFT~~ YUEN LONG OUTLINE ZONING PLAN NO. S/YL/18A

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

APPROVED-DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/18A

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURES	1
3. OBJECT OF THE PLAN	3
4. NOTES OF THE PLAN	3
5. PLANNING SCHEME AREA	34
6. POPULATION	4
7. OPPORTUNITIES AND CONSTRAINTS	4
8. FORM AND STRUCTURE OF THE NEW TOWN	5
9. LAND USE ZONINGS	
9.1 Comprehensive Development Area	5
9.2 Residential (Group A)	7
9.3 Residential (Group B)	9
9.4 Residential (Group E)	9 10
9.5 Village Type Development	10 11
9.6 Government, Institution or Community	10 12
9.7 Open Space	11 12
9.8 Other Specified Uses	
(a) Business	12 13
(b) Petrol Filling Station	13 14
(c) Sewage Treatment Works	13 14
(d) Industrial Estate	13 14
(e) LRT Terminus with Commercial/Residential Development	13 15
(f) Public Car Park with Ground Floor Retail Shops	13 15
(g) Public Car Park and Petrol Filling Station with Ground Floor Retail Shops	14 15
(h) Public Car Park to include Retail and Residential Uses	14 15
9.9 Green Belt	14 15
10. TRANSPORT AND COMMUNICATIONS	14 16
11. UTILITY SERVICES	15 17
12. CULTURAL HERITAGE	18
12 13. IMPLEMENTATION	16 18

APPROVED DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/18A

(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 approved *draft* Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the approved *draft* Yuen Long Outline Zoning Plan (OZP) No. S/YL/18A. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 10 July 1987, under the power delegated by the then Governor, the then Secretary for Lands and Works, directed the Board, under section 3 of the Town Planning Ordinance (the Ordinance), to prepare a draft OZP for Yuen Long New Town. The draft Yuen Long OZP No. S/YL/1 was exhibited under section 5 of the Ordinance on 12 April 1991. The draft Yuen Long OZP No. S/YL/2 incorporating amendments to reflect changing circumstances was exhibited for public inspection under section 7 of the Ordinance on 3 November 1995. On 9 December 1997, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was renumbered as S/YL/3.
- 2.2 On 5 May 1998, the CE in C referred the approved Yuen Long OZP No. S/YL/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 14 December 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/7.
- 2.3 On 21 November 2000, the CE in C referred the approved Yuen Long OZP No. S/YL/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 26 November 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/12.
- 2.4 On 17 February 2004, the CE in C referred the approved Yuen Long OZP No. S/YL/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 14 March 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the

draft Yuen Long OZP, which was subsequently renumbered as S/YL/15.

- 2.5 On 20 June 2006, the CE in C referred the approved Yuen Long OZP No. S/YL/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 7 July 2006 under section 12(2) of the Ordinance. *The OZP was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.*
- 2.6 ~~On 5 January 2007, the draft Yuen Long OZP No. S/YL/16, incorporating the amendments to rezone the "Commercial/Residential" zone to mainly the "Residential (Group A)" ("R(A)") zone, to revise the Notes for various development zones by specifying the maximum plot ratio/gross floor area (GFA) and building height restrictions, to revise the Notes for the "Other Specified Uses" annotated "Industrial Estate" by including 'Asphalt Plant/Concrete Batching Plant' in Column 2, and to revise the Notes for the "Residential (Group E)" and "Other Specified Uses" annotated "Business" ("OU(Business)") in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of six valid representations were received. On 16 March 2007, the representations were published for public inspection. No valid comments were received during the first three weeks of the publication period.~~
- 2.7 ~~On 23 November 2007, the draft Yuen Long OZP No. S/YL/17, incorporating zoning amendments consequential to the incorporation of the road works in Kau Hui authorized under the Roads (Works, Use and Compensation) Ordinance, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, one representation was received, which was withdrawn by the representer of his own accord before public inspection.~~
- 2.8 ~~On 14 March 2008, upon consideration of the six valid representations to the draft Yuen Long OZP No. S/YL/16, the Board decided to propose amendments to the draft Yuen Long OZP No. S/YL/17 to meet/partially meet three representations. On 20 March 2008, the proposed amendments were published for public inspection under section 6C(2) of the Ordinance. The main amendments include the rezoning of some sites along and in close vicinity of Castle Peak Road Yuen Long from "R(A)" to "Residential (Group A)2" ("R(A)2"), "Residential (Group A)3" ("R(A)3") and "Residential (Group A)4" ("R(A)4"); incorporation of site coverage restriction for the "R(A)2" and "R(A)3" zones; reduction of the building height restrictions of the "R(A)3", "R(A)4" and "OU(Public Car Park and Petrol Filling Station with Ground Floor Retail Shops)" zones; rezoning of two sites to the south of Shap Pat Heung Road from "Residential (Group A)1" to "Open Space" ("O") and "Government, Institution or Community" ("G/IC") and a small strip of land from "O" to "G/IC"; incorporation of the requirement for a quantitative air ventilation assessment (AVA) report for the "Comprehensive Development Area" ("CDA") zone; and incorporation of the requirement for a non-building area for three "OU(Business)" sites in Tung Tau. Upon expiry of the three week public inspection period, eight further representations against some of the proposed amendments were received. On 14 May 2008, the Board decided not to uphold the further representations and decided to amend the OZP by the proposed amendments that are subject to the further representations under section 6F(8) of the Ordinance. The Board also agreed that the OZP should be amended by the~~

~~remaining proposed amendments not subject to any further representation under section 6G of the Ordinance.—~~

- ~~2.9—~~ On 21 October 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/18. ~~On 31 October 2008, the approved Yuen Long OZP No. S/YL/18 (the Plan) was exhibited under section 9(5) of the Ordinance.—~~
- 2.6 *On 4 January 2011, the CE in C referred the approved Yuen Long OZP No. S/YL/18 to the Board for amendment under 12(1)(b)(ii) of the Ordinance. The reference back was notified in the Gazette on 14 January 2011 under section 12(2) of the Ordinance.*
- 2.7 *On XX XX 2011, the draft Yuen Long OZP No. S/YL/19 (the Plan), incorporating mainly the amendments to rezone part of Tung Tau Industrial Area to the west of Wang Yip Street West and to the north of Tak Yip Street from “Other Specified Uses” annotated “Business” (“OU(B)”) or “OU(B)1” to “Residential (Group E)1” (“R(E)1”) and area shown as ‘Road’, and to amend the Notes for the “R(E)” zone to incorporate development restrictions for the “R(E)1” sub-area, was exhibited under section 5 of the Ordinance.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and transport networks for Yuen Long New Town so that development and redevelopment within the New Town can be put under statutory planning control. Such control is necessary to achieve the Government’s objective of developing Yuen Long New Town into a balanced new town and a regional centre for the North West New Territories (NWNT).
- 3.2 The Plan is to illustrate the broad principles of development only. It is a small scale plan. The transport alignments and boundaries between land use zones may be subject to minor adjustments as detailed planning proceeds. There would be cases that small pieces of land not intended for building development purposes, such as amenity area, slope, access road, are included in the development zones. In general, such areas should not be taken into account in plot ratio and site coverage calculations.

4. NOTES OF THE PLAN

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

5. PLANNING SCHEME AREA

- 5.1 The Area, covering Yuen Long New Town, is about 561 ha. The Area is situated in the middle of the Yuen Long plain in NWNT. It is bounded by the outer edge of Yuen Long Industrial Estate in the north, Yuen Long Highway in the south, the Yuen Long Kau Hui group of villages in the east and Long Tin Road in the west. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area contains a wide variety of existing land uses which include arable land and abandoned ponds mainly in the south, high-rise commercial and residential developments in the Yuen Long Town proper and industrial developments in the north. Yuen Long New Town is one of the major centres for the provision of commercial and community facilities in the NWNT. The proposals on the Plan would enhance the role of Yuen Long New Town as the regional centre for the NWNT.
- 5.3 For planning and reference purposes, the Area is subdivided into 19 Planning Areas as shown on the Plan.
- 5.4 ~~I Shing Temple at Wang Chau, a declared monument, and five graded historic buildings fall within the Area, namely Yuen Kwan Yi Tai Temple and Tai Wong Temple at Yuen Long Kau Hui, Kwun Yum Temple and Tin Hau Temple at Tung Tau Tsuen, and Yu Yuen at Tung Tau Wai. There are also twenty-five historic villages falling within the Area. They are Fuk Hing Tsuen, Tung Tau Wai, Chung Sam Wai, Sai Tau Wai, Lam Uk Tsuen, Yeung Uk Tsuen, Tai Kiu, Shui Tin Tsuen, Fung Chi Tsuen, Shui Pin Wai, Shui Pin Tsuen, Ma Tin Tsuen, Lung Tin Tsuen, Tai Kei Leng, Sheung Yau Tin Tsuen, Ha Yau Tin Tsuen, Sai Pin Wai, Nam Pin Wai, Yuen Long Kau Hui, Tung Tau Tsuen, Shan Pui, Tsoi Uk Tsuen, Ying Lung Wai, Wong Uk Tsuen and Tai Wai Tsuen. Any development which might affect the above mentioned sites of archaeological and historical interests and their immediate environs should be carefully planned or avoided as far as possible. Prior consultation with the Antiquities and Monuments Office is required for any development or redevelopment proposals which may affect the archaeological and historical sites and buildings and their immediate environs.~~

6. POPULATION

The population of the Area in 2006 was about ~~142,000~~**135,000**. It is estimated that the planned population of the Area would be about ~~196,000~~**173,000**.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Development Opportunities

- 7.1.1 Yuen Long New Town is located at the centre of a large plain and is suitable for development into the regional centre of the NWNT.
- 7.1.2 Yuen Long New Town is the focal point of the existing and planned transport networks in the region. With the improvement in the external

transportation network with the Mainland and urban Kowloon, in particular the West Rail, Yuen Long New Town has been developed as the regional centre of the NWNT.

- 7.1.3 There are large pieces of flat land which would be put to more intensive use around the Yuen Long Town proper and would enhance Yuen Long New Town as the regional centre of the NWNT. The eastern development area located close to the West Rail Yuen Long Station is a new development node and is being developed as the gateway to the New Town.

7.2 Development Constraints

- 7.2.1 Underground cavernous marble is found in some parts of the Area. The underground cavities may affect the design of foundations and hence the location and construction cost of high-rise developments.
- 7.2.2 There are many recognized villages within the Area. It is necessary to preserve them and provide adequate areas for village expansion purpose.
- 7.2.3 Developments in the Yuen Long Town proper along both sides of Castle Peak Road have been substantially completed. Redevelopment will largely be left to market forces. Additional community and commercial facilities would mainly be provided in the peripheral areas.

8. FORM AND STRUCTURE OF THE NEW TOWN

- 8.1 The development form of the New Town is basically a “core” of high-rise developments along both sides of Castle Peak Road with the development intensity and building height generally descending to the peripheral areas, and industrial developments are situated at the northern fringe. The southern, eastern and western parts of the New Town are bounded and well served by Yuen Long Highway, Tsing Long Highway, as well as Long Tin Road and Long Ping Road respectively. Local distributor roads are connected to these major roads at strategic locations.
- 8.2 To the south and east of the existing built-up areas of the New Town are the extension areas where new developments are completed or proposed. Higher-order commercial and residential developments are envisaged to be provided in the eastern extension area. Strips of land in the southern extension area are reserved for the provision of open space to serve as buffer to Yuen Long Highway to the south. Within the extension areas, vehicular access will be improved. Government, institution or community (GIC) facilities will be consolidated at suitable locations to meet planning standards.

9. LAND USE ZONINGS

9.1 Comprehensive Development Area (“CDA”) : Total Area 23.96 ha

- 9.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate

appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

- 9.1.2 The area near Hung Tin in Area 16 is designated as a “CDA” in order to resolve the industrial/residential interface problem between Tung Tau Area and the Kau Hui villages. The planning intention of this zone is to encourage comprehensive medium-density residential development. The maximum permitted plot ratio within this zone is 3 with a maximum site coverage of 30%. This “CDA” has been developed to “The Parcville”.
- 9.1.3 The areas adjacent to the West Rail Long Ping Station in Areas 2 and 7 and at the West Rail Yuen Long Station and its adjoining area in Area 15 are designated as “CDA” to facilitate the implementation of comprehensive commercial/residential developments adjacent to or on top of the railway stations and the associated public transport interchanges. These two “CDA” sites are subject to a maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building.
- 9.1.4 The “CDA” zone at Tai Kiu in Area 4 is intended for commercial/residential development. The “CDA” zoning is to encourage redevelopment of the area in a comprehensive manner, taking into account its proximity to the town centre. However, due to the presence of the existing Tai Kiu Village, there is a need for resolving the problems associated with the clearance and relocation arrangement of the village. This “CDA” site is subject to a maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building.
- 9.1.5 There are three other “CDAs”. The “CDAs” located along both sides of Castle Peak Road near the Light Rail Transit (LRT)-terminus in Areas 12 and 15 are intended for comprehensive commercial/residential developments. They are subject to a maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building. *The “CDA” site to the immediate south of Castle Peak Road has been developed as YOHO Midtown.* The “CDA” located to the north of Ha Yau Tin Tsuen in Area 12 is subject to a maximum plot ratio of 5 and has been developed for residential use, *known as YOHO Town.* Owing to the strategic locations of these areas and the presence of underground cavities, these sites are purposely zoned “CDA” so that the developers are required to prepare Master Layout Plans (MLPs) for the approval of the Board.
- 9.1.6 Pursuant to section 4A(1) of the Ordinance, any development/redevelopment in this zone would require the approval of the Board by way of planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, an applicant for permission for development on land designated “CDA” shall prepare a MLP together with the information as specified in the Notes of the Plan which includes, amongst others, an environmental assessment report, a traffic impact assessment report, a drainage and sewerage impact assessment report, landscape and urban design

proposals, programmes of development and a quantitative *air ventilation assessment* (AVA) report, for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

- 9.1.7 The achievement of the maximum plot ratio is subject to the satisfactory demonstration to the Board that a proposed development has taken account of the capacities of infrastructure and other environmental constraints on the site.
- 9.1.8 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above development restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits and the relevant criteria for consideration of such relaxation are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level public space;
 - (d) providing separation between buildings to enhance air ventilation and visual permeability; and
 - (e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape, visual and air ventilation impacts, as appropriate, would be resulted from the innovative building design.

9.2 Residential (Group A) ("R(A)") : Total Area 62.27 ha

- 9.2.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 9.2.2 The zone covers mainly public and private residential developments. Existing public housing estates in Yuen Long that fall within this zone include Shui Pin Wai Estate in Area 1 and Long Ping Estate in Area 8. The ex-Yuen Long Estate site in Area 4 is *partly planned for private housing and partly proposed* for public housing development. According to the consultancy study of ~~Expert Evaluation on Air Ventilation Assessment of AVA on Redevelopment of Former Yuen Long Estate Town~~ (YL AVA(EE) Study) conducted in 2008/2010, *developments on the sites based on the planned development*

parameters and layout would not cause significant air ventilation impact on the surrounding areas. However, in the event that the recommendations stated in the study report are not adopted in the future design scheme, a further detailed AVA study shall be required to demonstrate that the future development scheme proposal would not have any significant or unacceptable pedestrian level air ventilation impact in the vicinity. the developer for the ex Yuen Long Estate site in Area 4 is required to undertake a quantitative AVA to examine the local wind environment and identify any possible opportunity/problem areas for design improvement. Private residential developments within this zone are located in Areas 2, 3, 4, 5, 9, 10, 11 and 13, covering mainly the central areas of the Yuen Long Town proper. Under this zoning, a range of commercial uses as indicated in the Notes are permitted as of right on the lowest three floors of a building. In fact, the ground and first floors of most of the existing private residential buildings under this zoning are usually occupied by retail shops, banks and eating places.

- 9.2.3 Apart from public housing estates and private residential developments, some sites under this zoning along Castle Peak Road – Yuen Long have been developed entirely for commercial/office purposes. The purpose-built commercial/office buildings were built mainly when the area was zoned “Commercial/Residential”.
- 9.2.4 Developments or redevelopments in areas zoned “R(A)” are subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, and a maximum building height of 30 storeys excluding basement(s).
- 9.2.5 Five strips of land abutting the northern side of the section of Castle Peak Road – Yuen Long between Fung Cheung Road and Fung Nin Road are zoned “R(A)2” subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, and a maximum building height of 30 storeys excluding basement(s). According to the YL AVA(EF) Study, sites zoned “R(A)2” are restricted to a maximum site coverage of 80% with a minimum of 2m wide non-building area to be provided abutting Castle Peak Road – Yuen Long.
- 9.2.6 For sites zoned “R(A)3” and “R(A)4” which are on the southern side of the section of Castle Peak Road – Yuen Long between Fung Cheung Road and Fung Nin Road, they are restricted to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5. According to the *consultancy study of Expert Evaluation on Air Ventilation Assessment of Yuen Long Town (YL AVA(EF) Study) conducted in 2008* YL AVA(EF) Study, to improve future local wind environment, the building height in the southern side of Castle Peak Road – Yuen Long should be lower than that for the northern side so as to avoid skimming flow. Thus, land zoned “R(A)3” and “R(A)4” is restricted to a maximum building height of 25 storeys excluding basement(s). Land zoned “R(A)3”, being abutting the southern side of Castle Peak Road – Yuen Long, is restricted to a maximum site coverage of 80% with a minimum of 2m wide non-building area to be provided abutting Castle Peak Road – Yuen Long. Upon redevelopment of the sites in the “R(A)2” and “R(A)3” zones, a separation of buildings between the

northern and southern sides of the road will be about 35m-40m and, thus, contribute to the future wind environment in the area.

- 9.2.7 Two sites in Area 13 are zoned “R(A)1” subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5. To be in line with the nearby low to medium-rise developments including medium-rise residential developments, village housing and open space, developments in this zone are restricted to a maximum building height of 25 storeys excluding basement(s). According to the YL AVA(EI) Study, Area 13 would enjoy ample breezes. However, to avoid potential local adverse air ventilation problem, the concepts of ‘inter-building spacing’ or ‘courtyard’ by providing adequate space between buildings at wind direction should be applied as far as practicable in the design and layout of future developments in the “R(A)1” zone.
- 9.2.8 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, building height and site coverage restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.8 above.
- 9.2.9 The residential developments along Castle Peak Road – Yuen Long are subject to traffic noise impacts. Where appropriate, the building design of new developments/redevelopments should incorporate the best practicable environmental mitigation measures. The Director of Environmental Protection should be consulted on the environmental mitigation measures if needed. Efforts should also be made to reduce the noise level at source, such as the provision of noise reducing friction course on road surface.
- 9.2.10 According to the YL AVA(EI) Study, future developers are encouraged to adopt other design measures that could minimize negative air ventilation impact. These include, inter alia, lower podium height, greater permeability of podium, wider gap between buildings, reducing building height for buildings with wide façade facing prevailing wind directions, irregular building heights stepping towards the north and minimizing the blocking of breezeway through positioning of building towers and podiums.
- 9.2.11 The width of some sections of the footways along Castle Peak Road – Yuen Long falls short of the standard requirement. Setting back of some new buildings may be required for widening the footways. The maximum site coverage restriction mentioned in paragraphs 9.2.5 and 9.2.6 above are also relevant for the purpose of footway widening.

9.3 Residential (Group B) (“R(B)”) : Total Area 33.82 ha

- 9.3.1 Residential sites within this zone are in Areas 6, 13, 14 and 16 mainly located in the southern part of the Town. This zone is intended primarily for medium-density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

- 9.3.2 Within the "R(B)" zone, residential development is restricted to a maximum plot ratio of 3.5, a maximum site coverage of 50% and a maximum building height of 25 storeys (excluding basement car park).
- 9.3.3 According to the YL AVA(EE) Study, Areas 13 and 14 would enjoy ample breezes. However, to avoid potential local adverse air ventilation problem, the concepts of 'inter-building spacing' or 'courtyard' by providing adequate space between buildings at wind direction should be applied as far as practicable in the design and layout of future developments in the "R(B)" zone in Areas 13 and 14.
- 9.3.4 A site in Area 16 is zoned "R(B)1" to allow for residential development up to a maximum plot ratio of 3 and a maximum building height of 25 storeys (excluding basement car park) so as to be compatible with the developments in the surrounding areas. According to the YL AVA(EE) Study, buildings on site should avoid blocking north-easterlies or easterlies, which are the prevailing wind directions.
- 9.3.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.8 above.

9.4 Residential (Group E) ("R(E)") : Total Area 0.764.63 ha

- 9.4.1 This zone covers an area at Wang Chau Road in Area 5 *and part of Tung Tau Industrial Area to the west of Wang Yip Street West and to the north of Tak Yip Street in Area 7*. This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problems. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential interface problems.
- 9.4.2 *The "R(E)1" sites in Tung Tau are subject to environmental impacts including adverse traffic noise impacts, noise from the pumping station to its north and industrial/residential interface problems from nearby industrial operations. The building design of new developments/redevelopments within "R(E)1" should incorporate environmental mitigation measures, including self-protecting building layout design with no direct line of sight to the noise sources, noise barriers and adequate separation, where appropriate, to meet all relevant criteria under the Hong Kong Planning Standards and Guidelines. Development/redevelopment for residential use shall be implemented only after the relocation of the two existing temporary bus depots. Besides, according to the YL AVA(EE) Study, developers in developing these sites should adopt a podium-free building design, or if podium cannot be avoided, to provide a stepped podium or allow*

greater permeability of podium to minimize air ventilation impact on the local area. Slab-type building facing north-east which would block prevailing wind of north-easterlies should be avoided. Furthermore, if the proposed development falls within the scope of projects that require AVA as specified under the Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Joint Technical Circular No. 1/2006 on AVA, the developer is required to undertake an AVA to examine the local wind environment and identify any possible opportunity/problem areas for design improvement. .

9.4.23 In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses within existing industrial buildings except those specified in Column 1 of Schedule II in the Notes will also require the permission of the Board.

9.4.34 Developments *or redevelopment* within sites zoned the "R(E)" zone are subject to a maximum plot ratio of 5 and a maximum building height of 30 storeys excluding basement(s). *For sites zoned "R(E)1" at Tung Tau, they are restricted to a maximum plot ratio of 5 and a maximum building height of 85mPD.* 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 application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.8 above.

9.5 Village Type Development ("V") : Total Area 100.09 ha

9.5.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

9.5.2 There are many well-established recognized villages within the Area, such as *Wang Chau* Fuk Hing Tsuen, *Wang Chau* Tung Tau Wai, *Wang Chau* Yeung Uk Tsuen, *Wang Chau* Sai Tau Wai, *Wang Chau* Lam Uk Tsuen, *Wang Chau* Chung Sum Wai, Fung Chi Tsuen, Shui Pin Wai, Shui Pin Tsuen, Shui Tin Tsuen, Shan Pui, Nam Pin Wai, Sai Pin Wai, Tai Wai Tsuen, Wong Uk Tsuen, Ying Lung Wai, Tsoi Uk Tsuen, Ma Tin Tsuen, Ha Yau Tin Tsuen, Sheung Yau Tin Tsuen and Lung Tin Tsuen. Village expansion areas and other infrastructural improvements will be guided by more detailed layout plans.

9.6 Government, Institution or Community ("G/IC") : Total Area 44.85 ha

- 9.6.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.6.2 Major existing GIC facilities include a community centre, Yuen Long Swimming Pool Complex, Yuen Long Town Hall, *Long Ping Community Hall* and a stadium in Area 6, ~~a~~3 clinics in Areas 2 and 9, a divisional fire station in Area 11, a police station and Yuen Long Theatre in Area 3, the Government offices in Areas 2 and 4, and a bus terminus in Area 2. Most of the existing schools and the proposed schools also fall within this zone. There are currently ~~9~~15 primary schools, ~~12~~14 secondary schools and 2 special schools within this zone in Yuen Long New Town. The proposed/planned school sites are located in Areas 12 and 13.
- 9.6.3 Developments or redevelopments in areas zoned "G/IC" are restricted to a maximum building height of 8 storeys excluding basement(s). The building height restriction could meet the operational requirements of most GIC facilities and serve as visual and spatial relief in Yuen Long New Town.
- 9.6.4 Eight sites adjacent to "V" zone located in Areas 1, 6, 14, 15 and 16 are zoned "G/IC(1)" and subject to a maximum building height of 3 storeys excluding basement(s), except for school and hospital uses which could be developed up to 8 storeys excluding basement(s). The restriction will help ensure that the developments in these sites are in keeping with the adjacent village environment.
- 9.6.5 There are three existing GIC developments, one in Area 4 and two in Area 3, which are significantly taller than other GIC facilities in Yuen Long New Town. They are zoned "G/IC(2)", "G/IC(3)" and "G/IC(4)" with building height restrictions of 15 storeys, 17 storeys and 25 storeys excluding basement(s) respectively to reflect the height of the existing buildings.
- 9.6.6 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 application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.8 above.
- 9.6.7 Adequate areas have been reserved on the Plan for the provision of GIC facilities in accordance with the Hong Kong Planning Standards and Guidelines.

9.7 Open Space ("O") : Total Area 52.07 ha

- 9.7.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Facilities of particular importance are the Town Park in Area 6, the sports ground in Area 7 and the Town Square in Area 10. More local open spaces will be provided in the detailed layout plans and these are not shown on the Plan.
- 9.7.2 A strip of open space with a width of about 80m has been reserved to the north of Yuen Long Highway. Apart from providing recreational and sports facilities, the open space will also serve as a buffer area between Yuen Long Highway and the areas located to the north.
- 9.7.3 Another strip of land in Area 13 intended for landscape walkway is a key breezeway for the town centre. It is also intended to serve as a pedestrian connection linking the planned open space to the south.

9.8 Other Specified Uses ("OU") : Total Area ~~409.20~~ 104.50 ha

- 9.8.1 This zone denotes areas allocated or reserved for the following specific uses :

(a) Business

- (i) About ~~41.63~~ 6.93 ha of land *at Tung Tau, Area 7* is zoned "OU" annotated "Business" or "Business(1)". Land zoned for this purpose is primarily intended for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office (I-O) buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial or I-O building until the whole building is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.
- (ii) Developments or redevelopments in areas zoned "OU(Business)" are restricted to a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s). ~~Four~~ One sites ~~are~~ is designated "OU(Business(1))" which are restricted to a maximum plot ratio of 9.5 and a maximum building height of 20 storeys excluding basement(s).
- (iii) According to the YL AVA(EE) Study, to minimize negative air ventilation impact, buildings at Yuen Long Town Lots (YLTLs) No. 392, 393 and the land bounded by Wang Yip Street West,

Hong Yip Street and YLTLs No. 386, 387 and 487, a non-building area of 5m wide should be provided along Wang Yip Street West and Tak Yip Street. Furthermore, developers in developing sites in Area 7 ~~are encouraged to~~ **should** adopt a **podium-free** building design ~~of non-provision of podium, or if podium cannot be avoided, adopt a~~ stepped podium or **allow** greater permeability of podium to minimize air ventilation impact on the local area. Slab-type building facing north-east **which** would block prevailing wind of north-easterlies ~~and should be avoided.~~

(b) Petrol Filling Station

This zone is intended primarily for the provision of petrol filling station. Three petrol filling stations are located in Areas 6, 9 and 14. Development in the zone is restricted to a maximum building height of 1 storey excluding basement(s).

(c) Sewage Treatment Works

This zone is intended primarily for the provision of sewage treatment works. A sewage treatment plant is located in Area 19. Development in the zone is restricted to a maximum building height of 2 storeys excluding basement(s).

(d) Industrial Estate

(i) This zone (about 86.33 ha) is intended to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation according to the criteria set by the Corporation. Industries to be included would normally not be accommodated in conventional industrial buildings because of their specific requirements. This zone, located in Area 19, has been developed as the Yuen Long Industrial Estate.

(ii) Within this zone, the maximum total GFA of all developments or redevelopments (except public utility installations, public car/lorry parks, public transport facilities, GIC facilities and ancillary facilities) is 1,687,625m², which is equivalent to a plot ratio of 2.5 for the area designated for industrial development and a plot ratio of 5 for a site designated for estate centre as set out in the lease for the Yuen Long Industrial Estate. Developments in the area annotated Area (a) on the Plan are restricted to a maximum of 8 storeys excluding basement(s) and developments in the area annotated Area (b) on the Plan, i.e. the estate centre site, are restricted to a maximum of 10 storeys excluding basement(s). According to the lease of the lot, individual subdivision in the Yuen Long Industrial Estate may be developed up to a plot ratio of 2.625 provided that the overall plot ratio of the area designated for industrial use within the lot would not exceed a maximum plot ratio of 2.5.

(e) LRT Terminus with Commercial/Residential Development

This zone is intended primarily for LRT *Light Rail* terminus with residential and/or commercial uses, and other supporting public transport facilities. It is located in Area 15. Development is restricted to a maximum domestic GFA of 66,460m², a maximum non-domestic GFA of 25,940m² and a maximum building height of 32 storeys excluding basement(s).

(f) Public Car Park with Ground Floor Retail Shops

This zone is intended primarily for public car park with ground floor retail shops. Three sites have been developed under this zoning. Two public car parks with ground floor retail shops are located in Areas 2 and 5. Development is restricted to a maximum plot ratio of 9.5 and a maximum building height of 30 storeys excluding basement(s). The one in Tung Tau business area, Area 7, is designated as "OU(Public Car Park with Ground Floor Retail Shops(1))" and is restricted to a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s).

(g) Public Car Park and Petrol Filling Station with Ground Floor Retail Shops

This zone is intended primarily for public car park and petrol filling station with ground floor retail shops. It is located in Area 10. It is restricted to a maximum plot ratio of 9.5 and a maximum building height of 25 storeys excluding basement(s).

(h) Public Car Park to include Retail and Residential Uses

This zone is intended primarily for public car park with retail and residential uses. It is located in Area 6. It is restricted to a maximum domestic GFA of 11,356m², a maximum non-domestic GFA of 11,777m² and a maximum building height of 25 storeys excluding basement(s).

9.8.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA and building height restrictions may be considered by the Board through the planning permission system, except the "OU(Petrol Filling Station)" zone. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.8 above.

9.9 Green Belt ("GB") : Total Area 38.80 ha

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 sprawl as well as to provide passive recreational outlets. This zone includes three well-vegetated knolls in Areas 16, 17 and 18. The intention is to preserve the existing natural setting of these knolls. 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 would be considered on its individual merits taking into account the

relevant Town Planning Board Guidelines.

10. TRANSPORT AND COMMUNICATIONS

10.1 Roads

10.1.1 The road networks in Yuen Long New Town have been improved considerably in recent years and further improvements are envisaged.

10.1.2 Yuen Long Highway is the main through route for east-west traffic as well as an important trunk road. Castle Peak Road - Yuen Long, Yuen Long On Ning Road, Yuen Long On Lok Road, Kau Yuk Road, Ma Tong Road and Shap Pat Heung Road are important local distributors.

10.1.3 Tsing Long Highway is an important trunk linking Yuen Long New Town with Kowloon via Kam Tin and Tsing Yi.

10.1.34 Long Tin Road and Long Ping Road provide linkage in the periphery of Yuen Long New Town.

~~10.1.4 The external transport links are greatly enhanced by Tsing Long Highway which was completed in 1998. It links Yuen Long New Town with Kowloon via Kam Tin and Tsing Yi.~~

10.1.5 Pursuant to section 13A of the Ordinance, the road scheme authorized under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) shall be deemed to be approved under the Ordinance.

10.2 Railways

10.2.1 The ~~LRT~~ *Light Rail* system provides efficient transport service both within the New Town and between Yuen Long, Tin Shui Wai and Tuen Mun. The ~~LRT~~ *Light Rail* system runs along the Castle Peak Road.

10.2.2 The West Rail provides a sub-regional passenger link connecting the NWNT to the urban areas from Nam Cheong in West Kowloon to Tuen Mun via Mei Foo, Tsuen Wan West, Kam Sheung Road, Yuen Long, Long Ping, Tin Shui Wai and Siu Hong.

10.3 Other Public Transport Modes

Apart from bus and public light bus services between Yuen Long New Town and other parts of the territory, the New Town is also served by feeder buses provided by the Kowloon-Canton Railway Corporation linking up various areas in Yuen Long with the *LRT Light Rail* system. The bus services are complemented by taxi services.

10.4 Off-street Parking

10.4.1 Off-street car parking spaces in the Yuen Long Town proper are in great demand as large number of vehicles from its hinterland are attracted by the availability of higher-order services. Five sites are reserved on the Plan for public car parking use. Some sites may also include

commercial and residential uses and petrol filling stations. They are zoned "OU" and annotated "Public Car Park with Ground Floor Retail Shops", "Public Car Park to include Retail and Residential Uses" and "Public Car Park and Petrol Filling Station with Ground Floor Retail Shops" on the Plan.

10.4.2 Public vehicle park (excluding container vehicle) in most of the zones may be considered by the Board through the planning permission system.

11. UTILITY SERVICES

11.1 Water Supply

11.1.1 There is adequate water supply to serve all developments within the Area and the water supply system can be further upgraded to meet future demand. It is not considered to be a constraint for future development.

11.1.2 The presence of sub-surface cavities may necessitate restrictions on groundwater abstraction. Because of concern over possible ground movement caused by pumping of water from the marble stratum, a supply of mains water is available for new developments in the Yuen Long Town proper for flushing purpose.

11.2 Sewerage and Sewage Treatment

11.2.1 Yuen Long Town proper has a well-developed sewerage network and provision has been made at the sewage treatment works located to the north of Yuen Long Industrial Estate to treat most of the sewage from Yuen Long. The new development areas in Yuen Long Kau Hui, Yuen Long East and Yuen Long South would be served by the planned NWNT sewerage scheme with a sewage treatment plant at San Wai.

11.2.2 The sewerage system in the southern areas is less formalized. Uncontrolled discharges into the nullahs are common practices. A ~~new~~*New* trunk sewers ~~would be~~*are being* constructed along the southern parts of Yuen Long Town proper. The construction programme of the said trunk sewer would tie in with the building development programme of these areas.

11.3 Electricity

Yuen Long is well supplied with electricity via the 400kV network serving the New Territories. Adequate sites have been reserved for electric sub-stations within the New Town.

11.4 Gas

A piped gas supply system from Tai Po to Yuen Long via the gas takeoff station in Au Tau provides gas supply to all parts of Yuen Long New Town.

12 CULTURAL HERITAGE

I Shing Temple at Wang Chau is a declared monument in the Area. According to the list of historic buildings released by the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department in December 2010, there are twenty graded and proposed graded historic buildings/structures within the Area. They include Yuen Kwan Yi Tai Temple, Tai Wong Temple, Tung Yick Store, Chun Yuen Pawn House and No. 27 Cheung Shing Street at Yuen Long Kau Hui, Kwun Yum Temple and Tin Hau Temple at Tung Tau Tsuen, Yu Yuen at Tung Tau Wai, Tin Hau Temple and Lung Wah Yuen at Fung Chi Tsuen, Nos. 40 and 41 Fuk Hing Tsuen, Nos. 4 and 7A and Lot WCL 132 in D.D. 123 at Sai Tau Wai, No. 21 Lung Tin Tsuen, Nos. 26, 27 and 119 and Ji Yueng Study Hall at Tai Kei Leng, No. 158 Shan Pui Tsuen and Shrine at Shui Pin Tsuen. Prior consultation with the AMO should be made if any development, redevelopment, or rezoning proposal might affect the above historic buildings/structures and their immediate environs. If disturbance of areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence.

123. IMPLEMENTATION

123.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

123.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area have been and are being prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are coordinated by the Civil Engineering and Development Department in conjunction with the client departments and other works departments, such as the Highways Department and the Architectural Services Department. In the course of implementing the Plan, the Yuen Long District Council would also be consulted as appropriate.

123.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from

the Board's website and are available from the Secretariat of the Board 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.

TOWN PLANNING BOARD

OCTOBER 2008XX 2011

**Visual Impact Assessment
for the Proposed Amendments to
the Approved Yuen Long Outline Zoning Plan No. S/YL/18**

1. Scope of Assessment

This assessment aims to assess the possible visual impact of the rezoning proposal from identified local vantage points. For the purpose of visual impact assessment, all sites within the proposed “Residential (Group E)1” (“R(E)1”) rezoning area are assumed to be developed/redeveloped up to the proposed maximum plot ratio (PR) of 5 and maximum building height (BH) of 85mPD. For the sake of comparison, the originally planned business developments up to the maximum permissible development parameters under the current “Other Specified Uses” annotated “Business” (“OU(B)”) and “OU(B)1” zones¹ are also included.

2. Selection of Local Vantage Points

In the assessment process, a total of 6 local vantage points (VPs) taking into consideration the general principle of being located at areas accessible by the public and places for gathering within Yuen Long Town are selected for assessing the visual impact of the proposed rezoning (**Plan A**). The 6 VPs are:

- (1) West Rail (WR) Yuen Long Station to the southeast (at 17.6mPD);
- (2) WR Long Ping Station to the southwest (at 5.3mPD);
- (3) Long Ping Estate, an existing residential development to the west (at 64.1mPD);
- (4) I Shing Temple at Tung Tau Wai to the northwest (at 12.4mPD);
- (5) an existing pavilion at Chu Wong Ling to the further northwest (at 52mPD); and
- (6) The Parcville, an existing residential development to the east (at 4.8mPD).

3. Appraisal of Visual Changes

WR Yuen Long Station to the southeast (at 17.6mPD)

- 3.1 WR Yuen Long Station is a transport node for people riding WR, Light Rail (LR) and other public transport. The WR and LR riders will be the major visual sensitive receivers at this VP. The photomontage at **Plan B** shows that the proposed residential development under construction at Po Yip Street, to the immediate east of Tung Tau, is the outstanding development at this VP. The proposed PR and BH for the rezoning area would blend into the existing built environment.

¹ Current “OU(B)” zone is subject to plot ratio restriction of 5 and building height restriction of 15 storeys excluding basement(s). Current “OU(B)1” zone is subject to plot ratio restriction of 9.5 and building height restriction of 20 storeys excluding basement(s). Due to higher floor to floor height for office/industrial buildings, the height of a 20 storeys office/industrial building is assumed to be around 90-100mPD.

WR Long Ping Station to the southwest (at 5.3mPD)

- 3.2 WR Long Ping Station is another transport node for people riding WR and other public transport. The major visual sensitive receivers at this VP will be the WR riders and bikers. The photomontage at **Plan C** shows that the proposed PR and BH for “R(E)1” zone has no major difference in visual impact as compared with that for planned business development. Therefore, the proposed PR and BH for the rezoning area would have insignificant visual impact as viewed from this particular VP.

Long Ping Estate, an existing public housing development to the west (at 64.1mPD)

- 3.3 Long Ping Estate, an existing public housing development, is located to the west of the rezoning area across nullah. Local residents will be the major visual sensitive receivers at this VP. As shown in the photomontage (**Plan D**), the proposed “R(E)1” development at a maximum building height of 85mPD would generally preserve the ridgeline of Kai Kung Leng and has no significant visual impact as compared with the planned business development as viewed from this VP.

I Shing Temple at Tung Tau Wai to the northwest (at 12.4mPD)

- 3.4 I Shing Temple is a declared monument located to the northeast of the rezoning area. Temple visitors and local villagers/residents of Wang Chau will be the major visual sensitive receivers at this VP. The photomontage at **Plan E** shows that while the developments under the proposed PR and BH for “R(E)1” zone will result in a change in the skyline of the buildings of the area, as compared with that for planned business development, the impact would be more or less the same. It is therefore not anticipated that the proposed PR and BH for the rezoning area would cause significant deterioration to the visual quality of the area as viewed from this particular VP.

An existing pavilion at Chu Wong Ling to the further northwest (at 52mPD)

- 3.5 Chu Wong Ling is a knoll to the northwest of the proposed rezoning area. The existing pavilion is at the peak of Chu Wong Ling. The major visual sensitive receivers at this VP will be the local villagers/residents of Wang Chau and hikers. As shown in the photomontage (**Plan F**), the proposed “R(E)1” development would blend into the existing built environment. Therefore, the proposed PR and BH for the rezoning area would have insignificant visual impact as viewed from this particular VP.

The Parcville, an existing residential development to the east (at 4.8mPD)

- 3.6 The Parcville which is an existing residential development is located immediate to the east of Tung Tau. Road users including pedestrians and drivers and local residents are envisaged to be the major visual sensitive receivers at this VP. As shown in the photomontage (**Plan G**), the outstanding building located in front of this VP, i.e. Mansfield Industrial Centre, already has some impacts on the view from this particular VP. Therefore, it is considered that the proposed “R(E)1” development is compatible with the existing built environment and will unlikely generate unacceptable visual impact on the area.

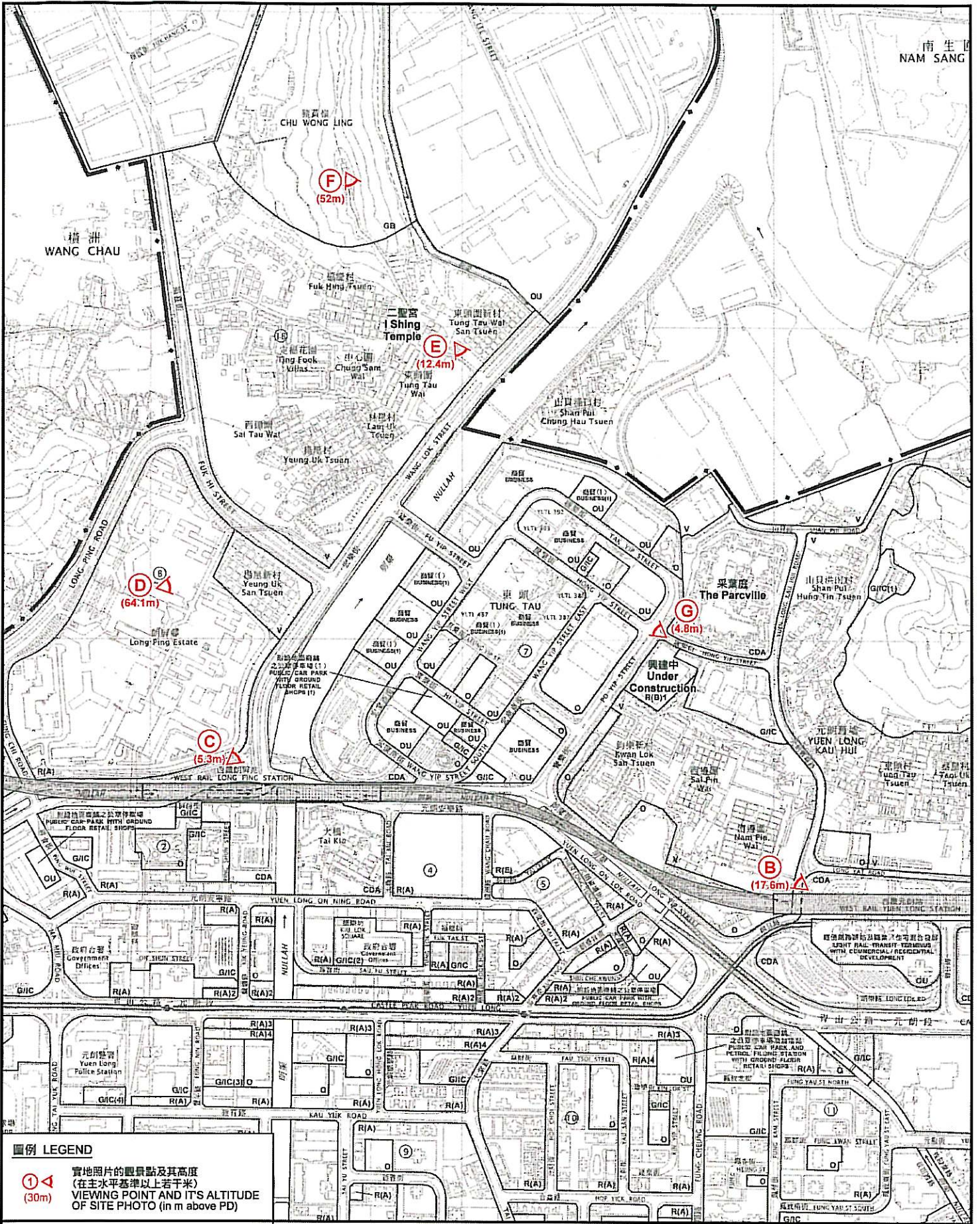
4. Conclusion

Based on the visual assessment, it is considered that the proposed PR and BH for “R(E)1” development at the rezoning area would not worsen the visual quality of the area as compared with the planned developments under the extant “OU(B)” or “OU(B)1” zoning. The proposed rezoning will not cause unacceptable visual impact on the surrounding areas.

Attachments

Plan A	Index of viewpoints for photomontages
Plan B	Photomontages – from WR Yuen Long Station
Plan C	Photomontages – from WR Long Ping Station
Plan D	Photomontages – from Long Ping Estate
Plan E	Photomontages – from I Shing Temple at Fuk Hing Tsuen
Plan F	Photomontages – from an existing pavilion at Chu Wong Ling
Plan G	Photomontages – from The Parcville

**PLANNING DEPARTMENT
MARCH 2011**



圖例 LEGEND

- ① (30m) 實地照片的觀景點及其高度
(在主水平基準以上若干米)
VIEWING POINT AND ITS ALTITUDE
OF SITE PHOTO (in m above PD)

本摘要圖於2011年2月24日擬備，
所根據的資料為於2008年10月21日
核准的分區計劃大綱圖編號 S/YL/18
EXTRACT PLAN PREPARED ON 24.2.2011
BASED ON OUTLINE ZONING PLAN No.
S/YL/18 APPROVED ON 21.10.2008

合成照片觀景點的索引圖
INDEX OF VIEWPOINTS
FOR PHOTOMONTAGES

SCALE 1 : 8 000 比例尺
米 100 0 100 200 300 米
METRES

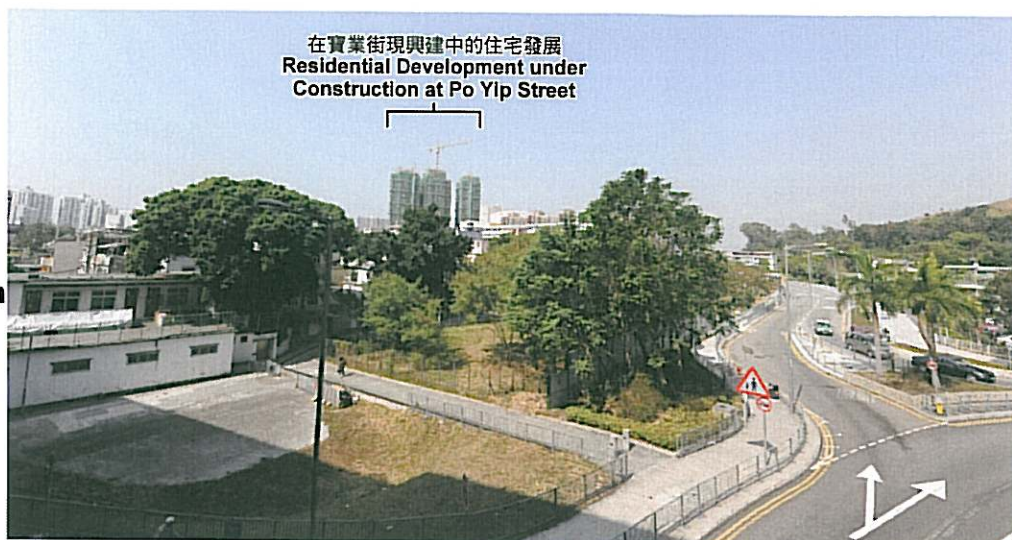
規劃署
PLANNING
DEPARTMENT



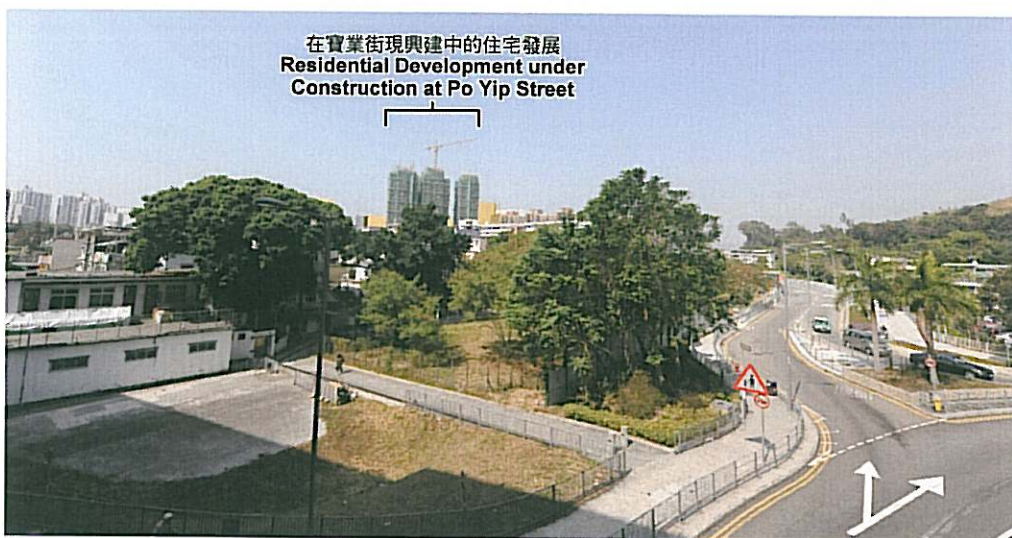
參考編號
REFERENCE No.
M/YLE/11/5

圖 PLAN
A

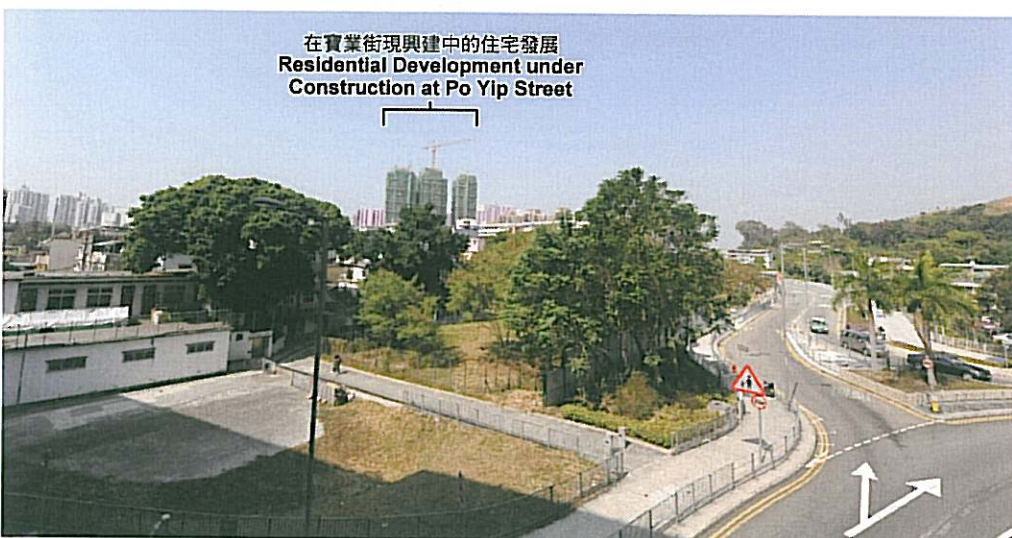
現有情況
Existing Situation



規劃的商貿發展
Planned
Business
Developments



擬議住宅發展
Proposed
Residential
Developments



合成照片 PHOTOMONTAGES

由西鐵元朗站望去
VIEW FROM WEST RAIL
YUEN LONG STATION
(17.6mPD)

本圖於2011年2月24日擬備
PLAN PREPARED ON 24.2.2011

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLE/11/5

圖 PLAN
B

現有情況
Existing Situation



規劃的商貿發展
Planned
Business
Developments



擬議住宅發展
Proposed
Residential
Developments



合成照片 PHOTOMONTAGES

由西鐵朗屏站望去
VIEW FROM WEST RAIL
LONG PING STATION
(5.3mPD)

本圖於2011年2月24日擬備
PLAN PREPARED ON 24.2.2011

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLE/11/5

圖 PLAN
C

現有情況
Existing Situation



規劃的商貿發展
Planned
Business
Developments



擬議住宅發展
Proposed
Residential
Developments



合成照片 PHOTOMONTAGES

由朗屏邨望
去

VIEW FROM LONG PING ESTATE
(64.1mPD)

本圖於2011年2月24日擬備
PLAN PREPARED ON 24.2.2011

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLE/11/5

圖 PLAN
D

現有情況
Existing Situation



規劃的商貿發展
Planned
Business
Developments



擬議住宅發展
Proposed
Residential
Developments



本圖於2011年2月24日擬備
PLAN PREPARED ON 24.2.2011

合成照片 PHOTOMONTAGES

由二聖宮望去
VIEW FROM I SHING TEMPLE
(12.4mPD)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLE/11/5

圖 PLAN
E

現有情況
Existing Situation



規劃的商貿發展
Planned
Business
Developments



擬議住宅發展
Proposed
Residential
Developments



合成照片 PHOTOMONTAGES

由豬黃嶺涼亭望去
VIEW FROM PAVILION
AT CHU WONG LING
(52mPD)

本圖於2011年2月24日擬備
PLAN PREPARED ON 24.2.2011

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLE/11/5

圖 PLAN
F

現有情況
Existing Situation



規劃的商貿發展
Planned
Business
Developments



擬議住宅發展
Proposed
Residential
Developments



本圖於2011年2月24日擬備
PLAN PREPARED ON 24.2.2011

合成照片 PHOTOMONTAGES

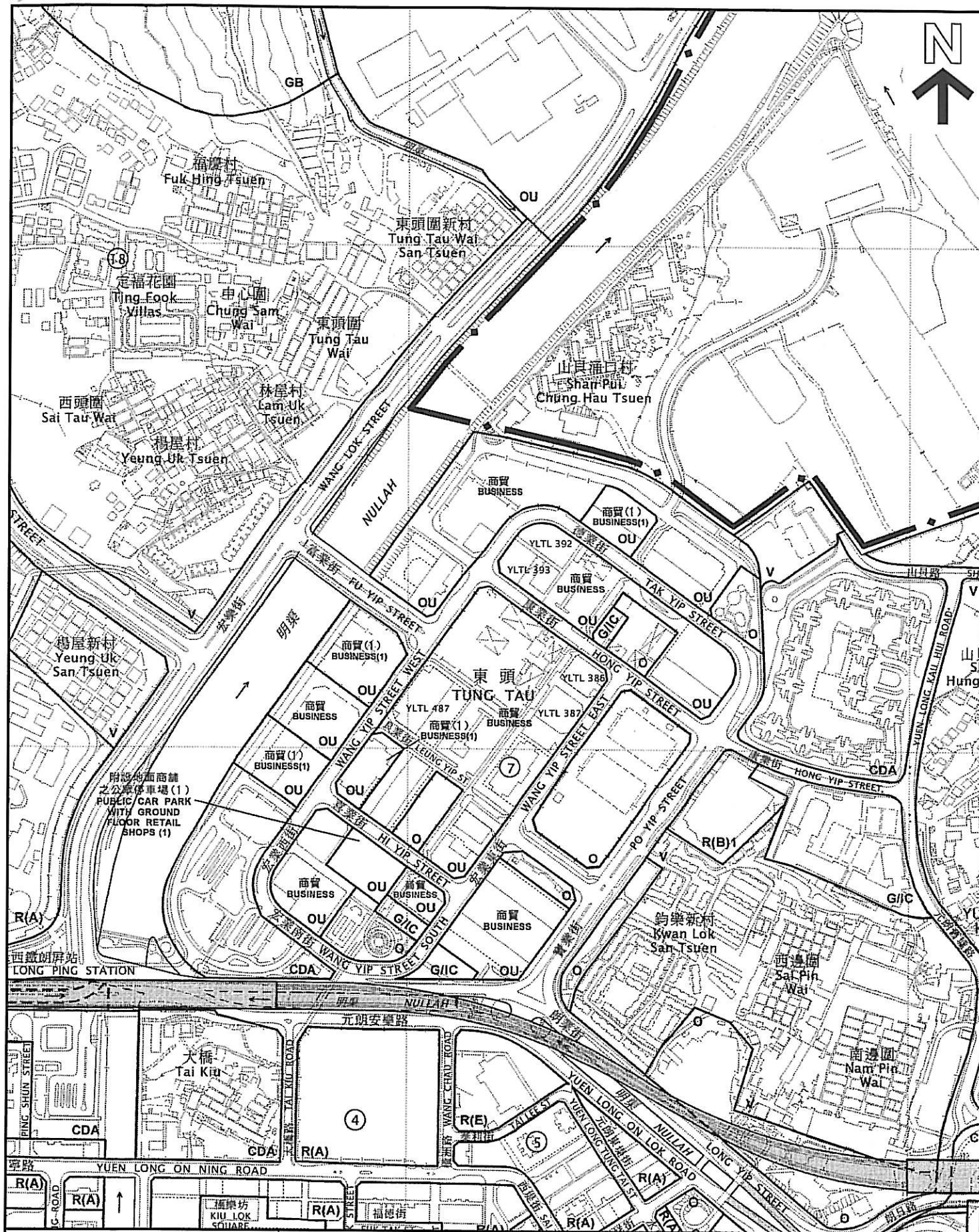
由采葉庭望
VIEW FROM THE PARCVILLE
(4.8mPD)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLE/11/5

圖 PLAN
G



本摘要圖於2011年2月23日擬備，
所根據的資料為於2008年10月21日
核准的分區計劃大綱圖編號 S/YL/18
EXTRACT PLAN PREPARED ON 23.2.2011
BASED ON OUTLINE ZONING PLAN No.
S/YL/18 APPROVED ON 21.10.2008

元朗東頭的現時用途地帶 CURRENT ZONING OF TUNG TAU, YUEN LONG

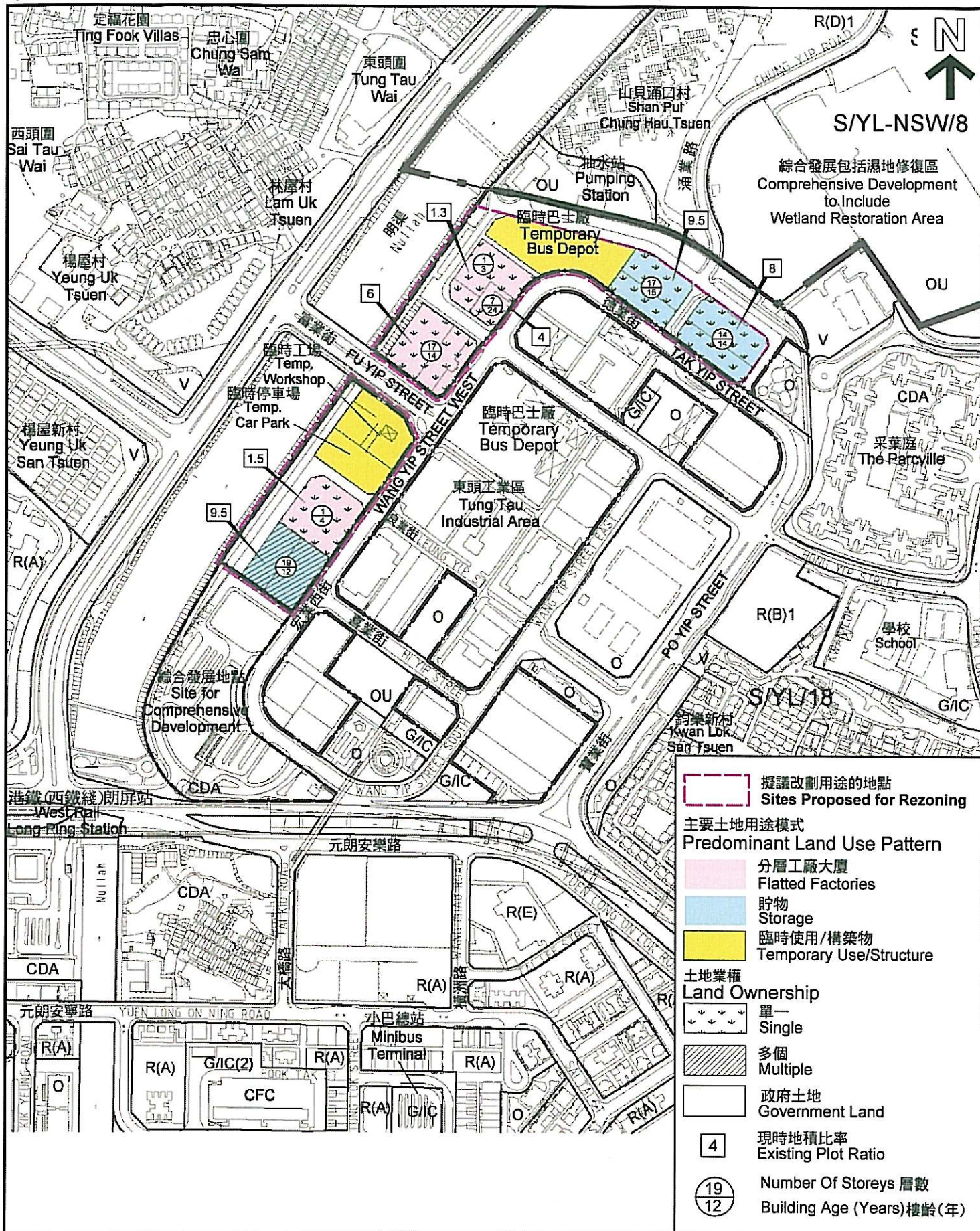
SCALE 1 : 5 000 比例尺
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLE/11/5

圖 PLAN
1



本圖於2011年2月23日擬備，所根據的
稿錄自於2010年9月9日擬備的
圖則編號 M/SD/10/96
PLAN PREPARED ON 23.2.2011
BASE EXTRACTED FROM
PLAN No. M/SD/10/96
PREPARED ON 9.9.2010

在元朗東頭擬議改劃用途的地點
SITES PROPOSED
FOR REZONING IN
TUNG TAU, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLE/11/5

圖 PLAN
4

圖例 LEGEND

A

由「其他指定用途」註明「商貿」或「商貿(1)」改作「住宅(茂類)1」
REZONING FROM "OTHER SPECIFIED USES" ANNOTATED
"BUSINESS" OR "BUSINESS(1)" TO "RESIDENTIAL(GROUP E)1"

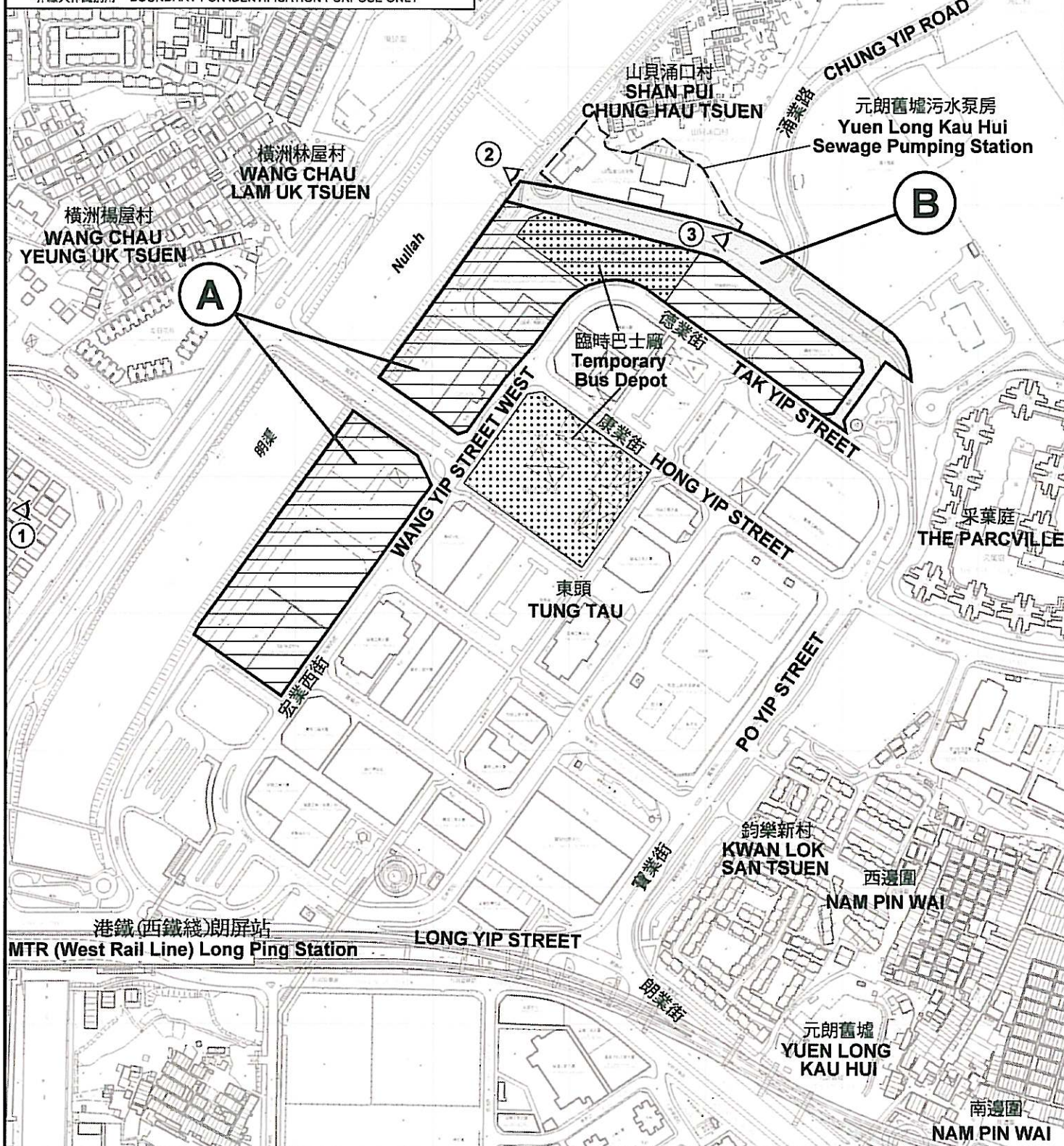
B

由「其他指定用途」註明「商貿」改作「道路」
REZONING FROM "OTHER SPECIFIED USES" ANNOTATED
"BUSINESS" TO "ROAD"

①

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



平面圖 SITE PLAN

元朗分區計劃大綱圖的擬議修訂項目第A及B項
PROPOSED AMENDMENT ITEMS A & B
TO THE YUEN LONG OZP

SCALE 1:4 000 比例尺

米 METRES 80 0 80 160 米 METRES

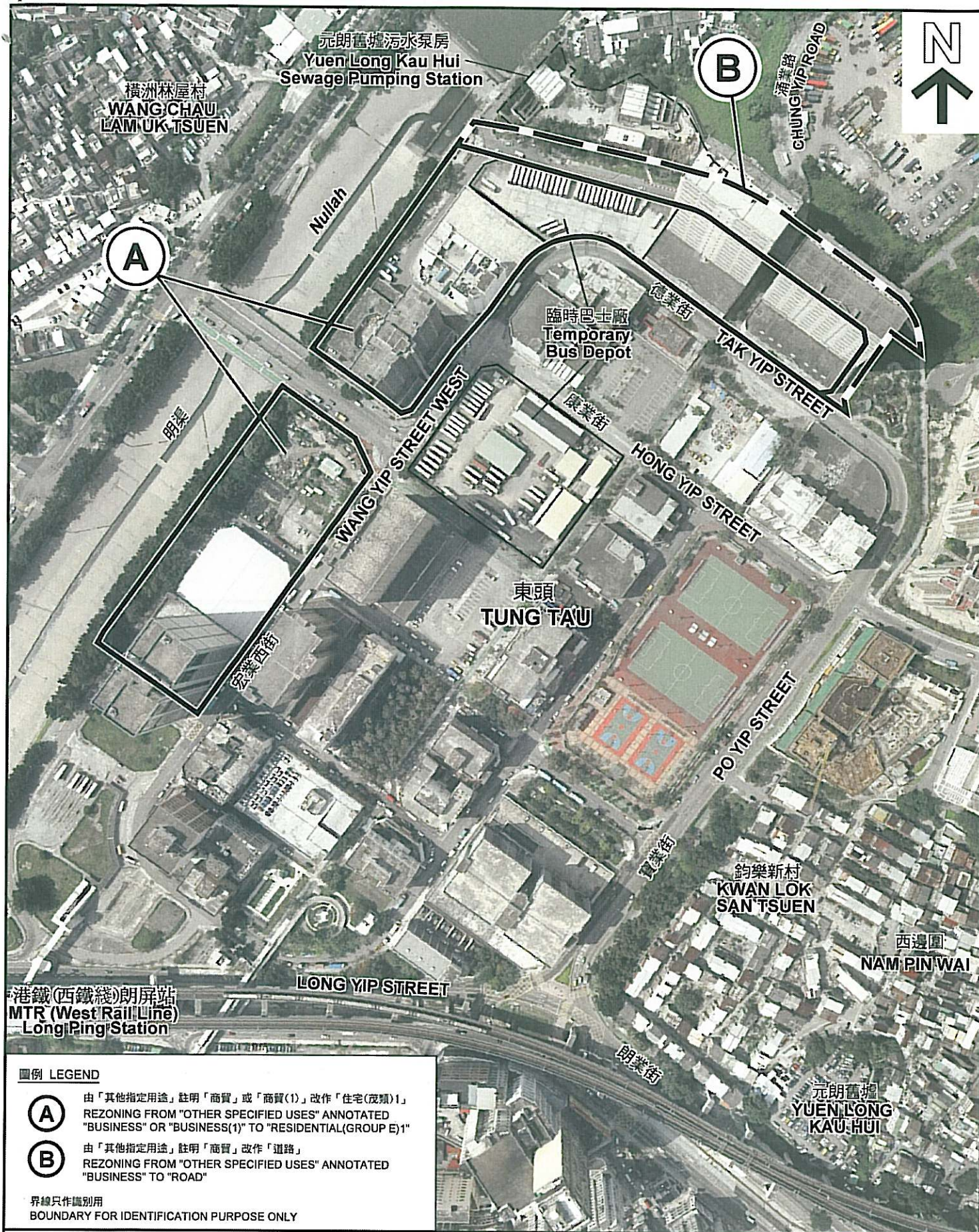
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLE/11/5

圖 PLAN
5

本摘要圖於2011年2月23日擬備，所根據的資料為測量圖編號
6-NW-4D, 5C, 9B, 9D, 10A 及 10C
EXTRACT PLAN PREPARED ON 23.2.2011
BASED ON SURVEY SHEETS No.
6-NW-4D, 5C, 9B, 9D, 10A & 10C



本摘要圖於2011年2月23日擬備，所根據
的資料為地政總署於2010年5月3日拍得
的航攝照片編號 CW85981
EXTRACT PLAN PREPARED ON 23.2.2011
BASED ON AERIAL PHOTO No.
CW85981 TAKEN ON 3.5.2010
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

元朗分區計劃大綱圖的擬議修訂項目第A及B項
PROPOSED AMENDMENT ITEMS A & B
TO THE YUEN LONG OZP

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLE/11/5

圖 PLAN
6

1

項目
ITEM A

橫洲林屋村
WANG CHAU
LAMIUK TSUEN

明渠 Nullah

2

項目
ITEM B

3

項目
ITEM B

申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2011年2月23日擬備，所根據的資料為攝於2010年10月15日的實地照片
PLAN PREPARED ON 23.2.2011
BASED ON SITE PHOTOS
TAKEN ON 15.10.2010

實地照片 SITE PHOTOS

元朗分區計劃大綱圖的擬議修訂項目第A及B項
PROPOSED AMENDMENT ITEMS A & B
TO THE YUEN LONG OZP

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLE/11/5

圖 PLAN
7