

RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

**RNTPC Paper No. 3/12
For Consideration by the
Rural and New Town Planning Committee on 24.2.2012**

**PROPOSED AMENDMENTS TO
THE APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH
OUTLINE ZONING PLAN No. S/NE-LYT/14**

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OUTLINE ZONING PLAN No. S/NE-LYT/14**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/14 (**Attachment II**) as detailed in paragraph 5 below and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zonings of the OZP, and is suitable for exhibition together with the amendment OZP and its Notes.

2. Status of the Current OZP

- 2.1 The draft Lung Yeuk Tau and Kwan Tei South OZP was approved by the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance on 1.6.2010. The OZP was renumbered as S/NE-LYT/14 upon its approval and was exhibited for public inspection under section 9(5) of the Ordinance on 11.6.2010. A copy of the approved OZP (reduced scale) is at **Attachment I** for Members' reference.
- 2.2 On 7.2.2012, the CE in C referred the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/14 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 17.2.2012 under section 12(2) of the Ordinance.

3. Background

- 3.1 The former Burma Lines military site (the Site) (**Plan 1b**) with a gross area of about 28.4 ha is located in a rural setting some 2 km northeast of Fanling and Sheung Shui new towns and consists entirely of Government land. The Site was handed over to the Hong Kong SAR Government in 1997 for redevelopment to meet the needs of the community. According to the consultancy study undertaken in 1995 to examine the appropriate land uses and development parameters for a number of military sites including the Site and subsequent review by concerned government departments in 1997 to examine the feasibility of increasing the development intensity of the Site, the Site could be developed for residential uses up to a maximum plot ratio of 1.1¹ (i.e.

¹ Calculated on net site area of 26.3 ha excluding the "Government, Institution or Community" ("G/IC") portion of the site.

equivalent to gross floor area of 289,300m²) subject to infrastructural improvement works including widening of Lung Ma Road leading from Sha Tau Kok Road to the Site and installation of new sewers and sewerage connection from the Site to public sewer along Sha Tau Kok Road.

- 3.2 The Site was incorporated into the draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/3 on 20.8.1999 and the majority of the Site was zoned "Comprehensive Development Area" ("CDA") for comprehensive residential cum open space development with a maximum total gross floor area of 289,300m² and a maximum building height of 14 storeys over 2 levels of carports. The existing woodlands in the southern portion of the "CDA" zone would be used for open space. The remaining area to the extreme east of the Site was zoned "Government, Institution or Community" ("G/IC") for school use on a long term basis. Majority of the Site (excluding the existing woodlands and the "G/IC" portion) was included in the 2008/09 List of Sites for Sale by Application.
- 3.3 To enhance Hong Kong's status as a regional education hub for promotion of education services in the Six Industries, the Education Bureau (EDB) approached the Development Bureau for potential sites for developing self-financing post-secondary educational institutions and the Site was considered suitable for developing a low density, self-financing post-secondary educational institution though the scale of development is yet to be worked out. In January 2010, the proposal to release the Site from the List of Sites for Sale by Application for self-financing post-secondary educational use was endorsed by the Committee on Planning and Land Development and agreed by the Chief Executive. The proposal was made known to the public in Financial Secretary's budget speech on 24.2.2010.
- 3.4 The EDB invited preliminary Expression of Interest (EoI) on the former Burma Lines military site for the development of self-financing tertiary educational institution in December 2010. Based on the latest advice by the EDB having taken into account the initial proposals of the EoI, the Site is intended to be used for one to two post-secondary college(s) and/or an international school, providing some 8,000 student places and boarding facilities of about 4,000 bed spaces.
- 3.5 To take forward the EDB's proposal, zoning amendments to the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/14 are considered necessary. Opportunity is also taken to have minor adjustment of the zoning boundary of the Site on the OZP to tally with the boundary of the relevant Government Land Allocation (GLA) for the Site.
- 3.6 Although it is recommended in the previous consultancy study that the Site will be sustainable to support a residential development up to a maximum GFA of 289,300m², given the latest change in land use and the absence of technical assessments to examine the detailed parameters for the post-secondary college(s) and/or international school development, it is deemed more practical to require the identified operators to carry out detailed technical assessments (e.g. traffic impact assessment (TIA), sewerage impact assessment (SIA), drainage impact assessment (DIA), etc.) accordingly to address other infrastructural concerns. The operator(s) of the educational use will be required to submit planning applications to justify their own development proposals after conducting relevant technical assessments to the satisfaction of the Town Planning Board and the concerned departments.

4. The Site and its Surroundings

- 4.1 The Site is large and characterised by extensive woodland, undulating terrain and natural vegetation, providing pleasant greenery setting for the area (**Plans 2, 3a and 4a to 4f**). It is surrounded by Queen's Hill to the east; well-vegetated knolls and Pat Sin Leng Country Park to the south; and agricultural land intermixed with rural settlement to the north and west (**Plan 1a**). The southern and eastern slopes offer scenic views of the country park and Queen's Hill. It comprises some large flat open spaces, currently occupied by various playing fields, interspersed with existing development platforms within a mature landscape setting (**Plans 2, 3a and 4a to 4f**).
- 4.2 The internal circulation comprises a roadway network that generally runs east-west, linking the two ends of the Site and branching off to feed other sections. The terrain varies from, open flat areas with changes in levels from +12 metres above Principal Datum (mPD) to +23.6mPD, stepped platforms generally varied from +22mPD to +48mPD, to heavily wooded hills with a maximum elevation of +58.6mPD and +61.5mPD in the southern and eastern portions respectively (**Plans 2 and 3a**). The overall appearance is of an attractive and mature landscape and existing vacant buildings, mainly low-rise, within the Site is screened and not easily visible from the surrounding area. The main access to the Site is via Sha Tau Kok Road and Lung Ma Road (**Plan 1a**). The Site is currently vacant under the management of the Government Property Agency.
- 4.3 The area is surrounded by the "Village Type Development" ("V") zone of Fu Tei Pai in the north-east, "Green Belt" ("GB") zones of Queen's Hill and vegetated slopes in the east and south respectively, "Agriculture" ("AGR") zones intermixed with rural settlements in the west and north respectively and "V" zone of Ma Liu Shui San Tsuen in the north-west (**Plans 1a, 2 and 3a**). Most of the developments in the vicinity of the Site are low-rise village houses of 3 storeys.
- 4.4 Given the vast area and the prominent location of the Site, it is important to ensure that the scale, layout and development intensity of any future developments of the Site would respect the attractive landscape of the Site and be compatible with the rural setting of the surrounding areas. A stepped building height profile is recommended to pay due regard to the existing topography. According to the in-house study by the Planning Department, a maximum building height of about 30m (i.e. about 10 storeys for student hostels and 7 storeys of academic buildings) is considered a reasonable balance between the operational requirement of the academic facilities and student hostels of the proposed post-secondary college(s). The undulating terrain and natural topography of the Site (**Plans 2 and 3a**) would help render a variation of building height profile. Photomontages showing the overall context of the Site after development are attached at **Plans 6a and 6b**.

5. Proposed Amendments to Matters Shown on the Plan

- 5.1 The proposed amendments to the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/14 are shown on the draft Amendment Plan No. S/NE-LYT/14A at **Attachment II**. The amendment items are listed out as follows:

5.2 Amendments to facilitate the proposed post-secondary college(s) and/or international school

Item A – Rezoning the major portion of the former Burma Lines military site from “Comprehensive Development Area” (“CDA”) to “Government, Institution or Community (2)” (“G/IC(2)”) (about 21.4 ha)

(Plans 1a and 2, Aerial Photo on Plan 3a and Site Photos on Plans 4a to 4c)

Item C – Rezoning the eastern portion of the former Burma Lines military site from “Government, Institution or Community” (“G/IC”) to “Government, Institution or Community (2)” (“G/IC(2)”) (about 2.2 ha)

(Plans 1a and 2, Aerial Photo on Plan 3a and Site Photos on Plan 4f)

5.2.1 The area under amendment Item A comprises open flat areas of three football fields in the central and western portions, and vacant buildings / structures situated on stepped platforms interspersed with mature trees and vegetation. The existing topography and vacant buildings / structures within the area form a stepped height profile ascending from the northern portion of the area towards the hillside in the southern portion of the area. The Hindu Temple / Gurkha Temple (Photo 7 on Plan 4b), which is a Grade 3 historic building, is located in the south-eastern portion of the area (Plan 2).

5.2.2 The area under amendment Item C in the eastern portion of the former Burma Lines military site is currently occupied by vegetated slopes and vacant buildings / structures of the former Burma Lines military site on platforms ranging from about +21 to +43 mPD (Plans 2 and 3a). The existing topography and vacant buildings / structures within the area form a stepped height profile ascending from the southern portion towards the hillside in the northern portion. The area is mainly accessible from Lung Ma Road via the adjoining “CDA” site. Although this “G/IC” site is originally reserved for school development, the lack of a separate and proper vehicular access for the area may render it not feasible for development on its own. In this regard, it is considered more appropriate to develop the site together with the adjoining larger site to allow more flexibility in future developments.

5.2.3 The proposed amendments are to facilitate the development of the proposed one to two post-secondary college(s) and/or an international school though the exact boundary for these schools are yet to be fixed. Any development of the Site would require the approval of the Board through planning application under section 16 of the Town Planning Ordinance with the submission of a layout plan accompanied by landscape, tree preservation, and urban design proposals, visual impact, air ventilation, and other technical assessments as appropriate to demonstrate the sustainability of the development on landscape, visual, environmental, traffic, geotechnical and infrastructure terms. Besides, relevant approval conditions could be imposed to require the future developer(s) of the “G/IC(2)” site to implement appropriate mitigation measures to minimize adverse impacts on the surrounding areas should the application for educational institutions/international schools be approved.

5.2.4 With the presence of the graded Hindu Temple / Gurkha Temple within the proposed “G/IC(2)” site (Plan 2 and Photo 7 on Plan 4b), the future operator(s) of the proposed post-secondary college(s) and/or international school will be responsible for management and maintenance of the historic building for

adaptive re-use as appropriate.

- 5.2.5 As pointed in para. 4.4 above, a building height restriction of 30 metres would be stipulated for the proposed "G/IC(2)" zone.

5.3 Amendments for preservation of vegetated woodlands and exclusion of graves

- 5.3.1 Item B1 – Rezoning the southern portion of the former Burma Lines military site from "Comprehensive Development Area" ("CDA") to "Green Belt" ("GB") (about 3.4 ha)
(Plans 1a and 2, Aerial Photo on Plan 3a and Site Photos on Plan 4d)

The area under amendment Item B1 is mostly occupied by vegetated woodland with the south-eastern portion occupied by vacant structures of ex-dog kennels of Police Dog Unit Headquarters (Photo 14 on Plan 4d). With a view to preserve the natural landscape character of the area and to avoid developments affecting this largely undisturbed woodland, it is proposed to rezone these areas within the Site to "GB" which also serves as a logical extension of the adjoining "GB" zone to the immediate south.

- 5.3.2 Item B2 – Rezoning an area at the north-eastern portion of the former Burma Lines military site from "Comprehensive Development Area" ("CDA") to "Green Belt" ("GB") (about 1,960 m²)
(Plans 1a and 2, Aerial Photo on Plan 3a and Site Photo 15 on Plan 4e)

Item B2 is proposed to rationalize the zoning boundary by excluding the two existing graves and their adjoining vegetated knolls at the north-eastern fringe of the Site at the toe of Queen's Hill. It is considered more appropriate to include this area as part of the adjoining "GB" zone of Queen's Hill to the immediate east for preserving the natural landscape character of the area.

- 5.3.3 Item B3 – Rezoning an area at the eastern portion of the former Burma Lines military site from "Comprehensive Development Area" ("CDA") to "Green Belt" ("GB") (about 4,032 m²)
(Plans 1a and 2, Aerial Photo on Plan 3a and Site Photo 16 on Plan 4e)

The area under amendment Item B3 which is mostly occupied by vegetated slope with a water tank in the central portion forms part of the adjoining Queen's Hill. It is considered appropriate to rezone the site to "GB" to reflect the existing natural topography which is a logical extension of the adjoining "GB" zone of Queen's Hill to the immediate east.

5.4 Amendment to tally with the allocation boundary

- Item D – Rezoning an area at the south-eastern portion of the former Burma Lines military site from "Government, Institution or Community" ("G/IC") to "Green Belt" ("GB") (about 346 m²)
(Plans 1a and 2 and Photos on Plans 3a and 3b)

The area under amendment Item D is a private lot (Lot 619 RP in D.D. 85) which is not included in the boundary of the Government Land Allocation (GLA) for the former Burma Lines military site. As the area is currently occupied by dense vegetation and there is no intention to include this area into future development for educational uses, it

is proposed to rezone the private lot to “GB” zone for rationalization of zoning boundary to tally with the allocation boundary and to reflect the site conditions.

6. Proposed Amendments to the Notes of the OZP

6.1 Incorporation of a set of Notes for the proposed “G/IC(2)” zone

6.1.1 Consequential to the proposed amendment Items A and C above, a new set of Notes for the proposed “G/IC(2)” zone specifying the proposed schedule of uses and stipulating maximum building height restrictions of 30m for the zone is added (**Attachment III**). In the Notes for the proposed “G/IC(2)” zone, all developments including the intended ‘Educational Institution’ and ‘School’ uses are put under Column 2 which require planning permission from the Town Planning Board. Appropriate planning control over the scale, design and layout of development, taking account of the natural landscape features of the Site can be achieved.

6.1.2 The stipulation of building height restriction is to maintain the stepped height profile on the basis of natural topography and site formation levels of the existing vacant buildings / structures of the former Burma Lines military site on stepped platforms (**Plans 2 and 3a**). Given that the floor-to-floor height for various functional requirements within educational uses could vary and hence bearing an implication on the resultant building height and its visual compatibility with the surrounding low-rise and rural context, it is not recommended to stipulate the building height restriction in terms of maximum number of storeys. Instead, the building height restriction is stipulated in terms of metres.

6.1.3 To allow for design flexibility, a minor relaxation clause in respect of the building height restriction is incorporated into the Notes of the proposed “G/IC(2)” zone of the OZP. Each planning application for minor relaxation under section 16 of the Town Planning Ordinance will be considered on its own merits.

6.2 Proposed amendments to the Notes for the “CDA” zone

To reflect the rezoning of the former Burma Lines military site from “CDA” to “G/IC(2)” and “GB”, the Notes for the “CDA” zone will be suitably amended by deleting the original schedule about the “CDA” zone for the former Burma Lines military site. A copy of the revised Notes (with additions in ***bold and italics*** and deletions crossed-out) is at **Attachment III** for Members’ consideration.

7. Revision to the Explanatory Statement of the OZP

7.1 The Explanatory Statement (ES) of the OZP is proposed to be revised, where appropriate, to take into account the proposed amendments as mentioned in paragraphs 5 and 6 above. 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.

- 7.2 Copy of the revised ES (with additions in ***bold and italics*** and deletions crossed-out) is at **Attachment IV** for Members' consideration.

8. **Plan Number**

Upon exhibition for public inspection, the Plan will be renumbered as S/NE-LYT/15.

9. **Consultation**

- 9.1 The proposed amendments have been circulated to relevant Government departments for comments and their comments have been incorporated in the above paragraphs, where appropriate.
- 9.2 The North District Council and the Fanling District Rural Committee will be consulted on the amendments during the exhibition period of the draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/14A (to be renumbered to S/NE-LYT/15 upon exhibition) for public inspection under section 5 of the Ordinance.

10. **Decision Sought**

Members are invited to:

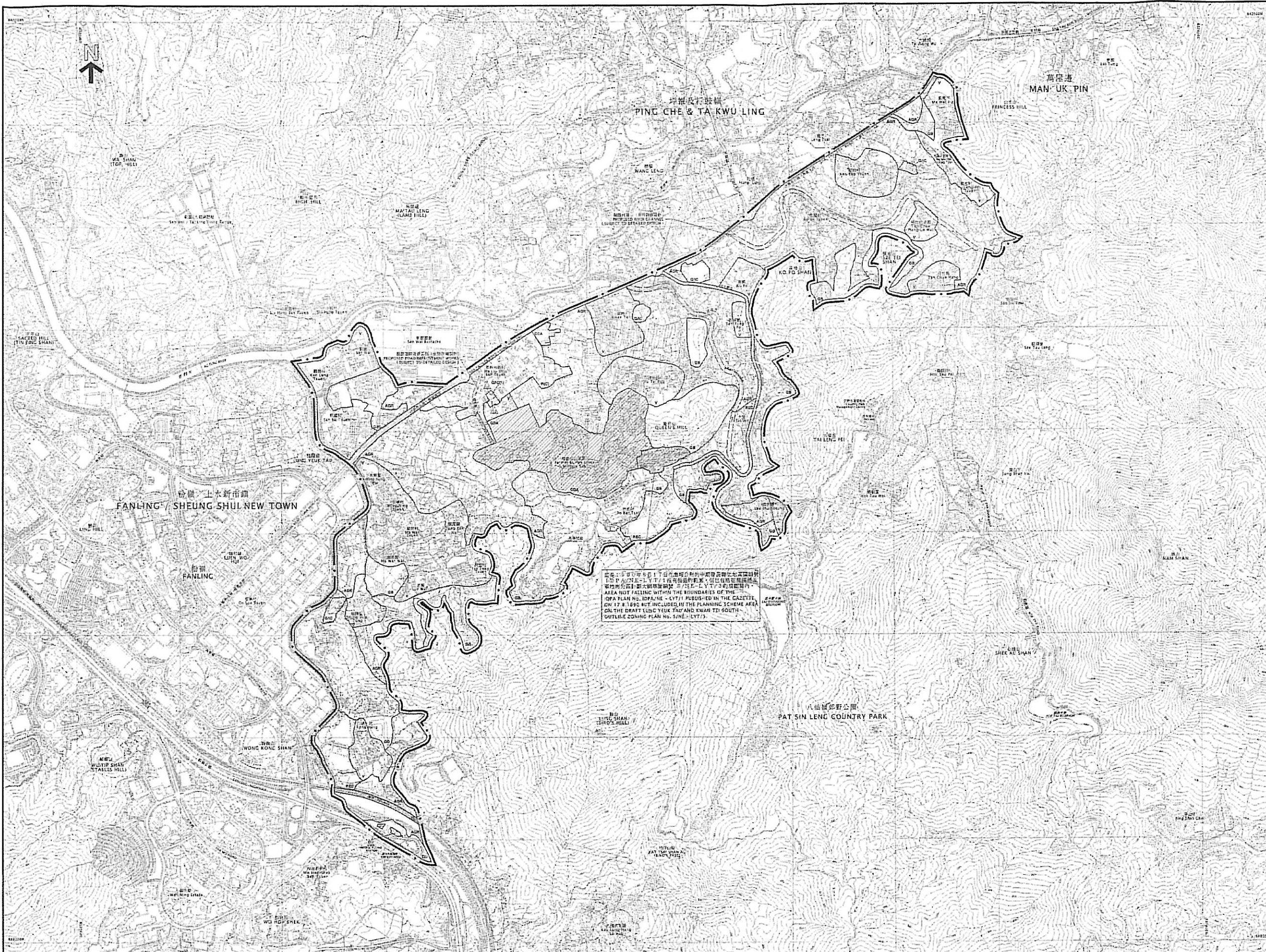
- (a) agree to the proposed amendments to the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/14 and that the draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/14A at **Attachment II** (to be renumbered to S/NE-LYT/15 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/14A 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 together with the draft Lung Yeuk Tau and Kwan Tei South OZP.

11. **Attachments**

Attachment I	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/14 (reduced scale)
Attachment II	Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/14A
Attachment III	Notes of the draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/14A
Attachment IV	Revised Explanatory Statement of the draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/14A
Plan 1a	Location Plan
Plan 1b	Location Plan – Former Burma Lines Military Site
Plan 2	Site Plan
Plan 3a	Aerial Photo
Plan 3b	Aerial Photo – Proposed Amendment Item D

Plans 4a to 4f	Site Photos
Plan 5	Viewpoints of Photomontages
Plans 6a and 6b	Photomontages – Indicative Development at Former Burma Lines Military Site

**PLANNING DEPARTMENT
FEBRUARY 2012**



圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP C)	RC(C)	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM		最高建築物高度 (在三等平面基準上若干米)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	25.29	5.94	綜合發展區
RESIDENTIAL (GROUP C)	11.32	3.00	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	79.28	21.03	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	11.19	3.06	政府、機構或社區
RECREATION	12.55	4.07	康樂
OTHER SPECIFIED USES	3.25	0.90	其他指定用途
AGRICULTURE	144.42	39.28	農業
GREEN BELT	77.75	22.00	綠化地帶
MAJOR ROAD ETC	8.47	2.25	主要道路等
TOTAL PLANNING SCHEME AREA	377.43	100.00	規劃範圍總面積

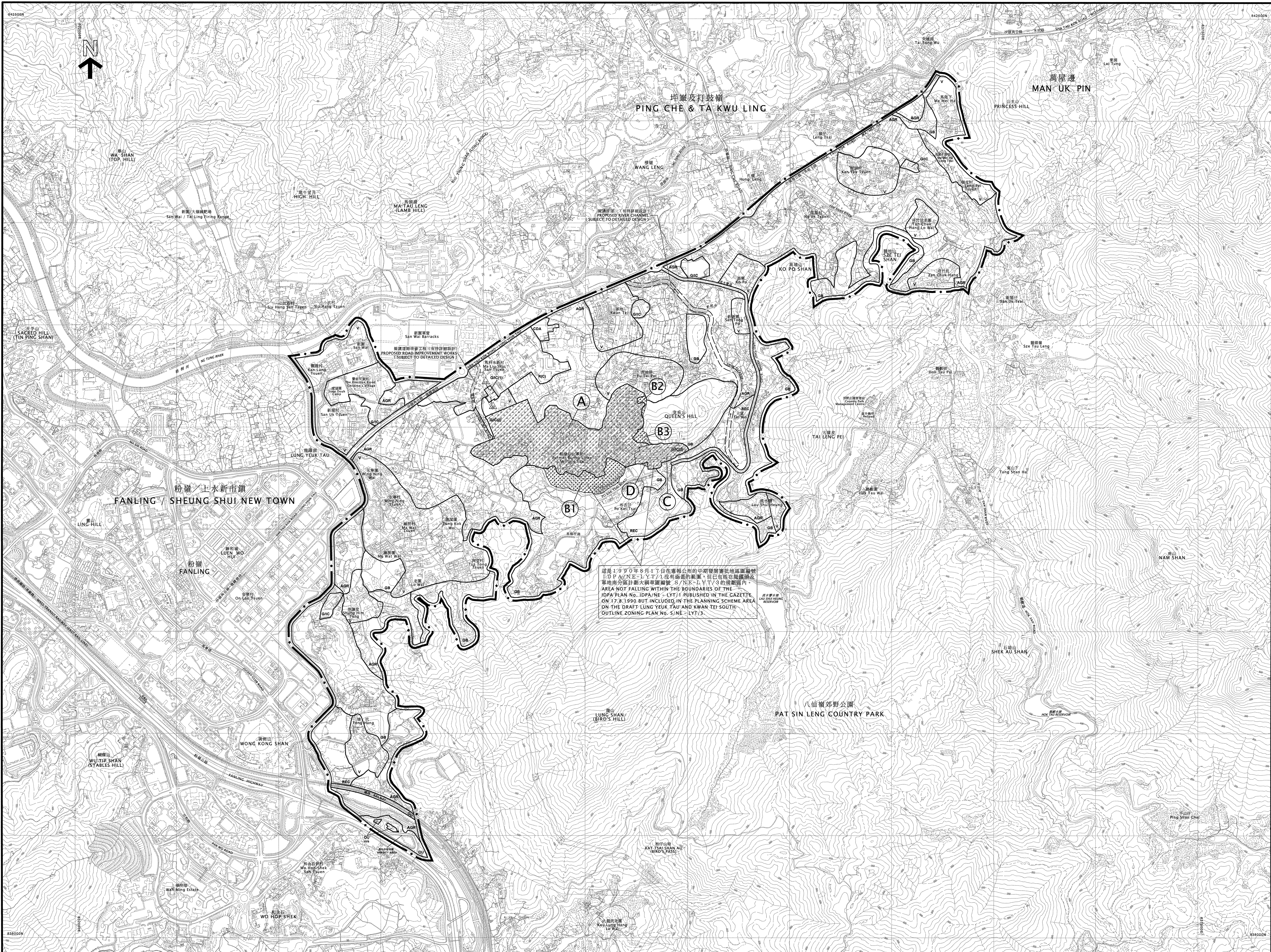
夾附的《註釋》是這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政局會議於2010年6月1日
經城市規劃委員會第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
1 JUNE 2010
Me Manda CHAN 陳慕英女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的龍躍頭及軍地南分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
LUNG YAU TAU & KWAN TEI SOUTH - OUTLINE ZONING PLAN



規劃署運用城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD
圖則編號
PLAN No. S/NE-LYT/14



圖例
NOTATION

ZONES

COMPREHENSIVE DEVELOPMENT AREA

CDA

綜合發展區

RESIDENTIAL (GROUP C)

R(C)

住宅（丙類）

VILLAGE TYPE DEVELOPMENT

V

鄉村式發展

GOVERNMENT, INSTITUTION OR COMMUNITY

GNC

政府、機構或社區

RECREATION

REC

康樂

OTHER SPECIFIED USES

OU

其他指定用途

AGRICULTURE

AGR

農業

GREEN BELT

GB

綠化地帶

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

主要道路及路口

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

規劃範圍界線

BUILDING HEIGHT CONTROL ZONE BOUNDARY

建築物高度管制區界線

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

最高建築物高度
(在主水平基準上若干米)

PETROL FILLING STATION

加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
COMPREHENSIVE DEVELOPMENT AREA	0.80	0.21	綜合發展區
RESIDENTIAL (GROUP C)	11.31	3.00	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	79.37	21.03	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	32.56	8.63	政府、機構或社區
RECREATION	15.35	4.07	康樂
OTHER SPECIFIED USES	3.35	0.89	其他指定用途
AGRICULTURE	144.42	38.26	農業
GREEN BELT	81.79	21.67	綠化地帶
MAJOR ROAD ETC.	8.48	2.24	主要道路等
TOTAL PLANNING SCHEME AREA	377.43	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/NE-LYT/14 的修訂
AMENDMENTS TO APPROVED PLAN No. S/NE-LYT/14

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A

修訂項目 A 項

AMENDMENT ITEMS B1, B2, B3

修訂項目 B 1, B 2, B 3 項

AMENDMENT ITEM C

修訂項目 C 項

AMENDMENT ITEM D

修訂項目 D 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龍躍頭及軍地南分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
LUNG YEUK TAU & KWAN TEI SOUTH - OUTLINE ZONING PLAN

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

圖則編號
PLAN No. S/NE-LYT/14A

**APPROVED DRAFT LUNG YEUK TAU AND KWAN TEI SOUTH
OUTLINE ZONING PLAN NO. S/NE-LYT/144**

(Being an Approved *Draft* Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the interim development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including interim development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without permission from the Town Planning Board.

- (6) Any use or development of land or building falling within the boundaries of the Plan but not within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Outline Zoning Plan No. S/NE-LYT/3 without permission from the Town Planning Board.
- (7) 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.
- (8) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (9) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, railway track, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park and railway track.

- (11) (a) Temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (11)(a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

**APPROVED *DRAFT* LUNG YEUK TAU AND KWAN TEI SOUTH
OUTLINE ZONING PLAN NO. S/NE-LYT/14A**

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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
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For "CDA" zone abutting Sha Tau Kok Road and
adjoining Ma Liu Shui San Tsuen

Government Refuse Collection Point
Government Use (not elsewhere specified)
Industrial Use (Food Processing
Factory/Workshop only)
Public Utility Installation
Utility Installation for Private Project

Planning Intention

The ~~is~~ "CDA" zone abutting Sha Tau Kok Road and adjoining Ma Liu Shui San Tsuen is intended for comprehensive redevelopment of an existing soy sauce factory.

For "CDA" zone at the former Burma Lines military site

~~Eating Place~~
~~Flat~~
~~Government Refuse Collection Point~~
~~Government Use (not elsewhere specified)~~
~~House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)~~
~~Library~~
~~Market~~
~~Place of Entertainment~~
~~Place of Recreation, Sports or Culture~~
~~Private Club~~
~~Public Clinic~~
~~Public Convenience~~
~~Public Transport Terminus or Station~~
~~Public Utility Installation~~
~~School~~
~~Shop and Services~~
~~Social Welfare Facility~~
~~Utility Installation for Private Project~~

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

~~The "CDA" zone at the former Burma Lines military site is intended for comprehensive development of the area for a residential cum open space development. 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.~~

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" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the 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 size, where applicable;
 - (iii) the details and extent of Government, institution or 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 roads proposed to be constructed within the area;
 - (v) the landscape 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; and
 - (x) 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 character 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 "Comprehensive Development Area" abutting Sha Tau Kok Road and adjoining Ma Liu Shui San Tsuen:~~ *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 non-domestic plot ratio of 0.9, a maximum non-domestic site coverage of 46% and a maximum building height of 12m, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.*
- (d) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*
- (i) ~~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 non-domestic plot ratio of 0.9, a maximum non-domestic site coverage of 46% and a maximum building height of 12m, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater; and~~
- (ii) ~~based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (c)(i) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.~~
- (d) ~~On land designated "Comprehensive Development Area" at the former Burma Lines military site:~~
- (i) ~~in the Master Layout Plan stipulated in paragraph (a) above, the applicant shall include therein an urban design proposal to illustrate the urban design concept and principles adopted;~~
- (ii) ~~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 total gross floor area of 289,300m² and a maximum building height of 14 storeys over 2 levels of carports, or the gross floor area, site coverage and height of the building which was in existence on the date of the first publication in the~~

Gazette of the notice of the draft Outline Zoning Plan No. S/NE-LYT/3, whichever is the greater; and

- (iii) ~~in determining the maximum gross floor area for the purposes of paragraph (d)(ii) above, any floor space that is constructed or intended for use solely as carport, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or 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.~~

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution# Government Refuse Collection Point Government Use (not elsewhere specified)# Institutional Use (not elsewhere specified)# Library 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) Recyclable Collection Centre Religious Institution# Residential Institution Rural Committee/Village Office School# Shop and Services Social Welfare Facility# Training Centre

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood 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 plot ratio of 0.2 and a maximum building height of 2 storeys (6m) over 1 storey carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (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 carport, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Burial Ground
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House (New Territories Exempted House only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)#
Religious Institution (Ancestral Hall only)	House (not elsewhere specified)
Rural Committee/Village Office	Institutional Use (not elsewhere specified)#
	Market
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation#
	Public Vehicle Park (excluding container vehicle)
	Religious Institution (not elsewhere specified)#
	Residential Institution#
	School#
	Shop and Services
	Social Welfare Facility#
	Utility Installation for Private Project

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Holiday Camp
Institutional Use (not elsewhere specified)	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Library	Off-course Betting Centre
Market	Office
Place of Recreation, Sports or Culture	Petrol Filling Station
Public Clinic	Place of Entertainment
Public Convenience	Private Club
Public Transport Terminus or Station	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Utility Installation	Refuse Disposal Installation (Refuse Transfer Station only)
Public Vehicle Park (excluding container vehicle)	Residential Institution
Recyclable Collection Centre	Sewage Treatment/Screening Plant
Religious Institution	Shop and Services
Research, Design and Development Centre	Utility Installation for Private Project
Rural Committee/Village Office	Zoo
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

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

GOVERNMENT, INSTITUTION OR COMMUNITY (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Government Use (not elsewhere specified) Utility Installation for Private Project	Field Study/Education/Visitor Centre Institutional Use (not elsewhere specified) Place of Recreation, Sports or Culture Public Utility Installation Religious Institution Residential Institution Social Welfare Facility

Planning Intention

This zone is intended primarily for the development of a religious institution. Any development on land zoned "Government, Institution or Community (1)" shall be compatible and blend in harmoniously with its surrounding environment.

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 0.38, a maximum building height of 2 storeys (excluding basement(s)) and the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan.
- (b) In determining the maximum plot ratio for the purpose of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay and plant room, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY (2)

Column 1 <i>Uses always permitted</i>	Column 2 <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
	Educational Institution Field Study/Education/Visitor Centre Government Use Holiday Camp Institutional Use Place of Recreation, Sports or Culture Public Utility Installation Religious Institution Residential Institution School Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the development of educational institutions and schools. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of the natural landscape features of the site.

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 30 metres or the height of the existing building, which was in existence on the date of the first publication in the Gazette of the notice of the draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/3, whichever is the greater.*
- (b) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*
- (c) *An application for permission for development shall prepare a layout plan and include the following information:*
 - (i) *landscape and tree preservation proposals within the area;*
 - (ii) *an urban design proposal to illustrate the urban design concept and principles adopted;*
 - (iii) *a landscape and visual impact assessment report to examine any possible impact on landscape resources and characters and visual problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle*

them;

- (iv) an air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development during and after construction and the proposed mitigation measures to tackle them;*
- (v) 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;*
- (vi) 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;*
- (vii) 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;*
- (viii) a land contamination report to examine any possible problem that may be caused to the proposed development and the proposed mitigation measures to tackle them;*
- (ix) a geotechnical impact assessment report to examine any possible geotechnical impact that may be caused by the proposed development to the natural terrain or vice versa and the proposed hazard mitigation requirements to tackle them; and*
- (x) such other information as may be required by the Town Planning Board.*

RECREATION

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

(Please see next page)

RECREATION (Cont'd)

Planning Intention

This zone is intended primarily for the improvement of the environmental quality of the designated areas by offering incentives for low-density recreational development in the zone. It encourages the development of active and/or passive recreation and tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

Remarks

- (a) No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (b) 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.
- (c) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

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

For "Railway" Only

Railway Track

Government Use
Public Utility Installation

Planning Intention

The planning intention of this zone is to reflect the land occupied by the railway tracks of Mass Transit Railway.

For "Petrol Filling Station" Only

Petrol Filling Station

Government Use
Public Utility Installation

Planning Intention

The planning intention of this zone is to allocate land for petrol filling station use.

For "Amenity Area" Only

Amenity Area

Government Use
Public Utility Installation
Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to designate land for the development of nursery garden, landscape and amenity area.

AGRICULTURE

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

Planning Intention

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

Remarks

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

(Please see next page)

AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/10 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

(Please see next page)

GREEN BELT (Cont'd)

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

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

**~~APPROVED DRAFT~~ LUNG YEUK TAU AND KWAN TEI SOUTH
OUTLINE ZONING PLAN NO. S/NE-LYT/14A**

EXPLANATORY STATEMENT

**APPROVED *DRAFT* LUNG YEUK TAU AND KWAN TEI SOUTH
OUTLINE ZONING PLAN NO. S/NE-LYT/144**

EXPLANATORY STATEMENT

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**APPROVED DRAFT LUNG YEUK TAU AND KWAN TEI SOUTH
OUTLINE ZONING PLAN NO. S/NE-LYT/14A**

(Being an Approved *Draft* Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the approved *draft* Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/14A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 The land within the Lung Yeuk Tau and Kwan Tei South OZP, except the "~~Comprehensive Development Area~~" and "Government, Institution or Community(2)" and "*Green Belt*" zones at the former Burma Lines military site, was previously included in the Lung Yeuk Tau and Kwan Tei South Interim Development Permission Area (IDPA) Plan No. IDPA/NE-LYT/1 which was prepared by the Director of Planning and notified in the Gazette on 17 August 1990. The land within the IDPA Plan was subsequently included in the draft Lung Yeuk Tau and Kwan Tei South Development Permission Area (DPA) Plan No. DPA/NE-LYT/1, which was prepared by the Board and exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) on 12 July 1991.
- 2.2 On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the area of Lung Yeuk Tau and Kwan Tei South.
- 2.3 On 8 March 1994, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft Lung Yeuk Tau and Kwan Tei South DPA Plan, which was subsequently renumbered as DPA/NE-LYT/2.
- 2.4 On 1 July 1994, the draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/1 was exhibited for public inspection under section 5 of the Ordinance. On 9 February 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/NE-LYT/2. On 20 April 1999, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under the Ordinance.

- 2.5 On 27 June 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lung Yeuk Tau and Kwan Tei South OZP, which was subsequently renumbered as S/NE-LYT/5. On 18 December 2001, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.6 On 1 April 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lung Yeuk Tau and Kwan Tei South OZP, which was subsequently renumbered as S/NE-LYT/7. On 9 December 2003, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended to incorporate amendments to the Notes of the OZP to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lung Yeuk Tau and Kwan Tei South OZP, which was subsequently renumbered as S/NE-LYT/9. On 12 April 2005, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.8 On 29 April 2005, the draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/10, incorporating mainly amendments to the Notes for the "Agriculture"—" zone to include control on filling of land in the covering Notes, as exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, two objections were received. On 21 April 2006, the Board gave further consideration to the objections and decided to propose an amendment to partially meet the objections by amending the Remarks in the Notes for the "Agriculture" zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.
- 2.9 On 24 February 2006, the draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/11, incorporating amendment to the definition of "existing building" in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.10 On 17 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lung Yeuk Tau and Kwan Tei South OZP, which was subsequently renumbered as S/NE-LYT/12. ~~On 27 October 2006, the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/12 was exhibited for public inspection under section 9(5) of the Ordinance.~~ ***On 19 February 2008, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.***

- ~~2.11~~ On 19 February 2008, the CE in C referred the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/12 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 14 March 2008 under section 12(2) of the Ordinance.
- 2.121 On 28 August 2009, the draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/13, incorporating amendments mainly to rezone a site at Ma Liu Shui San Tsuen from "Residential (Group C)" ("R(C)") and "Village Type Development" ("V") to "Government, Institution or Community (1)" ("G/IC(1)"), to rezone another area in Ma Liu Shui San Tsuen near Lung Ma Road from "Agriculture" to "R(C)" and "V" and the addition of a set of Notes for the "G/IC(1)" zone, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of three representations were received. On 6 November 2009, the Board published the representations for three weeks for public comments and one comment was received. After giving consideration to the representations and comment on 5 February 2010, the Board decided not to propose any amendment to the draft OZP to meet the representations.
- 2.132 On 1 June 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lung Yeuk Tau and Kwan Tei South OZP, which was subsequently renumbered as S/NE-LYT/14. On 11 June 2010, the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/14 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.13 *On 7 February 2012, the CE in C referred the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/14 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 17 February 2012 under section 12(2) of the Ordinance.*
- 2.14 *On xxx, the draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/15 (the Plan), incorporating amendments mainly to rezone the former Burma Lines military site from "Comprehensive Development Area" ("CDA") to "Government, Institution or Community (2)" ("G/IC(2)") and "Green Belt" ("GB") and the addition of a set of Notes for the "G/IC(2)" zone, was exhibited for public inspection 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 for the area of Lung Yeuk Tau and Kwan Tei South so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which

small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the area and not to overload the road network in this area.

4. NOTES OF THE PLAN

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

5. THE PLANNING SCHEME AREA

The Planning Scheme Area (the Area) covered by the Plan is about 377 ha. It is bounded by Sha Tau Kok Road in the north, Princess Hill in the north-east, Lung Shan in the south and Fanling/Sheung Shui New Town in the west. The boundary of the Area is shown by a heavy broken line on the Plan.

6. POPULATION

According to the 2006 By-Census, the population of the Area was about 10,563 persons. It is estimated that the total planned population of the Area would be about 16,360 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Improved Accessibility

The accessibility of the Area has been enhanced by the dualling of Sha Tau Kok Road (Lung Yeuk Tau to Ping Che Road Section). Widening of Sha Tau Kok Road commenced in November 1995 and was completed in February 1999.

7.1.2 Good-Quality Agricultural Land

All the actively cultivated agricultural lots are worthy of preservation, particularly those located at the Kwan Tei and Ma Mei Ha areas. Moreover, Agriculture, Fisheries and Conservation Department (AFCD) has extended the Agricultural Land Rehabilitation Scheme to some parts of the Area and implemented programmes to improve the irrigation facilities.

7.2 Constraints

7.2.1 Traffic Aspect

The Area, in close proximity to the Fanling/Sheung Shui New Town, is located between the two boundary crossing points at Man Kam To and Sha Tau Kok. Various industrial and open storage uses have been established in the Area capitalising on locational advantage for being close to the boundary crossing. Traffic volume arising from both heavy goods vehicles and container trucks has increased noticeably along Sha Tau Kok Road.

7.2.2 Drainage Aspect

Parcels of land in the Area fall within the floodplain of the Tan Shan River and Kwan Tei River and are liable to flooding during rainstorm. The presence of extensive flood fringe areas at the north-eastern part of the Area have posed serious constraints on possible development within the Area.

7.2.3 Environmental Aspect

- (a) Extensive site formation works for operation of the unauthorised open storage and industrial uses have led to environmental degradation to the Area, which renders the land difficult to be reinstated to its original conditions. The situation is more apparent for areas along the Sha Tau Kok Road and Lau Shui Heung Road.
- (b) Due to the increase in open storage/workshops in the Area, a lot of heavy vehicles are using Sha Tau Kok Road and this induces severe noise and air pollution to the areas along the road.
- (c) Due to booming regional development, the Shek Wu Hui Sewage Treatment Works is approaching its design capacity and has only very limited spare capacity to accommodate additional flow. Further expansion is under planning. Before the treatment plant can actually be upgraded, the use of on-site sewage treatment and disposal facilities particularly for large-scale development would have to be considered as interim measure in the Deep Bay area. They should preferably be connected back into the public sewerage once plant upgrading can be implemented due to the no net increase in pollution loading Discharge Policy pursued by the Environmental Protection Department.

7.2.4 Fragmented Land Ownership

Almost 90% of land suitable for development in the Area are privately owned. The fragmented ownership of the land renders acquisition of land for comprehensive development very difficult.

8. GENERAL PLANNING INTENTION

- 8.1 The North East New Territories Development Strategy Review (NENT DSR) has formed the land use planning framework for the NENT. The NENT DSR indicates that the NENT could accommodate a share of the population growth and contribute to the economic development of the territory. Apart from urbanisation, the NENT DSR also recognises the potential recreational opportunities of the NENT in view of the high quality of natural environment and landscape amenity. A balance should therefore be maintained between facilitating development and conservation with the aim of promoting landscape protection.
- 8.2 High priority should be accorded to continue development and intensification of residential uses in the New Town areas. In rural areas, development should concentrate on identified residential nodes and village settlements. In order to minimise potential adverse impacts on existing settlements, it would be appropriate to consider limiting development to identified area such as the former Burma Lines military site.
- 8.3 The primary planning intention of the Area is to conserve the natural environment and to protect the active agricultural land, especially those located at the Kwan Tei and Ma Mei Ha areas. Besides, with improved accessibility of the Area, some areas will be designated for low-density recreational uses.
- 8.4 In the designation of various land use zones in the Area, considerations have been given to the natural environment, physical landform, existing settlements, availability of infrastructure and local development pressures. Other than the above, buildings and places of historical interest should be preserved in the Area as far as possible.

9. LAND USE ZONINGS

9.1 Comprehensive Development Area ("CDA") : Total Area 26.200.80 ha

- 9.1.1 ~~Two~~ **One** sites ~~abutting Shau Tau Kok Road and adjoining Ma Liu Shui San Tsuen is~~ are designated as "CDA" in the Area. The planning intention of the "CDA" zone ~~abutting Sha Tau Kok Road and adjoining Ma Liu Shui San Tsuen~~ is to facilitate the comprehensive redevelopment of an existing soy sauce factory (mainly for the relocation of another soy sauce factory at Kwai Chung). In view of the surrounding areas which are predominantly rural and agricultural in character, a more stringent control on the layout, disposition of buildings and building height of the proposed soy sauce factory is required. The Notes stipulate that total development or redevelopment for

this "CDA" site is subject to a maximum non-domestic plot ratio of 0.9, a maximum non-domestic site coverage of 46% and a maximum building height of 12m, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the IDPA plan, whichever is the greater.

- 9.1.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph 9.1.1 above for the "CDA" site abutting Sha Tau Kok Road and adjoining Ma Liu Shui San Tsuen may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- ~~9.1.3 The former Burma Lines military site in the central part of the Area is zoned "CDA" and intended for comprehensive development of the area for a residential cum open space development. The "CDA" 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.~~
- ~~9.1.4 The former Burma Lines military site is surrounded by Queen's Hill to the east; well vegetated knolls and Pat Sin Leng Country Park to the south; and agricultural land intermixed with rural settlement to the north and west. The southern and eastern slopes offer scenic views of the country park and Queen's Hill. It covers a large area which should be developed comprehensively to ensure that existing woodlands and area of ecological significance would be adequately preserved. Building design of any proposed development should also reflect the rural character and high landscape amenity of the site and its surrounding areas.~~
- ~~9.1.5 Existing woodlands and areas of ecological significance within the former Burma Lines military site covering an area of about 9.2 ha will be used as open space. Residential and associated developments will be sited within development platforms. A multi-purpose centre not exceeding a maximum gross floor area (GFA) of 4,800m² could be incorporated in the development to provide shopping, recreational and civic facilities to serve the residents. In considering infrastructural capacities and the characteristics of the general area, development within this zone is subject to a maximum total GFA of 289,300m² and a maximum building height of 14 storeys over 2 levels of carports, or the gross floor area, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft OZP No. S/NE LYT/3 (i.e. 20 August 1999), whichever is the greater.~~
- 9.1.63 Under Section 4A(2) of the Ordinance, the developers of these "CDA" zones are required to submit planning application in the form of a Master Layout Plan (MLP) together with relevant studies on traffic, environment, sewerage and drainage impacts for consideration of the Board. The requirement for submission of MLP would ensure that any proposed development would be implemented in a co-ordinated and comprehensive

manner, and potential adverse impacts on the environment, traffic and drainage conditions would be properly considered and mitigated.

- 9.1.74 Upon approval of the Board, 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.

9.2 Residential (Group C) ("R(C)") : Total Area 11.321 ha

9.2.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The site of Ma Liu Shui San Tsuen in the Area consists of a number of low-density houses. This area is zoned "R(C)" with a view to reflecting the existing use. At the same time, private initiatives are encouraged to promote comprehensive low-rise and low-density residential developments mainly through land exchange or lease modification. The development parameters of the zone are restricted to a low level to control the growth in population in the area arising from redevelopment of residential units, so that the infrastructure in the Area will not be overloaded. In order to retain the rural character of the area and its surrounding areas, no new development or redevelopment (except those annotated with #) shall exceed a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m) over 1 storey carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the IDPA plan, whichever is the greater. Footpaths of 1.6m wide should be provided on both sides of the existing access roads within the zone to cater for future population growth and to improve pedestrian safety in the area.

9.2.2 However, there are a number of industrial/open storage uses within this zone. The long-term planning intention is to upgrade the environment of this area by generally removing the non-compatible uses and to encourage low-density residential development with ancillary facilities.

9.2.3 It is envisaged that areas along Sha Tau Kok Road would be exposed to severe traffic noise impact. Self-protective design concept (i.e. proper layout plan design and implementation programme for such measures or erection of noise screening structures by individual lot owners) should be imposed on new developments and redevelopments in the zone.

9.2.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions stated in paragraph 9.2.1 above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3 Village Type Development ("V") : Total Area 79.387 ha

9.3.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land

within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

- 9.3.2 The boundaries of the "V" zones are drawn up having regard to the village 'environs' of the recognized villages, the local topography, the existing land use pattern, the provision of infrastructural facilities, the approved applications for Small House development, the outstanding Small House applications, as well as the Small House demand forecast. Areas of difficult terrain, dense vegetation, burial grounds and streamcourses have been avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.
- 9.3.3 The "V" zone covers the recognized villages in the Area, namely, Ma Mei Ha Village, Ma Mei Ha Leng Tsui Village, Leng Pei Tsuen, Kan Tau Tsuen, Tan Chuk Hang Lo Wai, Tan Chuk Hang Village, Ko Po Village, San Tong Po Village, Lau Shui Heung Village, Kwan Tei Village, Fu Tei Pai Village, Ma Liu Shui San Tsuen, San Wai, Kan Lung Tsuen, San Uk Tsuen, Wing Ning Wai, Wing Ning Tsuen, Tung Kok Wai, Tsz Tong Tsuen, Ma Wat Tsuen, Ma Wat Wai, Lo Wai, Shung Him Tong Village and Tong Hang Village.
- 9.3.4 Those "V" zones adjoining Sha Tau Kok Road, viz. San Uk Tsuen and Kwan Tei Village, would be exposed to severe traffic noise impact. In view of this, self-protective design concept should be incorporated into new and affected Small House developments. Proper layout plan design and firm implementation programme for noise mitigation measures or erection of noise screening structures by individual house owner should be required.
- 9.3.5 The "V" zones at Ma Mei Ha Village, Leng Pei Tsuen, Ko Po Village and Lau Shui Heung Village are located below steep natural terrain. Development at these areas may be affected by potential natural terrain landslide hazards. Therefore, natural terrain hazard study and/or mitigation works may be required for any proposed development.
- 9.3.6 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.4 Government, Institution or Community ("G/IC") : Total Area 44-1932.56 ha

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

providing social services to meet community needs, and other institutional establishments. As detailed planning proceeds, land may be designated from other uses to this zoning to meet the envisaged demands of the growing population of this Area.

- 9.4.2 The Precious Blood Children's Village and its proposed extension; *and* Suen Doh Camp, ~~Ko Po Agricultural Extension Office and an area at the former Burma Lines military site reserved for school uses~~ are designated "G/IC" on the Plan. *Three vacant school premises and the ex-Ko Po Agricultural Extension Office are also zoned "G/IC" to meet the long-term needs.*
- 9.4.3 A site in Ma Liu Shui San Tsuen is zoned "G/IC(1)" with 'Religious Institution' use under Column 2 in the Notes to retain control on the religious use through planning permission. This is intended primarily for the development of a religious institution (chapel) and its proposed extension. Any development on land zoned "G/IC(1)" shall be compatible and blend in harmoniously with its surrounding environment. 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 0.38, and a maximum building height of 2 storeys (excluding basement(s)) as well as not exceeding 19 metres above Principal Datum and 22 metres above Principal Datum respectively for the north-western and south-eastern part of the site, as demarcated by the pecked line on the Plan. Minor relaxation of the plot ratio/building height restriction would be considered on application to the Board through the planning permission system. Each proposal will be considered on the individual planning merits.
- 9.4.4 *The former Burma Lines military site in the central part of the Area is zoned "G/IC(2)" and intended primarily for the development of educational institutions and schools. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of the natural landscape features of the site. Any development on the site would require the approval of the Board through planning application under section 16 of the Ordinance by preparing a layout plan with the support of a landscape, tree preservation, and urban design proposals, visual impact, air ventilation, and other technical assessments as appropriate to demonstrate the sustainability of the development on landscape, visual, environmental, traffic, geotechnical and infrastructure terms.*
- 9.4.5 *The site is characterized with extensive woodland and undulating terrain, providing pleasant greenery setting for the Area. It is surrounded by Queen's Hill to the east; well-vegetated knolls and Pat Sin Leng Country Park to the south; and agricultural land intermixed with rural settlement to the north and west.*
- 9.4.6 *Future development(s) within the zone should respect the natural topography and landscape to encourage provision of a quality green environment. Upon development within the site, due effort should be made on preserving existing woodlands, enhancing natural landscape,*

minimizing tree felling and reducing site formation works by siting developments largely within existing platforms and utilizing the existing roads as far as possible. Podium structures should be avoided as far as possible. For visual compatibility to integrate the development with the adjoining rural setting, a stepped building height profile ascending towards the hillside is recommended. Disposition and layout of future development(s) should be so designed providing north-south visual corridors within the site to allow visual permeability to the greenery backdrop of green knolls including Lung Shan to the south. Due to the relatively large area of the site, more than one educational institution or school may be developed within the site, and the scale, design and layout of each institution should be complementary to each other and be compatible with the rural character and high landscape amenity of the site and its surrounding areas.

9.4.7 *Development(s) within this zone is subject to a maximum building height of 30 metres, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft OZP No. S/NE-LYT/3 (i.e. 20 August 1999), whichever is the greater. Based on the individual merits of the each proposal, minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance.*

9.4.8 *As the site may be affected by potential natural terrain hazards and subject to flooding in the low-lying area, provision of appropriate hazard mitigation measures and upgrading of infrastructure may be required for future developments on the site. Besides, Lung Ma Road may need to be widened subject to further review.*

9.5 Recreation ("REC") : Total Area 15.35 ha

9.5.1 This zone is intended primarily for the improvement of the environmental quality of the designated areas by offering incentives for low-density recreational development in the zone. It encourages the development of active and/or passive recreation and tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

9.5.2 Two sites are designated as "REC" zone on the Plan, viz. an area near Tong Hang Village at the southern part of the Area and a stretch of land along Lau Shui Heung Road leading to Po Kat Tsai. The two areas are at present occupied by some open storage and car-park uses. However, due to the close proximity of the former site to Tong Hang Village and the tranquil environment of the two "REC" sites, it is not the long-term intention to tolerate these non-conforming uses. With the "REC" zoning, it is intended to phase out the existing open storage uses and improve the environmental quality of the areas.

9.5.3 Recreational uses like holiday camp with sporting facilities, e.g. tennis courts and swimming pools, etc. are always permitted within this zone. However, the recreational development in this area should be restricted to low-density development so as not to overload the infrastructure of the area and create nuisance to the villagers. No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum

building height of 2 storeys (6m). However, as part of the "REC" site in Tong Hang falls within a village 'environ', provision has been made in the Remarks of the Notes to allow for exemption for development of New Territories Exempted House from these restrictions.

- 9.5.4 Consideration may be given to upgrade the existing Lau Shui Heung Road and the road branching off Po Kat Tsai to 7.3m wide with 1.6m wide footpath on both sides of the road should there be a need to cater for any increased traffic demand and improve the accessibility of the "REC" site at Lau Shui Heung Road.
- 9.5.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions stated in paragraph 9.5.3 above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.6 Other Specified Uses ("OU") : Total Area 3.35 ha

- 9.6.1 The planning intention of this zone is to allocate land for specified uses.
- 9.6.2 A strip of land at the southern part of the Area is zoned "OU (Railway)". The land is occupied by the railway tracks of Mass Transit Railway Corporation.
- 9.6.3 Two parcels of land near Tong Hang are zoned "OU (Petrol Filling Station)" for an existing petrol filling station and a proposed petrol and liquefied petroleum gas filling station. The area to the south of Tong Hang zoned "OU (Amenity Area)" is intended for development of nursery garden, landscape and amenity area.

9.7 Agriculture ("AGR") : Total Area 144.42 ha

- 9.7.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. Extensive active agricultural land is found in the Area. From agricultural point of view, all the active agricultural lots are worthy of preservation, particularly those located at the Kwan Tei and Ma Mei Ha areas which are good quality agricultural land. The zoned areas are well served by irrigation and marketing facilities for intensive farming. Agricultural Land Rehabilitation Scheme has been extended to these areas. Moreover, AFCD has been maintaining the irrigation weirs and channels at Ma Mei Ha. Improvement works to infrastructure, such as farm access, are also implemented under the Rural Public Works to promote agricultural activities in the Area.
- 9.7.2 This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes, and to encourage the re-cultivation of good arable land by providing improvement to irrigation, drainage and access.

- 9.7.3 As filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

9.8 Green Belt ("GB") : Total Area ~~77.75~~**81.79** ha

- 9.8.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. The zoned areas include foothills, lower hill slopes, spurs, isolated knolls, woodland, and permitted burial grounds for indigenous villagers.
- 9.8.2 The "GB" zone in the Area mainly consists of the mountainous areas at Po Kat Tsai which are covered by dense vegetation and woodland worthy of preservation, the Queen's Hill near Lau Shui Heung and the dense, vegetated area to the north of Tong Hang. Moreover, some isolated knolls and burial grounds, etc. are also zoned "GB".
- 9.8.3 The Area is separated by mountain ranges from the Pat Sin Leng Country Park. Some of the mountainous areas bordering the foothills of Tai Leng Pei and Lung Shan are zoned "GB" and served as a buffer in between. There is a general presumption against development within this zone. However, limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the Board will be assessed on their individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.8.4 As filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

10. CULTURAL HERITAGE

~~A number of historical buildings are located within the Lung Yeuk Tau and Kwan Tei South area. Kun Lung Gate Tower, Enclosing Walls and Corner Watch Towers of Kun Lung Wai, Entrance Tower of Ma Wat Wai, Entrance Tower and Enclosing Walls of Lo Wai, Tang Chung Ling Ancestral Hall and Tin Hau Temple are declared monuments, whereas Hung Leng Station of Fanling Sha Tau Kok Branch Line, Shung Him Church, Sin Sut Study Hall, Shek Lo in Shung Him Tong, Tung Kok Wai, Ma Wat Wai and Wing Ning Wai, etc. are graded buildings. Site of cultural heritage, namely, the Queen's Hill Archaeological Site, is also located within the Area. The Antiquities and Monuments Office of the Leisure and Cultural Services Department should be consulted on any development or redevelopment proposals which might affect these buildings/sites and their immediate environs.~~
A site of archaeological interest, namely the Queen's Hill Site of Archaeological Interest, falls within the Plan boundary. A number of historic buildings are also located within the Area. Kun Lung Gate Tower, Enclosing Walls and Corner Watch Towers of Kun Lung Wai,

Entrance Tower of Ma Wat Wai, Entrance Tower and Enclosing Walls of Lo Wai, Tang Chung Ling Ancestral Hall and Tin Hau Temple are declared monuments, whereas Shin Shut Study Hall (Grade 1), Tung Kok Wai (Grade 1), the Main Building and Annex Block of Shek Lo (Grade 1), the Main Building and Entrance Gate of Kin Tak Lau (Grade 1), Hung Leng Station (Grade 3), Yi Kung Lok Mansion (Grade 3), Tsung Kyam Church (Grade 3), Entrance Gate of Wing Ning Wai (Grade 3), Hindu Temple of Burma Lines (Grade 3), Nos. 1, 2 & 3 Ko Po Tsuen (Grade 3) and Entrance Hall of Nos. 4-7 Ko Po Tsuen (Grade 3) are graded historic buildings. All the above site of archaeological interest, declared monuments and graded historic buildings / structures are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any development, redevelopment or rezoning proposal might affect the above site of archaeological interest, historic buildings / structures and their immediate environs.

11. COMMUNICATIONS

11.1 Road Network

The Area is closely linked to Fanling/Sheung Shui New Town, Ping Che and Sha Tau Kok via the main road network of Sha Tau Kok Road and Ping Che Road. The Area is easily accessible. Within the Area, Lau Shui Heung Road runs along the central part of the Area in a north-south direction. The villages in the Area are accessible via roads and village tracks branching off Sha Tau Kok Road.

11.2 Transport Provision

The Area is served by public transport facilities, including green mini-buses, buses and taxis running between the Fanling/Sheung Shui New Town and the Ma Mei Ha area via Sha Tau Kok Road.

11.3 Road Improvement

Dualling of Sha Tau Kok Road from Lung Yeuk Tau to Ping Che Road (under Public Works Programme (PWP) Item No. 6528 TH) commenced in November 1995 and was completed in February 1999. A section of Sha Tau Kok Road from Lung Yeuk Tau to the junction at Ping Che Road has been widened to a dual 2-lane carriageway and additional pedestrian crossing facilities have been provided.

12. UTILITY SERVICES

12.1 Sewerage and Drainage Systems

12.1.1 The use of on-site treatment and disposal facilities, meeting effluent discharge standards prescribed by the Technical Memorandum as stipulated under the Water Pollution Control Ordinance, to support new development is acceptable as an interim measure prior to the availability of additional treatment capacity at the Shek Wu Hui Sewage Treatment Works. These on-site sewage treatment and disposal facilities should preferably be

connected back into the public sewerage system once ~~treatment plant upgrading~~ *of the treatment plant and local sewerage is completed.* ~~can be implemented in due course.~~

- 12.1.2 Areas along Ng Tung River and its tributaries are susceptible to flooding. In view of this, there are river training projects namely, "PWP Item No. 4125CD – Drainage Improvement from Tung Kok Wai to San Wai, Fanling" and "PWP Item No. ~~411951CD~~ – Drainage ~~Improvements in the Northern New Territories~~ *Package C improvement works in Lung Yeuk Tau, Kwan Tei South and Leng Tsai, Fanling*", to improve the local drainage system and reduce the risk of flooding in the areas of Lung Yeuk Tau.

12.2 Other Public Utility Services

- 12.2.1 Basic utilities like water, electricity and telephone services are provided by respective Government departments and utility companies to the Area.
- 12.2.2 The Hong Kong and China Gas Co. Ltd. has laid a medium gas main along Sha Tau Kok Road from Lung Yeuk Tau to Ping Che Road in conjunction with dualling of Sha Tau Kok Road by Highways Department.

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no definite programme for the provision of comprehensive infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works e.g. widening of access road and laying of utility services will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

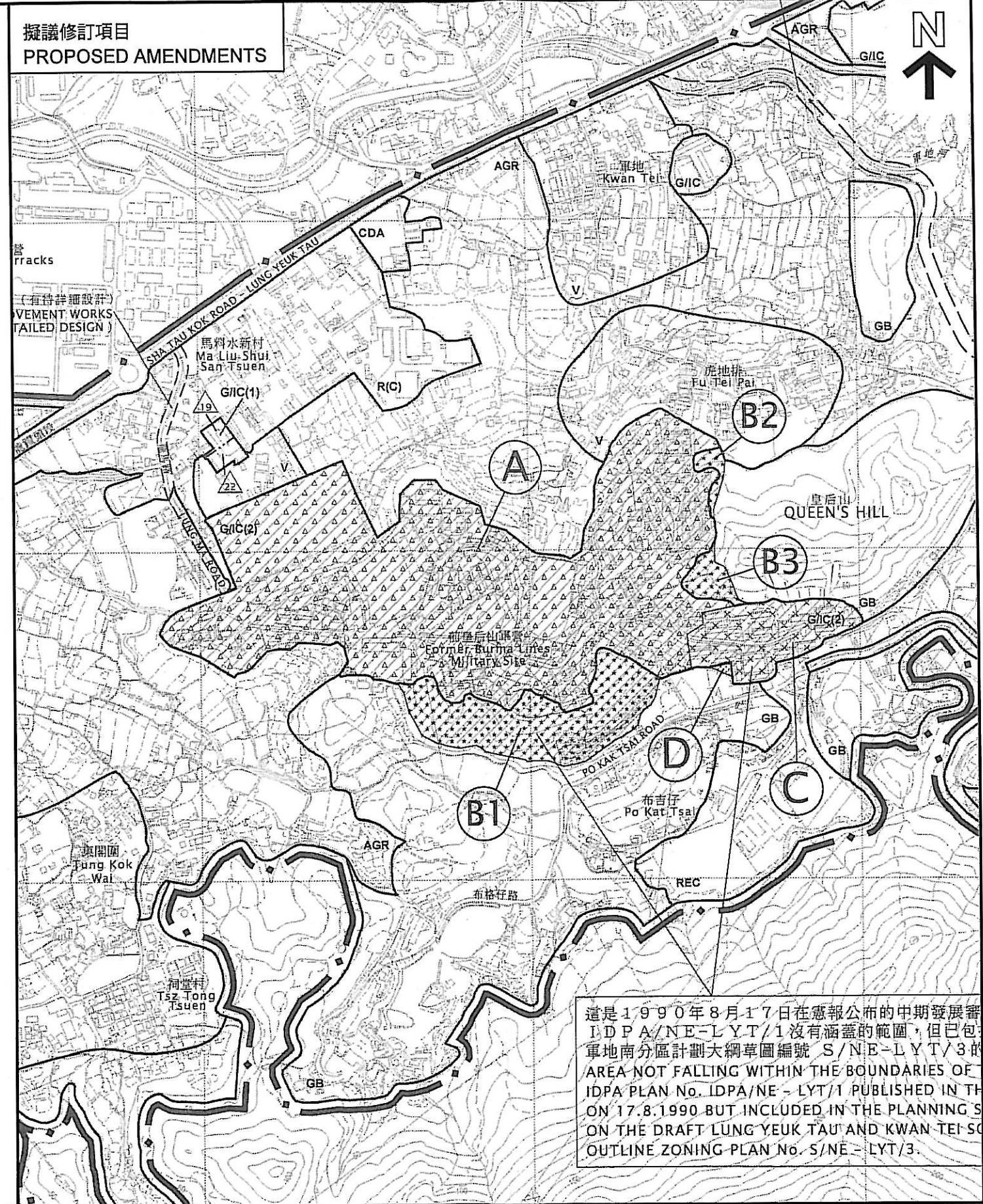
- 14.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are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

- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the IDPA plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 17 August 1990 on land included in a plan of the Lung Yeuk Tau and Kwan Tei South IDPA may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

分區計劃大綱圖編號S/NE-LYT/14的現有用途地帶
EXISTING ZONINGS ON PLAN No. S/NE-LYT/14



擬議修訂項目
PROPOSED AMENDMENTS



位置圖 LOCATION PLAN

擬議修訂龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/14

修訂項目A、B1、B2、B3、C及D

PROPOSED AMENDMENTS TO THE APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/14
AMENDMENT ITEMS A, B1, B2, B3, C AND D

SCALE 1:7 500 比例尺

米 100 0 100 200 300 米
METRES

本摘要圖於2012年2月23日製備，
所根據的資料為於2010年6月1日核准的
分區計劃大綱圖編號S/NE-LYT/14
EXTRACT PLAN PREPARED ON 23.2.2012
BASED ON OUTLINE ZONING PLAN
No. S/NE-LYT/14 APPROVED ON 1.6.2010

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/NE/12/15



圖 PLAN
1a



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺

主題地點
SUBJECT SITE

前皇后山軍營
Former Burma Lines
Military Site

皇后山
QUEEN'S HILL

布吉仔
Fo Kat Tsal

SUBJECT SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

前皇后山軍營
FORMER BURMA LINES MILITARY SITE

規劃署
PLANNING
DEPARTMENT

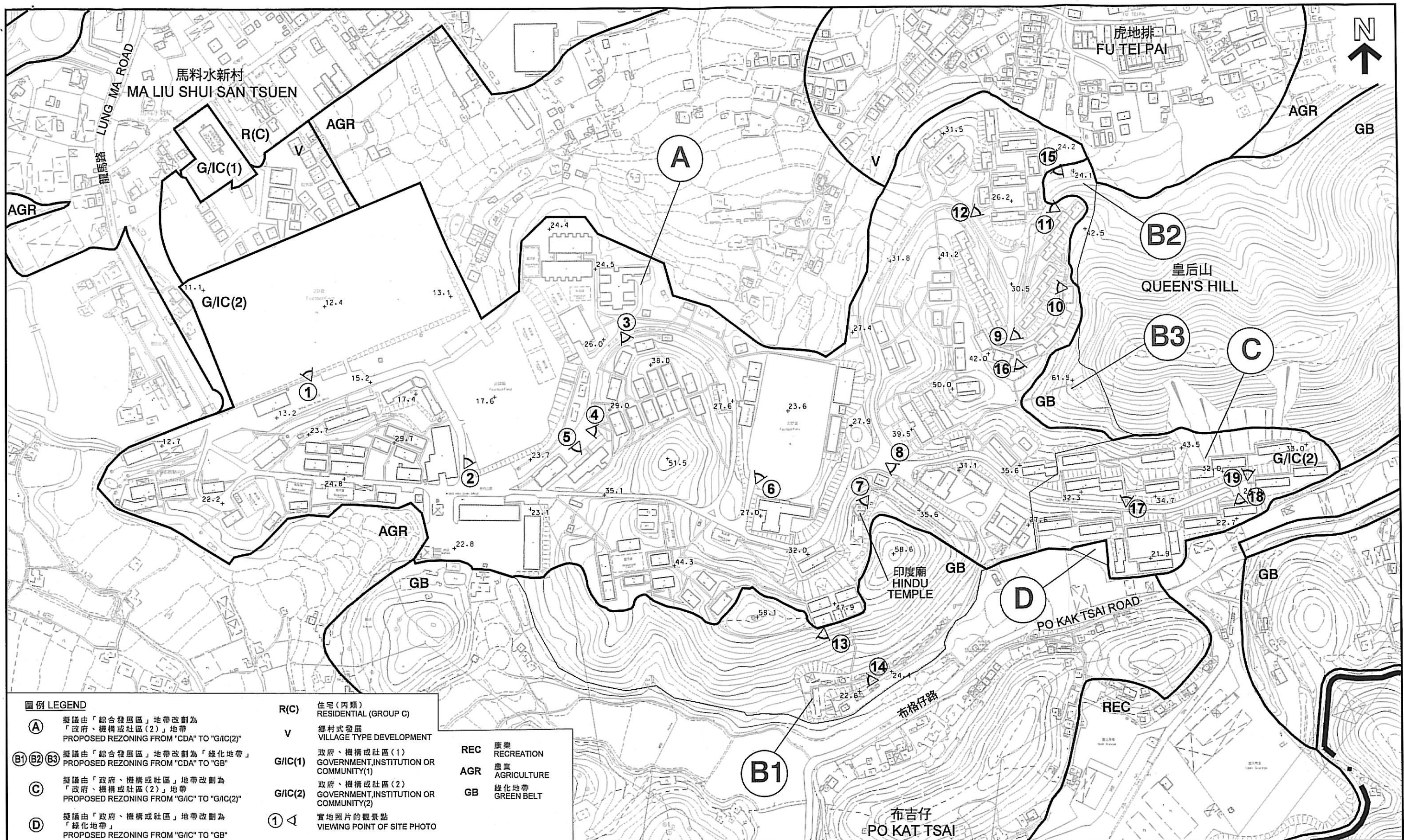


本摘要圖於2012年2月21日擬備，
所根據的資料為於2010年6月1日核准的
分區計劃大綱圖編號S/NE-LYT/14
EXTRACT PLAN PREPARED ON 21.2.2012
BASED ON OUTLINE ZONING PLAN
No. S/NE-LYT/14 APPROVED ON 1.6.2010

參考編號
REFERENCE No.
M/NE/12/15

圖 PLAN
1b

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



圖例 LEGEND

- | | | |
|--|--|--|
| <p>(A) 擬議由「綜合發展區」地帶改劃為「政府、機構或社區(2)」地帶
PROPOSED REZONING FROM "CDA" TO "G/IC(2)"</p> <p>(B1)(B2)(B3) 擬議由「綜合發展區」地帶改劃為「綠化地帶」
PROPOSED REZONING FROM "CDA" TO "GB"</p> <p>(C) 擬議由「政府、機構或社區」地帶改劃為「政府、機構或社區(2)」地帶
PROPOSED REZONING FROM "G/IC" TO "G/IC(2)"</p> <p>(D) 擬議由「政府、機構或社區」地帶改劃為「綠化地帶」
PROPOSED REZONING FROM "G/IC" TO "GB"</p> | <p>R(C) 住宅(丙類)
RESIDENTIAL (GROUP C)</p> <p>V 鄉村式發展
VILLAGE TYPE DEVELOPMENT</p> <p>G/IC(1) 政府、機構或社區(1)
GOVERNMENT, INSTITUTION OR COMMUNITY(1)</p> <p>G/IC(2) 政府、機構或社區(2)
GOVERNMENT, INSTITUTION OR COMMUNITY(2)</p> <p>① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO</p> | <p>REC 康樂
RECREATION</p> <p>AGR 農業
AGRICULTURE</p> <p>GB 綠化地帶
GREEN BELT</p> |
|--|--|--|

平面圖 SITE PLAN

擬議修訂龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/14

修訂項目A、B1、B2、B3、C及D

PROPOSED AMENDMENTS TO THE APPROVED LUNG YUUK TAU AND KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/14
AMENDMENT ITEMS A, B1, B2, B3, C AND D

米 50 0 50 100 150 200 250 METRES
SCALE 1:3 000 比例尺

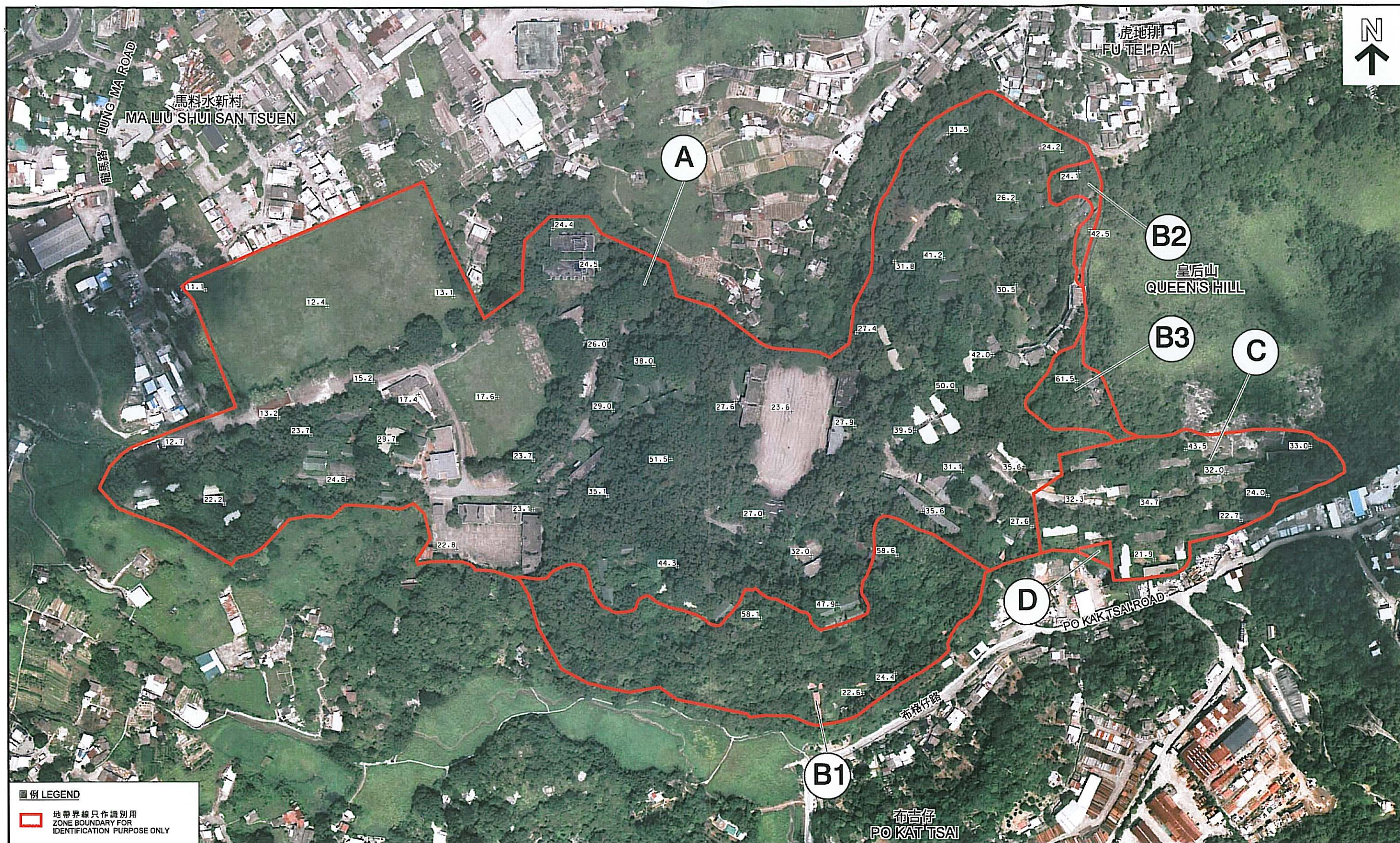
本摘要圖於2012年2月22日擬備，
所根據的資料為測量圖編號
3-SW-8B、8D、9A和9C
EXTRACT PLAN PREPARED ON 22.2.2012
BASED ON SURVEY SHEETS No.
3-SW-8B, 8D, 9A & 9C

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/15

圖 PLAN
2



航攝照片 AERIAL PHOTO

本摘要圖於2012年2月23日擬備，
所根據的資料為地政總署
於2011年9月9日拍得的航攝照片編號CS34303
EXTRACT PLAN PREPARED ON 23.2.2012
BASED ON AERIAL PHOTO No. CS34303
TAKEN ON 9.9.2011 BY LANDS DEPARTMENT

擬議修訂龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/14
修訂項目A、B1、B2、B3、C及D
PROPOSED AMENDMENTS TO THE APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/14
AMENDMENT ITEMS A, B1, B2, B3, C AND D

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/15

圖 PLAN
3a



D



PO KAK TSAI ROAD

布格仔路

圖例 LEGEND



地帶界線只作識別用
ZONE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年2月17日擬備，
所根據的資料為地政總署
於2011年9月9日拍得的航攝照片
編號CS34303

EXTRACT PLAN PREPARED ON 17.2.2012
BASED ON AERIAL PHOTO No. CS34303
TAKEN ON 9.9.2011 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議修訂龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/14
修訂項目D

PROPOSED AMENDMENTS TO THE APPROVED LUNG YEUK TAU
AND KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/14
AMENDMENT ITEM D

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/15

圖 PLAN
3b



實地照片 SITE PHOTO

本圖於2012年2月22日擬備，所根據的資料為攝於2012年2月1日的實地照片

PLAN PREPARED ON 22.2.2012 BASED ON SITE PHOTO TAKEN ON 1.2.2012

擬議修訂龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/14
修訂項目A

PROPOSED AMENDMENTS TO THE APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/14
AMENDMENT ITEM A

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/15

圖 PLAN
4a



印度廟
HINDU TEMPLE



實地照片 SITE PHOTO

本圖於2012年2月21日擬備，所根據的資料為攝於2012年2月1日的實地照片

PLAN PREPARED ON 21.2.2012 BASED ON SITE PHOTO TAKEN ON 1.2.2012

擬議修訂龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/14
修訂項目A

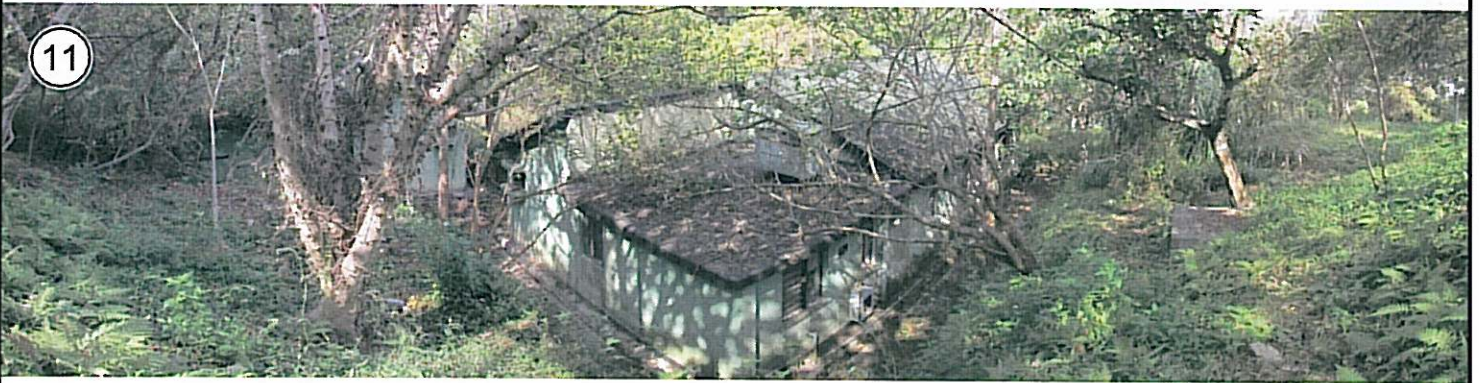
PROPOSED AMENDMENTS TO THE APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/14
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/15

圖 PLAN
4b



實地照片 SITE PHOTO

本圖於2012年2月21日擬備，所根據的資料為攝於2012年2月1日的實地照片

PLAN PREPARED ON 21.2.2012 BASED ON SITE PHOTO TAKEN ON 1.2.2012

擬議修訂龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/14
修訂項目A

PROPOSED AMENDMENTS TO THE APPROVED LUNG YEUK TAU
AND KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/14
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/15

圖 PLAN
4c



攝於2012年2月1日的實地照片
SITE PHOTO TAKEN ON 1.2.2012



攝於2012年1月3日的實地照片
SITE PHOTO TAKEN ON 3.1.2012

實地照片 SITE PHOTO

本圖於2012年2月21日擬備，所根據的資料為攝於2012年1月3日及2012年2月1日的實地照片
PLAN PREPARED ON 21.2.2012 BASED ON SITE PHOTO TAKEN ON 3.1.2012 AND 1.2.2012

擬議修訂龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/14
修訂項目B1

PROPOSED AMENDMENTS TO THE APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/14
AMENDMENT ITEM B1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/15

圖 PLAN
4d



修訂項目B2

AMENDMENT ITEM B2



修訂項目B3

AMENDMENT ITEM B3

本圖於2012年2月20日擬備，所根據的資料為攝於2012年2月1日的實地照片

PLAN PREPARED ON 20.2.2012 BASED ON SITE PHOTO TAKEN ON 1.2.2012

實地照片 SITE PHOTO

擬議修訂龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/14
修訂項目B2及B3

PROPOSED AMENDMENTS TO THE APPROVED LUNG YEUK TAU
AND KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/14
AMENDMENT ITEMS B2 AND B3

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/15

圖 PLAN
4e



實地照片 SITE PHOTO

本圖於2012年2月20日擬備，所根據的資料為攝於2012年2月1日的實地照片

PLAN PREPARED ON 20.2.2012 BASED ON SITE PHOTO TAKEN ON 1.2.2012

擬議修訂龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/14
修訂項目C

PROPOSED AMENDMENTS TO THE APPROVED LUNG YEUK TAU
AND KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/14
AMENDMENT ITEM C

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/15

圖 PLAN
4f



合成照的觀景點

VIEWPOINTS OF PHOTOMONTAGES

擬議修訂龍躍頭及軍地南分區
計劃大綱核准圖編號 S/NE-LYT/14
PROPOSED AMENDMENTS TO
THE APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH
OUTLINE ZONING PLAN No. S/NE-LYT/14

規劃署

PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/NE/12/15

圖 PLAN

5

本圖於2012年2月22日擬備，
所根據的資料為系列HM20C編號3
PLAN PREPARED ON 22.2.2012
BASED ON SERIES HM20C SHEET 3

① 觀景點1(松山)
VIEWING POINT No.1 (TSUNG SHAN)



本圖於2012年2月22日擬備
PLAN PREPARED ON 20.2.2012

合成照片 - 於前皇后山軍營的擬議發展
PHOTOMONTAGE - INDICATIVE DEVELOPMENT
AT FORMER BURMA LINES MILITARY SITE

擬議修訂龍躍頭及軍地南分區
計劃大綱核准圖編號 S/NE-LYT/14
PROPOSED AMENDMENTS TO
THE APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH
OUTLINE ZONING PLAN No. S/NE-LYT/14

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/15

圖 PLAN
6a

2

觀景點2(鶴藪郊遊徑瞭望台)

VIEWING POINT No.2 (HOK TAU COUNTRY TRAIL LOOKOUT)

綠悠軒
Belair Monte

主題地點
SUBJECT SITE

皇后山
QUEEN'S HILL

布格仔路
Po Kak Tsai Road

本圖於2012年2月22日擬備
PLAN PREPARED ON 20.2.2012

合成照片 - 於前皇后山軍營的擬議發展
PHOTOMONTAGE - INDICATIVE DEVELOPMENT
AT FORMER BURMA LINES MILITARY SITE

擬議修訂龍躍頭及軍地南分區
計劃大綱核准圖編號 S/NE-LYT/14
PROPOSED AMENDMENTS TO
THE APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH
OUTLINE ZONING PLAN No. S/NE-LYT/14

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/15

圖 PLAN
6b