RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

RNTPC Paper No. 3/20

For Consideration by
the Rural and New Town Planning Committee on 26.6.2020

PROPOSED AMENDMENTS TO THE
APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/12
AND APPROVED TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/16

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1. Introduction

This paper is to seek Members' agreement that:

(a) the proposed amendments to the approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12 (**Attachment I**) and approved Tai Tong OZP No. S/YL-TT/16 (**Attachment II**) as shown on the draft Tong Yan San Tsuen OZP No. S/YL-TYST/12A (**Attachment III**) and draft Tai Tong OZP No. S/YL-TT/16A (**Attachment IV**) respectively, together with their Notes (**Attachments V and VII** respectively) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and

(b) the revised Explanatory Statements (ESs) of the draft Tong Yan San Tsuen and Tai Tong OZPs (**Attachments VI and VIII** respectively) are expressions of the Town Planning Board's (the Board's) planning intentions and objectives for the various land use zonings of the draft OZPs, and are suitable for exhibition together with the draft OZPs and their Notes.

2. Statuses of the Current OZPs

2.1 On 4.9.2018 and 13.3.2012, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tong Yan San Tsuen OZP and draft Tai Tong OZP, which were subsequently re-numbered as S/YL-TYST/12 and S/YL-TT/16 respectively. The approved OZPs were subsequently exhibited for public inspection under section 9(5) of the Ordinance.

2.2 On 9.7.2019, the CE in C referred the approved Tong Yan San Tsuen OZP No. S/YL-TYST/12 and Tai Tong OZP No. S/YL-TT/16 to the Board for amendments under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZPs was notified in the Gazette on 19.7.2019 under section 12(2) of the Ordinance.

3. Background

Yuen Long South (YLS) Study

3.1 According to the 2011-12 Policy Address, the Government would explore the possibility of converting some 150 ha of agricultural land in North District and

Yuen Long that were used mainly for industrial purposes or temporary storage, or which was deserted, into housing land. In this connection, the Planning Department (PlanD) and Civil Engineering and Development Department (CEDD) jointly commissioned the "Planning and Engineering Study for Housing Sites in YLS – Investigation" (the YLS Study) in November 2012 to examine the development potential of the degraded brownfield sites[1] in YLS for housing purpose and other uses with supporting infrastructure and community facilities, and to improve the existing environment.

3.2 On 1.9.2017, the Board was briefed on the Recommended Outline Development Plan (RODP) of the YLS Study, taking into account the public views collected in the Stage 3 Community Engagement (TPB Paper No. 10310). Under the RODP, about 185 ha of land (including about 100 ha of brownfield land) to the southwest of Yuen Long New Town would be transformed into a new community with about 28,500 new flats (new population of about 85,400) and the creation of about 10,500 employment opportunities. The development would comprise of 4 stages, i.e. Stages 1 to 4, which will be implemented by phases.

Revised RODP of YLS

3.3 In December 2018, in view of the increasingly acute demand for public housing, the Executive Council (ExCo) gave approval for the Government to increase the domestic plot ratio (PR) for public housing sites by up to 30% where technical feasibility permits. Echoing the 2018 Policy Address, the Long Term Housing Strategy (LTHS) also announced the target to revise the public/private housing supply split to 70:30 for the ten-year period from 2019-20 to 2028-29. In the light of the latest policy initiatives and to meet the acute demand, a review on the RODP of the YLS Study was subsequently commissioned primarily with a view to optimising the development intensities of the early stages of the YLS Development where technical feasibility permits, while largely maintaining the same design concepts and layout of the RODP. The review was substantially completed in 2019 and the Revised RODP was promulgated in May 2020.

3.4 The review confirmed the technical feasibility to optimise the development intensities for Stages 1 and 2 of the YLS Development, including:

(a) Intensification of the maximum domestic PR for public housing sites from about 5 in the RODP to 6.5 in the Revised RODP, i.e. an increase of about 30% in line with the latest ExCo decision, to meet the acute housing demand;
(b) Intensification of the maximum non-domestic PR for multi-storey building[2] (MSB) sites from 3 to 4 in the RODP to 5 in the Revised RODP, to meet the demands from brownfield operators and the general public;

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[1] According to the "Study on Existing Profile and Operation of Brownfield Sites in the New Territories – Feasibility Study", brownfield sites are defined as "primarily agricultural land in the New Territories which has been formed and occupied by industrial, storage, logistics and parking uses."

[2] Brownfield operations are generally land-intensive and operated in open-air environments where there may be environmental implications on the surrounding areas. To tackle the issues of brownfield sites, the Government is exploring the technical feasibility and financial viability of accommodating and consolidating some of the brownfield operations that are still needed in Hong Kong in a more land efficient manner, such as in multi-storey buildings (MSBs). MSBs are large-floorplate, high-headroom, purpose-designed buildings with wide and specially-designed vehicular passageways and ramps intended to accommodate brownfield operations that could

(c) Earmark all housing sites under Stages 1 and 2 for public housing purpose to ensure early delivery of public housing to meet the acute demand; and

(d) Increase in the overall public/private housing supply split from about 61:39 to about 68:32, generally in line with the latest LTHS target.

3.5 The Executive Summary of the YLS Study, documenting the study findings, the Revised RODP, proposed development phasing (which has since been updated following the promulgation of the Revised RODP, see **Plan 7**) and other implementation matters, is at **Appendix 1**. A comparison of the key parameters of the RODP and Revised RODP of the YLS Development are as follows:

	RODP (August 2017)	**Revised RODP (May 2020)**
YLS Area	224 ha	
YLS Development Area(1)	185 ha	
Total Population	About 88,000	About 101,200
Number of New Flats	About 28,500	About 32,850
Public-Private Housing Mix	Public 61% Private 39%	Public 68% Private 32%
Employment Opportunities	About 10,500	About 13,630
Non-domestic Floor Space (m^2) - *Commercial*	About 180,000	About 229,930
- *Storage and Workshop*(2)	About 375,200	About 484,110
Maximum PR - *Domestic*	About 5	6.5
- *Non-domestic*	4	5

Note:
(1) Development Area means the land area proposed for new development and infrastructure. It excludes areas retained for existing residential and institutional developments/roads/watercourses and land zoned for non-development purposes, such as "Green Belt" ("GB") and "Agriculture" ("AGR").
(2) Excluding the proposed site for open storage, which generally carries no gross floor area (GFA) implications.

3.6 The YLS Study and some of the infrastructure works proposed therein are Designated Projects under the Environmental Impact Assessment (EIA) Ordinance (EIAO)[3], with the latter requiring environmental permits for construction and operation. On 30.11.2017, the EIA report for the YLS Development (based on the RODP) was approved with conditions by the Director of Environmental Protection (DEP) under the EIAO. Subsequently, an environmental review and relevant assessments on traffic and transport, visual, landscaping, air ventilation, geotechnical, sustainability and other aspects were conducted to ascertain the feasibility and acceptability of the Revised RODP, the relevant assessment results of which are summarised in paragraph 4 below. Overall, the infrastructure required for the Revised RODP remains largely the same and the findings of the approved EIA report, as re-evaluated under the environmental review, are applicable to the Revised RODP.

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not be accommodated in conventional flatted factory buildings. Apart from YLS, MSB developments are also proposed and being piloted by the Hung Shui Kiu/Ha Tsuen New Development Area (to which about 24 ha of land are reserved for MSB developments).

[3] According to Schedule 3 of the Environmental Impact Assessment (EIA) Ordinance, engineering feasibility study of urban development projects with a study area covering more than 20 ha or involving a total population of more than 100,000 is a major Designated Project requiring EIA report(s).

Phased Approach in Zoning Amendment

3.7 The YLS Study has concluded that the intensification of development intensities under the Revised RODP is technically feasible and environmentally acceptable as a whole. Notwithstanding this, a number of strategic transport infrastructure studies are currently being undertaken to support the developments in Northwest New Territories, such as the "Feasibility Study on Route 11 (between North Lantau and Yuen Long)" (Route 11 Study). The substantive findings of these studies may shed light on whether the development potential within the YLS area, including the remaining stages of the YLS Development, could be further optimised to meet the acute demand for housing and other societal needs.

3.8 To allow flexibility to adjust the scale of the remaining stages of the YLS Development, where appropriate, it is considered prudent to amend the zonings for Stages 1 and 2 of the YLS Development first (**Plan 7**), so as to meet the acute demand for housing and the expected demand for MSB floorspace once clearance of brownfield land in YLS ensues. Subject to the substantive findings of the aforesaid strategic transport infrastructure studies, a further review would be carried out, as early as 2021, to explore the feasibility to further optimise the development intensities for the remaining stages of the YLS Development. Having regard to the outcome of the further review, further amendments to the OZPs would be carried out to effect the remaining stages of the YLS Development in due course. Nevertheless, it is expected that the entire YLS Development would be completed by 2038 as originally scheduled.

4. <u>The Proposed Amendments</u>

4.1 The current proposed amendments involve rezoning of about 71 ha of land to the southwest of Yuen Long New Town to facilitate Stages 1 and 2 of the YLS Development. The broad amendment items are listed below with further details of each amendment item provided in paragraph 6. Opportunity has also been taken to revise and update the Notes of the OZPs to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN), as well as to update the ESs to the OZPs to reflect the latest statuses and planning circumstances of the OZPs. The major revisions are summarised in paragraphs 7 and 8 below.

Amendment Items A, A1 to A5 – Proposed Public Housing Development, Government, Institution or Community (GIC) Facilities, Open Space and Associated Works to the west of Kung Um Road and south of Muk Kiu Tau Tsuen (Plans 1a, 2a, 3a and 4a to 4c, 4f and 4g)

4.2 The subject amendment items, covering about 41.7 ha of land (including about 6.2 ha of government land (GL)), form a large part of the "*Urban Living*" planning area intended for a vibrant and lively neighbourhood proposed under the YLS Study (**Appendix 1**). Five sites to the west of Kung Um Road and in the vicinity of Tin Liu Tsuen and Shan Ha are proposed for high-density, high-rise public housing developments (Amendment Item A3). In support of the YLS Development, six sites in the vicinity are proposed for various GIC facilities (Amendment Items A, A1 and A2), while a further four sites in the vicinity are proposed for district open

spaces (DO) and local open spaces (LO) (Amendment Item A4). A contiguous area in the vicinity of Lam Tai East Road, Lam Tai West Road and Kung Um Road is proposed to be rezoned as an area shown as 'Road' for new/improved access roads to serve the YLS Development (Amendment Item A5).

The Site and its Surroundings

4.3 The subject amendment items are generally located along the northern sections of Kung Um Road and Kiu Hing Road. The area is situated at the northeast and northwest fringes of the Tong Yan San Tsuen and Tai Tong OZPs respectively. To the north of the area across Yuen Long Highway are areas covered by the Yuen Long OZP (**Plan 1a**). The area is predominately occupied by temporary open storage yards, warehouses and workshops, with scattered residential structures, agriculture land and vacant land (**Plans 4c and 4g**). There is also one poultry farm, one pig farm and one Residential Care Home for Persons with Disabilities (RCHD), which would be affected by the YLS Development.

4.4 The subject area is currently mainly accessed by the single carriageway of Kung Um Road and the single-lane Kiu Hing Road, which are both substandard in widths. Although Lam Tai East Road and Lam Tai West Road traverse the subject area, these single-lane roads are mainly to provide emergency and maintenance access to the existing Tin Tsuen Channel, and is infrequently used by the general public. The rest of the area is accessible by various substandard local tracks leading from the aforementioned roads.

The Rezoning Proposal

4.5 The sites to the west of Kung Um Road are currently zoned "Undetermined" ("U") on the approved Tong Yan San Tsuen OZP with no development restriction. A site to the east of Kiu Hing Road is currently zoned "AGR" and "Other Specified Uses" ("OU") annotated "Rural Use" ("OU(RU)") on the approved Tai Tong OZP, the latter has a maximum PR and building height (BH) restriction of 0.4 and 3 storeys (9m) respectively. To optimise the utilisation of scarce land resources in commensurate with the site context, the residential and open space sites are proposed to be rezoned from "U" to "Residential (Group A)3" ("R(A)3") and "Open Space" ("O") respectively, while the GIC sites are proposed to be rezoned from "U" and "Open Storage" ("OS") (on the Tong Yan San Tsuen OZP) and "OU(RU)" and "AGR" (on the Tai Tong OZP) to "Government, Institution or Community(1)" ("G/IC(1)") and "G/IC(2)" (collectively as "G/IC" sites, with the subzones denoting different BH restrictions). The major development parameters of the proposed "R(A)3" and "G/IC" sites, as per an indicative scheme prepared under the YLS Study, are as follows.

Indicative Parameters of the Public Housing Development Sites ("R(A)3" sites)	
Max. PR (1)	7.0
Max. BH (1)	160mPD / 45 domestic storeys (for residential towers)
No. of Blocks	22 residential blocks
No. of Flats	About 16,920
No. of Residents	About 51,760 (2)
GIC Facilities within the Public	- 1 no. of wet market (3); - 3 nos. of 12-classrooms kindergarten; and

Housing Development Sites	- various social welfare facilities [(4)], including integrated family service centre (IFSC), integrated children and youth services centre (ICYSC), residential care home for the elderly (RCHE), day care centre for the elderly, neighbourhood elderly centre (NEC), child care centre (CCC) and community care services (CCS) facilities (home-based)

Note:

[(1)] The maximum PR (7, including domestic of 6.5 and non-domestic of 0.5) and BH stated herein only reflect that of the indicative scheme prepared under the YLS Study, and may be subject to change as detailed design proceeds. The actual proposed PR and BH restrictions are stated in the ensuing paragraph(s).

[(2)] Assuming an average flat size of 50m^2 and a persons per flat ratio of 3.06.

[(3)] Proposed at one of the public housing sites which is subject to Housing Department's (HD's) further study. The need for a further wet market at a centrally located and easily accessible Government site within YLS will be subject to further study by the concerned department(s) in due course.

[(4)] The proposed provision of social welfare facilities is in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and the requests of relevant bureaux/departments (B/Ds), and are subject to further study and detailed design.

Types of Facilities and BHs of the GIC Sites ("G/IC" sites)		
GIC Facilities	(a) 2 nos. of government complexes to the west of Muk Kiu Tau Tsuen, comprising a public transport interchange (PTI), sports centre, community hall, general clinic, post office and other social welfare facilities; (b) 4 nos. of 30-classroom primary schools to the south of Muk Kiu Tau Tsuen; (c) 1 no. of 132kV primary electricity substation (ESS) to the south of Tin Liu Tsuen; and (d) 2 nos. of sewage pumping station-cum-refuse collection point (SPS-cum-RCP) to the south of Yuen Long Highway	
Max. BH	8 storeys for (a) and (b)	4 storeys for (c) and (d)

4.6 To reflect the study recommendations, corresponding PR and BH restrictions of 7 and 160mPD are proposed for the "R(A)3" zone, while BH restrictions of 8 storeys and 4 storeys (both excluding basement floor(s)) are proposed for the "G/IC(1)" and "G/IC(2)" zones respectively. Apart from operational and design requirements, comparatively lower BHs are proposed for the ESS and SPS-cum-RCP sites due to their respective site contexts, i.e. in commensurate with the overall visual and landscape relief effects of DOs and LOs in its surrounding (for the ESS site), while the two SPS-cum-RCP sites are generally not suitable for co-location with other social welfare facilities due to potential adverse noise and air impacts from the adjacent Yuen Long Highway.

4.7 Under the YLS Study, the various GIC facilities proposed within the public housing development sites in the "R(A)3" zone were assumed to be GFA exempted and were included as part of the technical assessment. Corresponding provisions will be incorporated in the Remarks to the Notes of the "R(A)3" zone to this effect.

Amendment Item B – Retention of Existing Residential Clusters (Plans 1a, 2a, 3a and 4d to 4f)

4.8 Amendment Item B, consisting of three sites with a total area of about 1.2 ha (including about 610m^2 of GL), is generally located in the vicinity of the recognised villages of Tin Liu Tsuen and Muk Kiu Tau Tsuen. Two sites are situated to the west of Tin Liu Tsuen at the northeastern part of the Tong Yan San Tsuen OZP (including the non-indigenous village and environs of Tin Lung Tsuen and a single residence), with the third site situated off Kiu Hing Road at the western fringes of the Tai Tong OZP mainly covering four village houses (**Plan 1a**).

Rezoning Proposal

4.9 The three sites are proposed to be rezoned from "U" (for the two sites within the Tong Yan San Tsuen OZP) and "OU(RU)" (for the site within the Tai Tong OZP) to "Residential (Group D)" ("R(D)") mainly to reflect the existing residential developments on site, which are proposed to be retained by the YLS Study. The two proposed "R(D)" zones within the Tong Yan San Tsuen OZP would have a maximum PR and BH of 0.2 and 2 storeys (6m), while the proposed "R(D)" zone on the Tai Tong OZP would have a maximum PR and BH of 0.4 and 3 storeys (9m), in line with their respective prevailing restrictions. The proposed BH restrictions are generally in line with the development entitlement of the subject retained houses as per the terms of their associated Modification of Tenancy or Building Licence. The prevailing Notes to the OZPs for the "R(D)" zone also allow for in-situ redevelopment of the existing temporary structure or an existing building on site to the building area and height of the building which was in existence on the date of the first publications in the Gazette of the notice of the draft development permission area (DPA) plan (for the Tong Yan San Tsuen OZP) or the interim DPA plan (for the Tai Tong OZP), whichever is the greater. The said provisions are applicable to the subject retained houses, which were built prior to the aforementioned dates.

Amendment Item C – Proposed Village Resite Areas (Plans 1a, 1c, 2a, 2c, 3a, 3c, 4a, 4e, 4j and 4k)

4.10 Amendment Item C, consisting of three sites with a total area of about 1.3 ha (including about 156m^2 of GL), is generally located in the vicinity of the recognised villages of Shan Ha and Wong Nai Tun Tsuen. Two sites are situated to the east and west of Shan Ha at the northeastern part of the Tong Yan San Tsuen OZP (**Plan 1a**), while the third site is situated off Pak Sha Shan Road at the southwest fringes of the Tai Tong OZP (**Plan 1c**).

Rezoning Proposal

4.11 The sites are currently mainly occupied by brownfield uses of a temporary nature (**Plans 2a, 2c, 4a, 4e, 4j and 4k**). The three sites are proposed to be rezoned from "U", "R(D)" and "OU(RU)" to "Village Type Development (1)" ("V(1)") mainly for reprovisioning of village houses affected by Government projects. The proposed "V(1)" zone would have a maximum BH of 3 storeys (8.23m), in line with the prevailing BH restriction for the "V" zone.

Amendment Items D1 to D4 – Proposed MSB Development, Open Space and Associated Works to the south of Yuen Long Highway and near Tin Shui Wai West Interchange (TSWWI) (Plans 1b, 2b, 3b, 4h and 4i)

4.12 The subject amendment items, covering about 22.6 ha of land (including about 5.7 ha of GL), correspond to the "*Employment Belt*" planning area proposed by the YLS Study, which is a key employment node of the YLS Development (**Appendix 1**). Three potential sites to the south of Yuen Long Highway and in the vicinity of TSWWI and Tong Yan San Tsuen Interchange (TYSTI) are proposed for high-density, high-rise MSBs to accommodate brownfield operations that could not be accommodated in conventional flatted factory buildings (Amendment Item D1). An area to the south of TSWWI is proposed for open storage area to accommodate brownfield operations that could not practically be relocated into MSBs or conventional flatted factory buildings (Amendment Item D2). In support of the YLS Development and to serve as buffers between the proposed MSBs and existing residents, two elongated sites in the vicinity are proposed for DO and LO (Amendment Item D3). A contiguous area in the vicinity of the sites are proposed to be rezoned as an area shown as 'Road' for new/improved access roads to serve the YLS Development (Amendment Item D4).

The Site and its Surroundings

4.13 The subject amendment items are generally located to the south of Yuen Long Highway between TSWWI and TYSTI at the centre of the Tong Yan San Tsuen OZP (**Plan 1b**). The main access to the area is currently via Tong Yan San Tsuen Road. Away from the main carriageways are various substandard local tracks providing access to individual sites. Although TSWWI is to the immediate northwest of the subject area, there is currently no direct connection between the said interchange and the subject area at present. The area is predominately occupied by temporary open storage/storage yards, warehouses and workshops, with two concrete batching plants, some agriculture land and vacant land, which would be affected by the YLS Development (**Plans 4h and 4i**).

Rezoning Proposal

4.14 To optimise the utilisation of scarce land resources in commensurate with the site context, three MSB sites are proposed to be rezoned from "Industrial (Group D)" ("I(D)"), "Residential (Group B)1" ("R(B)1"), "G/IC" and "GB" to "OU" annotated "Storage and Workshop Use" ("OU(SW)"). The major development parameters of the proposed "OU(SW)" sites, as per an indicative scheme prepared under the YLS Study, are as follows. Corresponding non-domestic PR and BH restrictions of 5 and 110mPD are proposed to reflect the study recommendations.

Indicative Parameters of the MSB Sites ("OU(SW)" sites)	
Max. Non-domestic PR	5.0
Max. BH	110mPD / 11 storeys
No. of MSB Blocks	5 blocks
Non-domestic Floor Space (m^2)	About 484,110
No. of Employment Opportunities	About 2,080

4.15 The open storage site to the southwest of TSWWI is currently zoned "GB" and is proposed to be rezoned as "OS". The DO and LO sites are proposed to be rezoned from "I(D)", "R(B)1", "G/IC" and "GB" to "O".

Amendment Item E – Proposed Sewage Treatment Works at the southern end of Kung Um Road (Plans 1c, 2c, 3c and 4k)

4.16 Amendment Item E covers a site of about 4.2 ha (including about 0.5 ha of GL) off the southern end of Kung Um Road towards the southern part of the Tong Yan San Tsuen OZP (**Plan 1c**). The site is currently mainly occupied by brownfield uses and partly vacant.

Rezoning Proposal

4.17 The site is proposed to be rezoned from "U" to "OU" annotated "Sewage Treatment Works" ("OU(STW)") for the proposed Yuen Long South Effluent Polishing Plant (YLSEPP). The proposed "OU(STW)" zone would have a BH restriction of 35mPD in commensurate with the rural fringe landscape setting and the low-rise nature of the proposal.

4.18 The proposed YLSEPP will initially have a treatment capacity of about 27,000m^3/day of average dry weather flow, capable of serving the whole YLS Development and adjacent areas. The treatment level would be up to tertiary level. Organic wastes co-digestion facilities may be installed to enhance the efficiency of the waste treatment operation. Apart from on-site and off-site usage, a small portion of the treated sewage effluent could be discharged to the nearby Yuen Long Nullah (with prior polishing at a nearby proposed reedbed) to serve as a continuous waterscape for YLS.

Technical Assessments

Traffic and Transport Aspects

4.19 The YLS Study has proposed transport infrastructures and improvement measures as part of the YLS Development, of which the following major works are of particular relevance to the proposed amendment items (**Plan 6**):

(a) New district distributor roads running through the development area connecting Tong Yan San Tsuen with the area along Kung Um Road;
(b) New slip road allowing vehicles to bypass Kung Um Road to the north of Yuen Long Highway and facilitating direct access to Yuen Long Highway and the proposed PTI at Yuen Ching Road;
(c) Both Kung Um Road/Kiu Hing Road to be widened to two-lane (one way) road by partial decking of Yuen Long Nullah;
(d) Improvement works at TYSTI and TSWWI;
(e) New proposed PTI at the proposed government complex site (Amendment Item A1) to provide public transport services;
(f) Proposed Environmentally Friendly Transport Services (EFTS) to connect YLS with the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) and Tin Shui Wai area (currently under separate study); and

(g) More connections to enhance the accessibility between YLS and nearby existing villages.

4.20 Besides road improvement works, the YLS Study also proposed a comprehensive and integrated cycling and pedestrian network to minimise the reliance on road-based transport. 4m-wide cycle tracks are proposed along many major road sections of the YLS Development, which would be connected to the wider cycle track network near Long Tin Road and Fui Sha Wai South Road. Pedestrian walkways of sufficient widths (with amenity strips where appropriate) are proposed along both sides of carriageways across the YLS Development. Further details on the cycling and pedestrian network and associated facilities are currently being formulated under a separate study in conjunction with the networks in the HSK/HT NDA.

4.21 According to the traffic and transport impact assessment of the YLS Study, with the implementation of the aforementioned and other improvement measures, the YLS Development will have manageable traffic impact on the local and nearby road links, junctions and transport facilities including the proposed pedestrian linkages and cycling network. Overall, the proposed development is acceptable from traffic point of view. Both the Commissioner for Transport (C for T) and Commissioner of Police (C of P) have no adverse comment on the proposed amendment items.

Environmental Aspect

4.22 The proposed residences (Amendment Item A3) have been setback by at least 100m from Yuen Long Highway, which is a major potential source of air and noise pollution. The quantitative air quality assessment of the YLS Study concluded that the cumulative air quality impacts at all representative planned and existing air sensitive receivers could comply with the Air Quality Objectives during operational stage. With the incorporation of mitigation measures at some of the planned residential developments, full compliance with relevant noise criteria could also be achieved. Sustainable urban drainage systems will also be implemented as part of the network of DOs and LOs in the neighbourhood to reduce direct surface run-off.

4.23 For Amendment Item A2, as recommended in the approved EIA report, the two proposed sewage pumping stations shall be fully enclosed and adopt silencers/other acoustic treatment equipment and deodourisation units with at least 99.5% odour removal efficiency (with treated exhaust outlets oriented away from sensitive receivers as far as practicable) to minimise potential odour and noise impact on the surrounding area. Compared with the RODP, the siting of the proposed ESS has been relocated further away from existing residences. The future project proponent of the ESS shall also install acoustic silencers, noise barriers and/or acoustic enclosures, where appropriate, to minimise the noise impact on surrounding users. Operational fixed noise impacts from the proposed PTI can also be avoided/minimised through covered design at the ground floor of one of the proposed government complexes (Amendment Item A1).

4.24 To minimise the noise impact of the proposed MSBs (Amendment Item D1) on the surrounding area, loading and unloading activities will be restricted to designated locations which will be blocked/screened from the nearby residential developments by the MSBs itself. All noise sources such as chillers/processing plant on the roof of all MSBs shall be positioned away from the nearby residential developments as

far as possible. The disposition of the MSBs would also offer screening effect against potential traffic noises from Yuen Long Highway on the nearby residences.

4.25 Regarding the proposed sewage treatment works (Amendment Item E), the treated effluent will be reused as reclaimed water for non-potable uses, and the proposed discharge of the remaining treated effluent to Yuen Long Nullah would not generate a net increase in pollution loading to Deep Bay as the pollution loading could be offset by the pollution credit gained from the abatement of existing livestock farms in YLS. Details of the proposed sewage treatment works are currently being investigated under a separate study. A separate EIA is being carried out for the proposed sewage treatment works under the EIAO.

4.26 According to the approved EIA report and environmental review report of the YLS Study, with implementation of appropriate mitigation measures, no insurmountable air quality (including odour), noise, sewerage and sewage treatment implication, waste management, water quality, land contamination, landscape and visual, ecology, fisheries and cultural heritage impacts are envisaged during both the construction and operational phases of the YLS Development.

Landscape, Visual and Air Ventilation Aspects

4.27 According to the broad brush tree survey report under the approved EIA report, about 10,500 trees fall within the subject amendment items, some of which would be in conflict with the proposed developments. Nevertheless, they are generally common tree species of variable qualities. About 14 Important Trees were observed within the subject amendment items, 3 of which would be within DO or LO sites and could be preserved, while the remaining 11 would conflict with the proposed development and recommendations on their treatment would be subject to detailed design at a later stage. Where retention and preservation is not possible, rare/protected tree species and Important Trees may need to be transplanted accordingly. Compensatory planting will be observed and appropriate greening coverage will be provided at the residential, MSB and GIC sites. A network of DO, LO and greening features are proposed in the subject area, which would be integrated with the wider landscapes. A continuous strip of DO and LO are proposed to the south of the MSB sites (Amendment Item D3), which would provide sufficient landscape buffer with the existing residences to its south. With the associated revitalisation of existing nullahs (**Plan 5c**), the residual impacts to the landscape resources and landscape character areas could eventually be reduced to a slight to negligible level.

4.28 The proposed high-rise, high-density residential and MSB developments will result in fundamental visual and landscape changes to the current haphazard proliferation of low-rise, low-density brownfield operations in the area. In terms of visual impact, the proposed residential blocks (maximum of 160mPD, generally over 40 storeys in height) and MSB blocks (maximum of 110mPD, about 11 storeys in height) would inevitably alter the visual outlook and cause visual obstruction and degradation of some medium-to-long distance views for some sensitive receivers. However, with a combination of mitigation measures, including continuous 20m-wide LO strips as buffers with existing villages, continuous DO and LO buffer with nearby residences, 10m-wide “low building area” (“LBA”) along the peripheries of

the public housing sites[4], sensitive design of infrastructure and planting schemes, appropriate facade treatment and responsive colour schemes, etc., the long-term visual impact is expected to be small to negligible (**Plans 5b and 5d**). A stepped height profile descending from north to south would also be observed across the length of the YLS Development (**Plan 5e**). Overall, through transformation of the existing brownfield eyesores into a planned new town extension with amenities, positive visual enhancement to the area is envisaged.

4.29 Based on Computational Fluid Dynamics simulation, the wind performance in the residential neighbourhood would generally be slightly enhanced under both annual and summer wind conditions as a result of stronger downwash effect by taller residential towers with BH increases under the Revised RODP. The enhancement in wind performance is expected to be more pronounced near the proposed DOs and some local roads. As for the MSB sites, with higher development intensity and taller MSBs, more high-level winds could be captured. Moreover, the wider building separations in the proposed MSB sites would help promote downwashed winds to travel around the façades and reach the leeward side, resulting in some localised wind performance enhancement in the area.

4.30 Overall, the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) and Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) have no adverse comment on the proposed amendment items from visual, landscape, air ventilation and urban design perspectives.

No Significant Impacts on Amendment Items B and C

4.31 Besides the aforementioned assessments for Amendment Items A, A1 to A5, D1 to D4 and E, no adverse traffic, environmental, visual and landscape impacts are envisaged for the remaining amendment items. For Amendment Item B, as the proposal is to retain existing residential developments not affected by the YLS Development, and given that the existing developments are not dissimilar in scale to other residential structures found in the vicinity, no adverse impacts to the surrounding area are envisaged. For Amendment Item C, as the extent of the proposed village resite areas are small and given that the resite houses are not dissimilar to other village houses found in the vicinity, the study findings show that the subject proposal is technically feasible and would not induce adverse impacts to the surrounding area.

5. Provision of Open Space and GIC Facilities

5.1 The provision of open space and major GIC facilities within the Tong Yan San Tsuen and Tai Tong planning scheme areas have been assessed, and are detailed at **Appendices 2 and 3** respectively.

5.2 The planned population of the Tong Yan San Tsuen and Tai Tong planning scheme areas are 113,815 and 42,366 persons respectively (inclusive of the increases in population from Stages 1 and 2 of the YLS Development). Based on the HKPSG

[4] According to the YLS Study recommendations, BHs along the 10m-wide "LBA" strips shall not exceed two storeys. The requirement may be stipulated in the associated planning briefs to be prepared at latter stage.

requirements, the planned provision for open space and GIC facilities in the Tong Yan San Tsuen area is generally adequate to meet the demand of the overall planned population.

5.3 For the Tong Yan San Tsuen planning scheme area, the provision of LO, primary schools, CCS facilities, RCHE, ICYSC and IFSC are adequate to meet the needs of the planned population, though there would be shortfalls in hospital beds, DO, secondary schools, kindergartens/nurseries, NEC and CCC. For the Tai Tong planning scheme area, shortfalls in hospital beds, DO, LO, secondary schools, primary schools, kindergartens/ nurseries and various other social welfare facilities are expected.

5.4 In response to the expected shortfalls, relevant B/Ds have been consulted on the YLS Development, and their respective requirements have been addressed and incorporated in the Revised RODP where appropriate. Hospital services and secondary school places are assessed on a wider regional and district basis respectively and can be addressed by the provision in the adjoining areas. Similarly, there is a planned surplus of DO in Yuen Long district (+37.38 ha), particularly adjacent to Yuen Long Highway in the proximity of Tong Yan San Tsuen and Tai Tong, which could serve the expected need.

5.5 The HKPSG requirements for social welfare facilities, including the recent incorporation of population-based planning ratio for the provision of aided CCC in March 2020, are a long-term goal and the actual provision would be subject to the consideration of relevant B/Ds in the planning and development process as appropriate, and as detailed design proceeds. Nevertheless, the proposed provisions of social welfare facilities within the YLS Development itself are generally in line with the requirements of the HKPSG. PlanD and Social Welfare Department will work closely together to ensure that additional social welfare facilities could be included in new and redevelopment proposals from both public and private sectors.

5.6 Lastly, the current proposed amendments only cover Stages 1 and 2 of the YLS Development. Some of the shortfalls in GIC facilities, DO and/or LO in the Tong Yan San Tsuen and Tai Tong planning scheme areas could be met under the remaining stages of the YLS Development. Moreover, the remaining stages of the YLS Development would be subject to further review, upon which there may be scope to further enhance the provision of open space and GIC facilities.

6. Proposed Amendments to Matters Shown on the Plans

6.1 The proposed amendments as shown on the draft Tong Yan San Tsuen OZP No. S/YL-TYST/12A (**Attachment III**) are as follows:

(a) Amendment Item A1 (Total Area: about 1.5 ha) (**Plans 1a, 2a, 3a, 4c, 4f and 4g**)

Rezoning of two sites to the west of Kung Um Road from “U” to “G/IC(1)” mainly for government complexes to support the YLS Development.

(b) Amendment Item A2 (Total Area: about 2.5 ha) (**Plans 1a, 2a, 3a, 4a to 4c, 4f and 4g**)

Rezoning of three sites in the vicinity of Shan Ha Road and Kung Um Road from "OS" and "U" to "G/IC(2)" mainly for various low-rise GIC facilities to support the YLS Development.

(c) Amendment Item A3 (Total Area: about 13.3 ha) (**Plans 1a, 2a, 3a, 4c and 4g**)

Rezoning of five sites to the west of Kung Um Road from "U" to "R(A)3" mainly for high-density, high-rise public housing developments with supporting facilities.

(d) Amendment Item A4 (Total Area: about 9.9 ha) (**Plans 1a, 2a, 3a, 4c and 4g**)

Rezoning of four sites in the vicinity of Lam Tai West Road, Lam Tai East Road and Kung Um Road from "U" to "O" mainly for DO and LO to support the YLS Development.

(e) Amendment Item A5 (Area: about 9.3 ha) (**Plans 1a, 2a, 3a, 4c and 4g**)

Rezoning of an area to the west of Kung Um Road from "U" to an area shown as 'Road' mainly for new/improved access roads to serve the YLS Development.

(f) Amendment Item B (Total Area: about 1.0 ha) (**Plans 1a, 2a, 3a, 4c to 4e**)

Rezoning of two sites in the vicinity of Tin Liu Tsuen from "U" to "R(D)" to reflect the existing residential building clusters unaffected by the YLS Development.

(g) Amendment Item C (Total Area: about 0.8 ha) (**Plans 1a, 2a, 3a, 4a and 4e**)

Rezoning of two sites in the vicinity of Shan Ha from "R(D)" and "U" to "V(1)" mainly for reprovisioning of village houses affected by Government projects.

(h) Amendment Item D1 (Total Area: about 12.0 ha) (**Plans 1b, 2b, 3b, 4h and 4i**)

Rezoning of three sites to the south of Yuen Long Highway from "I(D)", "R(B)1", "G/IC" and "GB" to "OU(SW)" mainly for MSB developments to accommodate brownfield operations that could not be accommodated in conventional flatted factory buildings.

(i) Amendment Item D2 (Area: about 1.6 ha) (**Plans 1b, 2b, 3b, 4h and 4i**)

Rezoning of an area to the south of TSWWI from "GB" to "OS" for open storage area to accommodate brownfield operations that could not practically be relocated into MSBs or conventional flatted factory buildings.

(j) Amendment Item D3 (Total Area: about 5.4 ha) (**Plans 1b, 2b, 3b, 4h and 4i**)

Rezoning of two sites in the vicinity of TSWWI and Tong Yan San Tsuen Road from "I(D)", "R(B)1", "G/IC" and "GB" to "O" mainly for DO and LO to support the YLS Development. Minor boundary adjustment is also proposed along the boundary of an existing residential development (i.e. Park Villa) to rationalise and confine the extant "R(B)1" zone to within the lot boundary of the aforesaid development.

(k) Amendment Item D4 (Area: about 3.7 ha) (**Plans 1b, 2b, 3b, 4h and 4i**)

Rezoning of an area to the south of Yuen Long Highway from "I(D)", "R(B)1" and "GB" to an area shown as 'Road' mainly for new/improved access roads to serve the YLS Development.

(l) Amendment Item E (Area: about 4.2 ha) (**Plans 1c, 2c, 3c and 4k**)

Rezoning of a site to the west of Kung Um Road from "U" to "OU(STW)" mainly for a sewage treatment/screening plant.

6.2 The proposed amendments as shown on the draft Tai Tong OZP No. S/YL-TT/16A (**Attachment IV**) are as follows:

(a) Amendment Item A (Total Area: about 5.3 ha) (**Plans 1a, 2a, 3a, 4f and 4g**)

Rezoning of a site to the east of Kiu Hing Road from "OU(RU)" and "AGR" to "G/IC(1)" mainly for primary schools to support the YLS Development.

(b) Amendment Item B (Total Area: about 0.3 ha) (**Plans 1a, 2a, 3a and 4f**)

Rezoning of a site in the vicinity of Muk Kiu Tau Tsuen from "OU(RU)" to "R(D)" to reflect an existing residential building cluster unaffected by the YLS Development.

(c) Amendment Item C (Total Area: about 0.6 ha) (**Plans 1c, 2c, 3c, 4j and 4k**)

Rezoning of a site in the vicinity of Wong Nai Tun Tsuen from "OU(RU)" to "V(1)" mainly for reprovisioning of village houses affected by Government projects.

7. Proposed Amendments to the Notes of the Approved OZPs

Proposed Amendments to Both OZPs

7.1 On 11.1.2019, the Board promulgated a revised set of MSN to subsume 'Market' under 'Shop and Services' use. To effectuate such changes, the following amendments to the Notes of the OZPs are also proposed, where applicable:

(a) Deletion of 'Market' from Column 2 use of the "Comprehensive Development Area", "R(B)", "R(D)", "V" and "OU(RU)" zones; and

(b) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 use of "R(A)" and "G/IC" zones.

7.2 The Remarks of the Notes of the "G/IC" zone is amended to include the sub-zone of "G/IC(1)" to reflect the BH restriction of 8 storeys (excluding basement floor(s)) as mentioned in paragraph 4.6 above. The planning intention of the "V" zone is expanded to include the sub-zone of "V(1)" as mentioned in paragraph 4.11 above. 'Picnic area' use is moved from Column 2 to Column 1 of the "Conservation Area" zone to tally with the MSN. The Remarks of the "Residential (Group C)" ("R(C)") and "OU(RU)" zones (the latter is applicable to Tai Tong OZP only) are updated with the deletion of the site coverage (SC) restriction for the 'existing building' clause as SC restriction is no longer imposed on new development, or addition, alteration and/or modification to or redevelopment of an existing building therein. Additionally, minor technical and textual changes are also made to the Notes and/or Remarks of the "R(C)", "OS" and "OU(RU)" zones on the Tai Tong OZP to tally with the latest MSN and general practice.

<u>Proposed Amendments to the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/12</u>

7.3 The Notes of the "OU" zone is expanded to include the sub-zones of "OU(SW)" and "OU(STW)" as mentioned in paragraphs 4.14 and 4.17 above. The Notes of the "I(D)" zone is deleted as the zoning would no longer exist on the amended OZP. The Notes of the "Industrial" ("I") zone is updated to reflect the latest revised MSN as agreed by the Board on 16.6.2017.

7.4 The Remarks of the Notes of the "R(A)" zone is amended to include the sub-zone of "R(A)3" to reflect the PR restriction of 7 and BH restriction of 160mPD as mentioned in paragraph 4.6 above. Other technical amendments to reflect the assumptions adopted in formulating the indicative parameters of the proposed public housing development sites as relevant to the subject "R(A)3" sub-zone are also incorporated. In addition, a clause is included to exempt GIC facilities and public vehicle park, as required by the Government, from PR calculation for the "R(A)3" zone to allow flexibility to facilitate relevant facilities as required by the Government without potentially affecting the flat supply to meet the acute shortage of public housing developments. The provision of the relevant facilities is subject to the consideration of concerned departments and technical feasibility at detailed design stage, and will be guided by planning briefs to ensure compatibility in building bulk with the surrounding area. The Remarks of the Notes of the "G/IC" zone is also amended to include the sub-zone of "G/IC(2)" to reflect the BH restrictions of 4 storeys (excluding basement floor(s)) as mentioned in paragraph 4.6 above.

7.5 The proposed amendments to the Notes for the approved Tong Yan San Tsuen OZP No. S/YL-TYST/12 and Tai Tong OZP No. S/YL-TT/16 are attached at **Attachments V and VII** respectively (with additions in ***bold and italics*** and deletions in ~~crossed out~~) for Members' consideration.

8. Revision to the Explanatory Statements of the OZPs

The ESs of the OZPs have been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest statuses and planning circumstances of the OZPs. The proposed amendments to the ESs of the approved Tong Yan San Tsuen OZP No. S/YL-TYST/12 and Tai Tong OZP No. S/YL-TT/16 are attached at **Attachments VI and VIII** respectively (with additions in ***bold and italics*** and deletions in ~~crossed out~~) for Members' consideration.

9. Plan Numbers

Upon gazetting, the draft Tong Yan San Tsuen OZP and draft Tai Tong OZP will be renumbered as S/YL-TYST/13 and S/YL-TT/17 respectively.

10. Consultation

Consultation with the Rural Committees and District Council

10.1 The Shap Pat Heung Rural Committee (SPHRC), Yuen Long District Council's Housing, Town Planning and Development Committee (YLDC HTP&DC) and Ping Shan Rural Committee (PSRC) were consulted on 8.5.2020, 20.5.2020 and 12.6.2020 respectively regarding the proposed amendments to the approved Tong Yan San Tsuen OZP No. S/YL-TYST/12 and approved Tai Tong OZP No. S/YL-TT/16. The minutes of the meetings are not yet available, but the views expressed by SPHRC and YLDC HTP&DC members are largely summarised in paragraphs 10.2 and 10.3 respectively. PSRC submitted a letter to the Secretary for Development (SDEV) dated 16.6.2020 summarising the views and suggestions made at the 12.6.2020 meeting (**Appendix 4**), which are summarised in paragraph 10.4 below.

10.2 SPHRC supported the YLS Development and the proposed OZP amendments, but raised concerns on the compensation/relocation arrangement for affected stakeholders (including villagers, residents, brownfield operators and livestock farm operators) and the traffic and transport impact of the proposal during both the construction and implementation stages. The latter included concerns/suggestions on improving Shap Pat Heung Interchange, Tai Tong Road and the Shap Pat Heung Road/Kung Um Road/Kiu Hing Road junction (the concerned junction, see **Plan 1a**) by full decking of the Yuen Long Nullah, as well as new connection(s) to Yuen Long Town Centre and a tunnel connection to the Tai Tong area via the proposed Route 11.

10.3 YLDC HTP&DC did not raise objection to the proposed amendments *per se*. However, a motion[5] was passed objecting the alleged bundling of the YLS Development with the proposed road improvement works in the area (**Plan 6**).

[5] The motion was "The Council opposed bundling the road improvement works with the YLS development project. The Government should first launch road improvement and expansion works such as TYSTI, Kung Um Road and Kiu Hing Road to alleviate traffic congestion and vehicle-pedestrian conflict in YLS, and then review the development having regard to the carrying capacity of the district" (translated version).

Apart from similar concerns as paragraph 10.2 above, members also raised concerns on the lack of employment opportunities and commercial/retail uses in the YLS area, the need for an integrated pedestrian and cycling network and associated infrastructures, the displacement of an existing RCHD and RCHE (**Plans 2a and 2c** respectively), and the operational feasibility of the proposed MSBs. Suggestions were also made to include government-operated wet market, sports ground and swimming pool in the YLS Development, to co-locate and co-use the outdoor playing fields of the proposed school cluster (Amendment Item A), as well as provide more public housing in the Tong Yan San Tsuen area.

10.4 PSRC did not raise objection to the YLS Development. Apart from traffic concerns similar to paragraph 10.2 above (in particular, suggestions were made on the road network near Lam Hau Tsuen and Shan Ha), Members also raised concerns on the brownfield operations to be affected by the YLS Development. In this connection, specific suggestions were made to retain the area to the north of and around Tin Lung Tsuen for open storage use (Amendment Items A2, A4 and A5), rezoning the "*Green Zone*" planning area as "I" or "OU" zone (with no specific designation mentioned) for use by brownfield operators, and to exclude an area mainly zoned "OU" annotated "Mixed Use" on the Revised RODP near Shan Ha Road from the YLS development area and retain it as "OS" zone (the latter two areas are under the remaining stages of the YLS Development, not covered by the current zoning amendment proposal). Suggestions were also made in relation to the welfare of existing villages, such as to forgo the rezoning of a site for village resite area (Amendment Item C to the west of Shan Ha) and instead rezone a site to its south to "V" zone for small house development (under remaining stages of the YLS Development, not covered by the current zoning amendment proposal), and to construct an additional access road to Shan Ha.

Responses to the Comments of the Rural Committees and District Council

10.5 The assessments in paragraph 4 above have demonstrated that the proposed developments are technically feasible and environmentally acceptable. With the road works and other measures proposed under the YLS Development (**Plan 6**), there would be manageable traffic impact on the nearby road links, junctions and transport facilities during both the construction and implementation stages. Improvements to the performances of particular junctions and road links are also anticipated, such as the concerned junction. The extent of road improvement works could also be further explored at the detailed design stage. For the suggestion of a tunnel connection to the Tai Tong area via the proposed Route 11, this will be relayed to the Secretary for Transport and Housing and the Highways Department (HyD) for their consideration under the on-going Route 11 Study.

10.6 As demonstrated in paragraph 5 above, the provision of open space, GIC facilities and traffic/transport infrastructures are generally adequate to meet the demand of the planned population. The Revised RODP has preliminarily identified one wet market within one of the proposed public housing development sites (Amendment Item A3), which is subject to the HD's further study. The need for another wet market at a centrally-located and convenient Government site within YLS will be further studied by the concerned department(s) in due course. The need for sports ground and swimming pool is generally assessed on a district basis and could potentially be incorporated in the planned DOs within Yuen Long district, to which

there is a considerable planned surplus (+37.38 ha). As for the suggestion of co-location and co-use of school playing fields, this will be relayed to the Secretary for Education and the Director of Leisure and Cultural Services (DLCS). On the latter suggestion, it is worth noting that the extent of the proposed "G/IC(1)" zone near Muk Kiu Tau Tsuen (Amendment Item A) has generally allowed sufficient buffer to cater for design variations beyond the standard as recommended in the HKPSG.

10.7 In terms of employment opportunities, apart from the anticipated 13,630 jobs within the YLS Development, a further 150,000 employment opportunities are expected in the future commercial node of HSK/HT NDA, which would be connected with YLS via the wider cycle track network near Fui Sha Wai South Road, and other transport linkages, including the possible EFTS (currently under separate study). As for brownfield operations, the Board has recently reclassified some 26.6 ha of land within Ping Shan Heung from Category 2 and 3 areas into Category 1 or 2 areas as part of the revisions to the Town Planning Board Guidelines No. 13E for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' (TPB Paper No. 10642). Regarding MSB development, the Development Bureau (DEVB) and CEDD have launched a market sounding exercise to ascertain the market interest towards developing and operating MSBs for key brownfield operations to assist in the formulation of implementation approach that would encourage market involvement while facilitating relocation of displaced brownfield operators.

10.8 Regarding the suggestion to rezone more land for other purposes (such as for small house development and industrial uses), the YLS Study has excluded all "V" zones from the YLS development area, which will remain unaffected under the Revised RODP. The proposed "V(1)" zones (Amendment Item C) are also required to necessitate rehousing of affected villagers under the village removal term. The YLS Study has also carefully balanced the need to preserve active agricultural land, secondary woodland and watercourses of high ecological value, and the need to provide land to consolidate and accommodate affected brownfield operations in a land-efficient and environmentally-acceptable manner, resulting in the conceptualisation of the proposed "*Green Zone*" and "*Employment Belt*" planning areas (**Appendix 1** refers). The two planning areas were formulated as part of the Preliminary Outline Development Plan promulgated in May 2014, and have remained largely unchanged at their present locations since. As for the area near Tin Lung Tsuen (Amendment Item B), as the area would be used for LO, DO, SPS-cum-RCP and access roads at a gateway location of YLS, it is considered not compatible to retain it as open storage use. Lastly, as stated in paragraph 3.8 above, a further review would be carried out for the remaining stages of the YLS Development, upon which the local stakeholders would be further consulted.

<u>Departmental Consultation</u>

10.9 The following relevant B/Ds have been consulted on the proposed amendments to the approved Tong Yan San Tsuen OZP No. S/YL-TYST/12 and Tai Tong OZP No. S/YL-TT/16. They have no objection to or no adverse comment on the proposed amendments, and their comments have been incorporated in the above paragraphs where appropriate.

(a) SDEV;

(b) Secretary for Education;
(c) Secretary for Food and Health;
(d) Secretary for Labour and Welfare;
(e) Secretary for Transport and Housing;
(f) Antiquities and Monuments Office, DEVB;
(g) District Lands Officer/Yuen Long, Lands Department (LandsD);
(h) Chief Estate Surveyor/New Development Area, LandsD;
(i) C for T;
(j) Chief Highway Engineer/New Territories West, HyD;
(k) C of P;
(l) Director of Housing;
(m) CA/CMD2, ArchSD;
(n) Chief Building Surveyor/New Territories West, Buildings Department;
(o) Director of Agriculture, Fisheries and Conservation;
(p) Director of Food and Environmental Hygiene;
(q) Director of Health;
(r) Director of Social Welfare;
(s) DEP;
(t) Director of Electrical and Mechanical Services;
(u) DLCS;
(v) Director of Fire Services;
(w) Director of Hong Kong Observatory;
(x) Director-General of Civil Aviation;
(y) Chief Engineer/Mainland North, Drainage Services Department;
(z) Chief Engineer/Construction, Water Supplies Department;
(aa) Project Manager (West), CEDD;
(bb) Head of the Geotechnical Engineering Office, CEDD;
(cc) Government Property Administrator;
(dd) District Officer (Yuen Long), Home Affairs Department;
(ee) CTP/UD&L, PlanD;
(ff) Chief Town Planner/Central Enforcement and Prosecution, PlanD; and
(gg) Chief Engineer/Cross-boundary Infrastructure and Development, PlanD.

Public Consultation

10.10 If the proposed amendments are agreed by the Rural and New Town Planning Committee of the Board, the draft Tong Yan San Tsuen OZP No. S/YL-TYST/12A (to be renumbered as S/YL-TYST/13 upon exhibition) and draft Tai Tong OZP No. S/YL-TT/16A (to be renumbered as S/YL-TT/17 upon exhibition) and their Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZPs to the Board during the respective two-month statutory public inspection period.

11. Decision Sought

Members are invited to:

(a) agree to the proposed amendments and that the draft Tong Yan San Tsuen OZP No. S/YL-TYST/12A at **Attachment III** (to be renumbered as S/YL-TYST/13) and draft Tai Tong OZP No. S/YL-TT/16A at **Attachment IV** (to be renumbered as

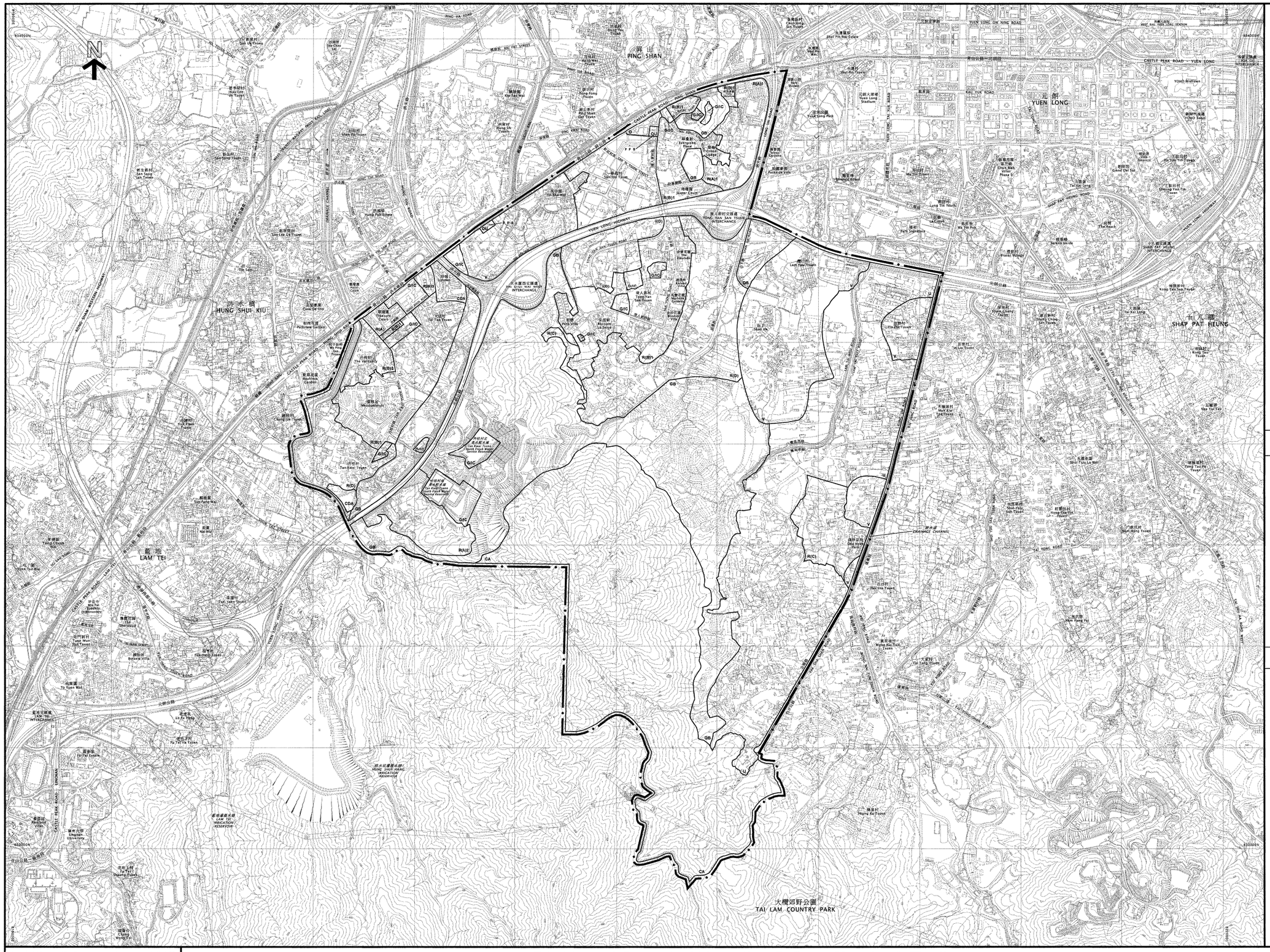
S/YL-TT/17) and their Notes at **Attachments V and VII** respectively are suitable for exhibition for public inspection under section 5 of the Ordinance; and

(b) adopt the revised ESs at **Attachments VI and VIII** for the draft Tong Yan San Tsuen OZP No. S/YL-TYST/12A (to be renumbered as S/YL-TYST/13) and draft Tai Tong OZP No. S/YL-TT/16A (to be renumbered as S/YL-TT/17) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZPs and the revised ESs will be published together with the draft OZPs.

12. Attachments

Attachment I	Approved Tong Yan San Tsuen OZP No. S/YL-TYST/12 (reduced to A-3 size)
Attachment II	Approved Tai Tong OZP No. S/YL-TT/16 (reduced to A-3 size)
Attachment III	Draft Tong Yan San Tsuen OZP No. S/YL-TYST/12A
Attachment IV	Draft Tai Tong OZP No. S/YL-TT/16A
Attachment V	Revised Notes of the Draft Tong Yan San Tsuen OZP No. S/YL-TYST/12A
Attachment VI	Revised ES of the Draft Tong Yan San Tsuen OZP No. S/YL-TYST/12A
Attachment VII	Revised Notes of the Draft Tai Tong OZP No. S/YL-TT/16A
Attachment VIII	Revised ES of the Draft Tai Tong OZP No. S/YL-TT/16A
Appendix 1	Executive Summary of the YLS Study
Appendix 2	Provision of Open Space and Major GIC Facilities in the Tong Yan San Tsuen OZP
Appendix 3	Provision of Open Space and Major GIC Facilities in the Tai Tong OZP
Appendix 4	Letter from PSRC to SDEV dated 16.6.2020
Plans 1a to 1c	Location Plans
Plans 2a to 2c	Site Plans
Plans 3a to 3c	Aerial Photos
Plans 4a to 4k	Site Photos
Plans 5a to 5e	Photomontages of the Indicative Scheme for the YLS Development
Plan 6	Proposed Major Transport Infrastructures and Improvement Measures of the YLS Development
Plan 7	Phasing Plan of Revised RODP of YLS Development

PLANNING DEPARTMENT
JUNE 2020



圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP D)	R(D)	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
INDUSTRIAL (GROUP D)	I(D)	工業（丁類）
OPEN STORAGE	OS	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界綫
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
COMPREHENSIVE DEVELOPMENT AREA	3.32	0.51	綜合發展區
RESIDENTIAL (GROUP A)	22.69	3.51	住宅（甲類）
RESIDENTIAL (GROUP B)	61.93	9.57	住宅（乙類）
RESIDENTIAL (GROUP C)	12.78	1.97	住宅（丙類）
RESIDENTIAL (GROUP D)	48.19	7.45	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	59.86	9.25	鄉村式發展
INDUSTRIAL	14.80	2.29	工業
INDUSTRIAL (GROUP D)	10.51	1.62	工業（丁類）
OPEN STORAGE	4.75	0.73	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	14.35	2.22	政府、機構或社區
OPEN SPACE	0.99	0.15	休憩用地
OTHER SPECIFIED USES	0.44	0.07	其他指定用途
UNDETERMINED	101.04	15.61	未決定用途
GREEN BELT	129.22	19.97	綠化地帶
CONSERVATION AREA	129.11	19.95	自然保育區
DRAINAGE CHANNEL	2.43	0.38	排水道
MAJOR ROAD ETC.	30.70	4.75	主要道路等
TOTAL PLANNING SCHEME AREA	647.11	100.00	規劃範圍總面積

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

行政長官會同行政會議於２０１８年９月４日根據城市規劃條例第９（１）（ａ）條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 4 SEPTEMBER 2018

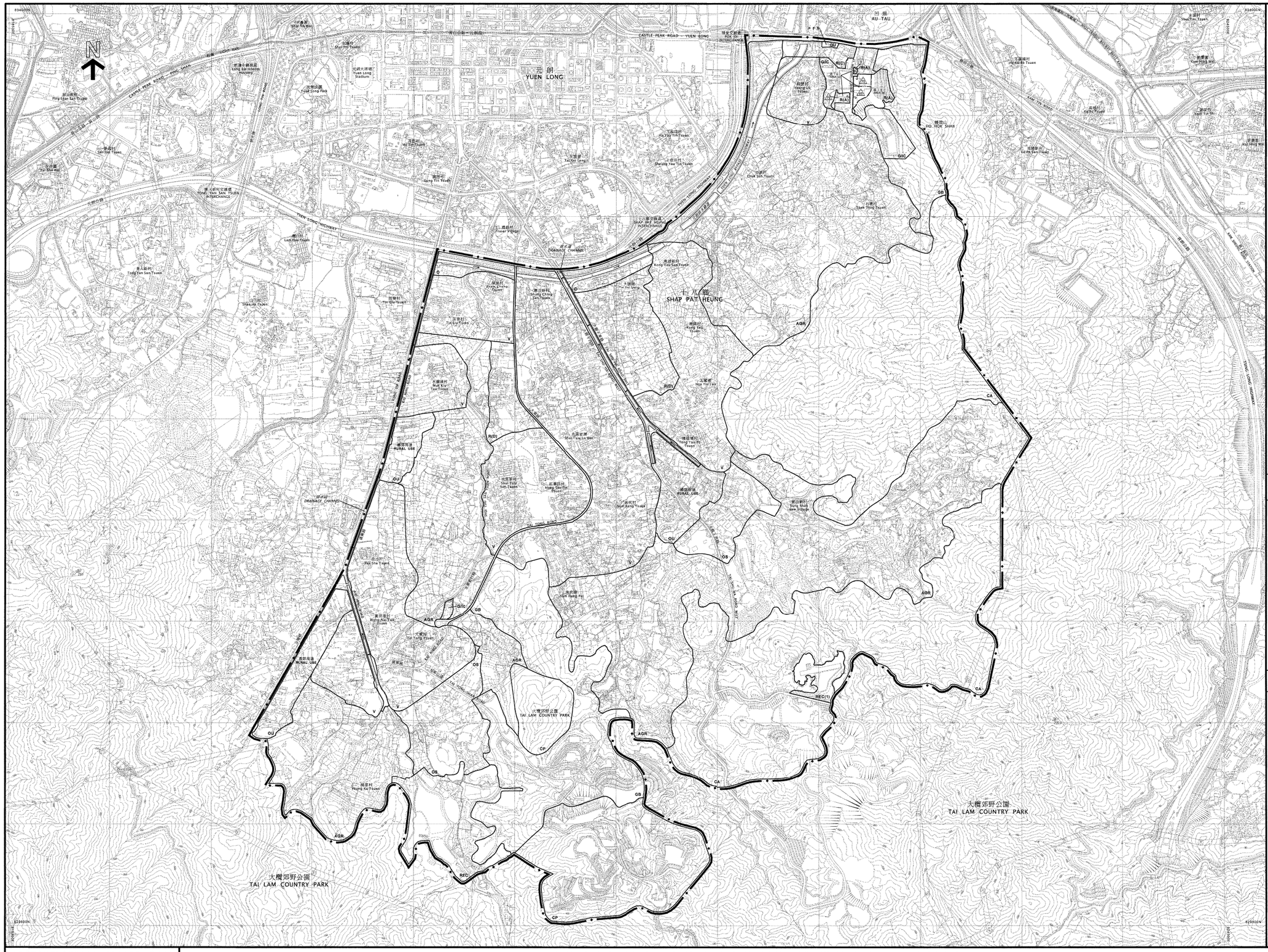
Ms Wendy LEUNG 梁蘊儀女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的唐人新村分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TONG YAN SAN TSUEN - OUTLINE ZONING PLAN

SCALE 1:7 500 比例尺
METRES 200 0 200 400 600 800 1 000 METRES

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

圖則編號 PLAN No. S/YL-TYST/12



圖例
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP D)	R(D)	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
OPEN STORAGE	OS	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COUNTRY PARK	CP	郊野公園

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)	75	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	3	最高建築物高度（樓層數目）
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
RESIDENTIAL (GROUP A)	3.71	0.39	住宅（甲類）
RESIDENTIAL (GROUP C)	2.83	0.29	住宅（丙類）
RESIDENTIAL (GROUP D)	24.99	2.60	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	194.26	20.23	鄉村式發展
OPEN STORAGE	28.22	2.94	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	9.13	0.95	政府、機構或社區
OPEN SPACE	7.86	0.82	休憩用地
RECREATION	22.27	2.32	康樂
OTHER SPECIFIED USES	25.27	2.63	其他指定用途
AGRICULTURE	299.37	31.18	農業
GREEN BELT	68.92	7.18	綠化地帶
CONSERVATION AREA	210.88	21.97	自然保育區
COUNTRY PARK	50.18	5.23	郊野公園
DRAINAGE CHANNEL	4.73	0.49	排水渠
MAJOR ROAD ETC.	7.40	0.78	主要道路等
TOTAL PLANNING SCHEME AREA	960.02	100.00	規劃範圍總面積

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

行政長官會同行政會議於２０１２年３月１３日　根據城市規劃條例第９（１）（ａ）條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 13 MARCH 2012

Ms Manda CHAN　陳詠雯女士
CLERK TO THE EXECUTIVE COUNCIL　行政會議秘書

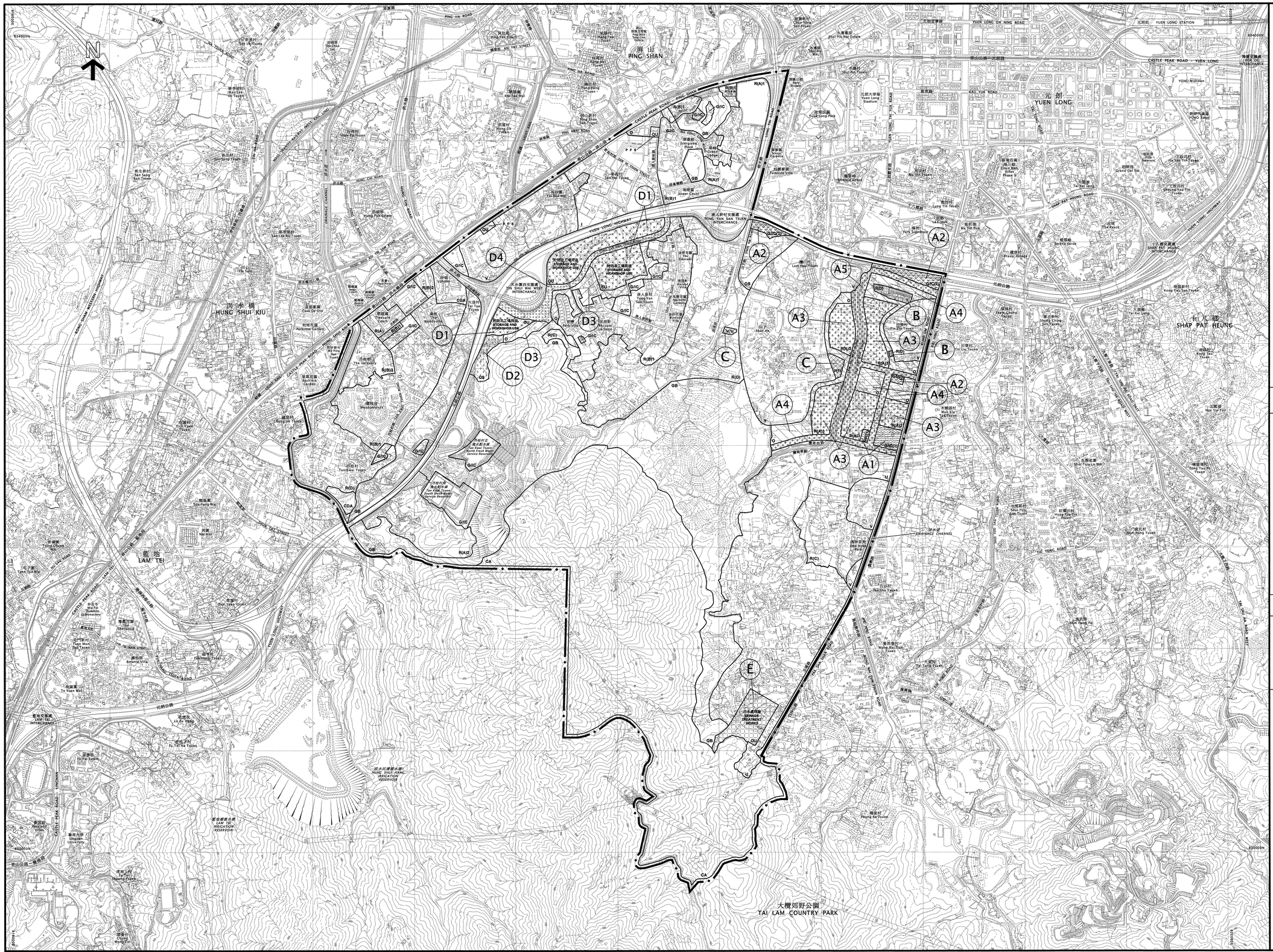
香港城市規劃委員會依據城市規劃條例擬備的大棠分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TAI TONG - OUTLINE ZONING PLAN

SCALE 1:7 500 比例尺

METRES 200 0 200 400 600 800 1 000 METRES

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

圖則編號 PLAN No. S/YL-TT/16



圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP D)	R(D)	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
OPEN STORAGE	OS	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
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
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
COMPREHENSIVE DEVELOPMENT AREA	3.32	0.51	綜合發展區
RESIDENTIAL (GROUP A)	36.02	5.57	住宅（甲類）
RESIDENTIAL (GROUP B)	58.68	9.07	住宅（乙類）
RESIDENTIAL (GROUP C)	12.78	1.97	住宅（丙類）
RESIDENTIAL (GROUP D)	48.96	7.57	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	60.62	9.37	鄉村式發展
INDUSTRIAL	14.80	2.29	工業
OPEN STORAGE	5.58	0.86	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	17.81	2.75	政府、機構或社區
OPEN SPACE	16.24	2.51	休憩用地
OTHER SPECIFIED USES	16.63	2.57	其他指定用途
UNDETERMINED	59.70	9.23	未決定用途
GREEN BELT	120.81	18.67	綠化地帶
CONSERVATION AREA	129.11	19.95	自然保育區
DRAINAGE CHANNEL	2.43	0.38	排水道
MAJOR ROAD ETC.	43.62	6.73	主要道路等
TOTAL PLANNING SCHEME AREA	647.11	100.00	規劃範圍總面積

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

核准圖編號 S/YL-TYST/12 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-TYST/12

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第 5 條展示的修訂
AMENDMENT ITEM A1	修訂項目 A 1 項
AMENDMENT ITEM A2	修訂項目 A 2 項
AMENDMENT ITEM A3	修訂項目 A 3 項
AMENDMENT ITEM A4	修訂項目 A 4 項
AMENDMENT ITEM A5	修訂項目 A 5 項
AMENDMENT ITEM B	修訂項目 B 項
AMENDMENT ITEM C	修訂項目 C 項
AMENDMENT ITEM D1	修訂項目 D 1 項
AMENDMENT ITEM D2	修訂項目 D 2 項
AMENDMENT ITEM D3	修訂項目 D 3 項
AMENDMENT ITEM D4	修訂項目 D 4 項
AMENDMENT ITEM E	修訂項目 E 項

（參看附表）
(SEE ATTACHED SCHEDULE)

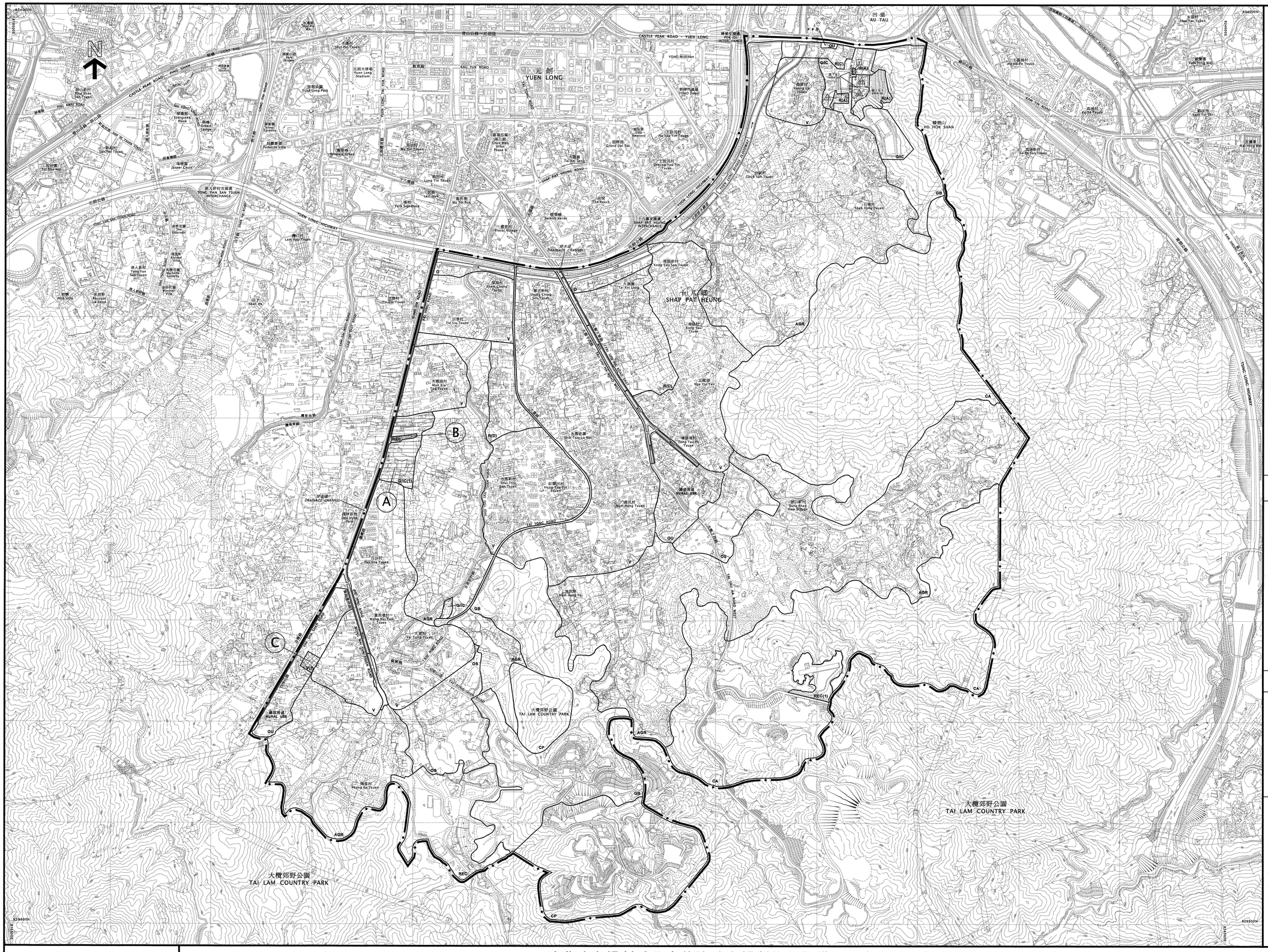
香港城市規劃委員會依據城市規劃條例擬備的唐人新村分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TONG YAN SAN TSUEN - OUTLINE ZONING PLAN

SCALE 1:7 500 比例尺

米 METRES 200 0 200 400 600 800 1 000 METRES 米

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

圖則編號
PLAN No. **S/YL-TYST/12A**



圖例
NOTATION

ZONES — 地帶

RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP D)	R(D)	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
OPEN STORAGE	OS	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COUNTRY PARK	CP	郊野公園

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)	75	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	3	最高建築物高度（樓層數目）
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
RESIDENTIAL (GROUP A)	3.71	0.39	住宅（甲類）
RESIDENTIAL (GROUP C)	2.83	0.29	住宅（丙類）
RESIDENTIAL (GROUP D)	25.27	2.63	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	194.83	20.29	鄉村式發展
OPEN STORAGE	28.22	2.94	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	14.39	1.50	政府、機構或社區
OPEN SPACE	7.86	0.82	休憩用地
RECREATION	22.27	2.32	康樂
OTHER SPECIFIED USES	19.67	2.05	其他指定用途
AGRICULTURE	298.85	31.13	農業
GREEN BELT	68.92	7.18	綠化地帶
CONSERVATION AREA	210.88	21.97	自然保育區
COUNTRY PARK	50.18	5.23	郊野公園
DRAINAGE CHANNEL	4.73	0.49	排水道
MAJOR ROAD ETC.	7.41	0.77	主要道路等
TOTAL PLANNING SCHEME AREA	960.02	100.00	規劃範圍總面積

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

核准圖編號 S/YL-TT/16 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-TT/16

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE — 按照城市規劃條例第 5 條展示的修訂

AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B	修訂項目 B 項
AMENDMENT ITEM C	修訂項目 C 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大棠分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TAI TONG - OUTLINE ZONING PLAN

SCALE 1:7 500 比例尺

米 METRES 200 0 200 400 600 800 1 000 METRES 米

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

圖則編號 PLAN No. **S/YL-TT/16A**

~~APPROVED~~ *DRAFT* TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/12*A*

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

NOTES

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

(1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.

(2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

(3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.

(4) A use or development of any land or building permitted under an earlier draft or approved plan including development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.

(5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the draft development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without permission from the Town Planning Board.

(6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

(7) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

(8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned "Conservation Area":

(a) maintenance, repair or demolition of a building;

(b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;

(c) maintenance or repair of road, railway track, watercourse, nullah, sewer and drain;

(d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;

(e) rebuilding of New Territories Exempted House;

(f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and

(g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.

(9) In areas zoned "Conservation Area",

(a) the following uses or developments are always permitted:

(i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;

(ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

(iii) provision of amenity planting by Government; and

(b) the following uses or developments require permission from the Town Planning Board:

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

(10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

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

(11) (a) Except in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (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), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

(c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

(12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

(13) In the "Undetermined" zone, all uses or developments except those specified in paragraphs (8) and (11)(a) above require permission from the Town Planning Board.

(14) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

~~APPROVED~~ ***DRAFT*** TONG YAN SAN TSUEN
OUTLINE ZONING PLAN NO. S/YL-TYST/12***A***

Schedule of Uses

	Page
COMPREHENSIVE DEVELOP~~EM~~***ME***NT AREA	1
RESIDENTIAL (GROUP A)	4
RESIDENTIAL (GROUP B)	~~6~~***7***
RESIDENTIAL (GROUP C)	~~8~~***9***
RESIDENTIAL (GROUP D)	1~~0~~***1***
VILLAGE TYPE DEVELOPMENT	1~~2~~***3***
INDUSTRIAL	1~~4~~***5***
~~INDUSTRIAL (GROUP D) 17~~	
OPEN STORAGE	1~~9~~***8***
GOVERNMENT, INSTITUTION OR COMMUNITY	~~20~~***19***
OPEN SPACE	21
OTHER SPECIFIED USES	22
GREEN BELT	2~~3~~***5***
CONSERVATION AREA	2~~5~~***7***

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
	Eating Place Educational Institution 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) Institutional Use (not elsewhere specified) Library ~~Market~~ Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project

Planning Intention

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks

(a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" 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 areas 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 landscaping and urban design proposals within the area;

(vi) programmes of development in detail;

(vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;

(viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(ix) a traffic and transport impact assessment report to examine any possible traffic problems and impact on public transport service and facilities provisions 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.

(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.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

(c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area and a maximum building height specified below:

Location of CDAs	Maximum Gross Floor Area	Maximum Building Height
"CDA" west of Hung Tin Road	69,000m^2	17 storeys
"CDA" in Tan Kwai Tsuen	9,925m^2	4 storeys over single-storey car park

(d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(e) In determining the maximum gross floor area for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) ***Public Vehicle Park (excluding container vehicle) (on land designated "R(A)3" only)*** Religious Institution (Ancestral Hall only) Residential Institution Rural Committee/Village Office School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) ***(not elsewhere specified)*** Religious Institution (not elsewhere specified) School (not elsewhere specified) Shop and Services ***(not elsewhere specified)*** Training Centre

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

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

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Planning Intention

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

Remarks

(a) On land designated "Residential (Group A)" ("R(A)"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, a maximum site coverage of 42% and a maximum building height of 12 storeys (36m), or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater. The lowest three floors could have a maximum site coverage of 100%.

(b) On land designated "R(A)1" and "R(A)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio and maximum building height specified below, or the plot ratio and height of the existing building, whichever is the greater:

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

(c) On land designated "R(A)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 7.0 and a maximum building height of 160mPD, or the plot ratio and height of the existing building, whichever is the greater.

~~(c)~~***(d)*** Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (a) ~~and (b)~~ ***to (c)*** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

~~(d)~~***(e)*** In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) ~~and (b)~~ ***to (c)*** above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(Please see next page)

RESIDENTIAL (GROUP A) ***(cont'd)***

Remarks ***(cont'd)***

(f) ***In determining the maximum plot ratio for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as Government, institution or community (GIC) facilities and public vehicle park, as required by the Government, may be disregarded.***

~~(e)~~***(g)*** In determining the maximum plot ratio for the purposes of paragraph***s*** (b) ***and (c)*** above, ***the*** area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating ~~Government, institution or community~~ ***GIC*** facilities~~)~~ including school(s) as may be required by the Government shall be deducted in calculating the relevant site area.

RESIDENTIAL (GROUP B)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater:

Sub-area	Maximum Plot Ratio	Maximum Site Coverage	Maximum Building Height	
			No. of Storey	Building Height
R(B)1	1	40%	4 storeys over single-storey car park	15m
R(B)2	1.26	40%	6 storeys over single-storey car park	21m
R(B)3	1	40%	12 storeys including car park	36m

(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(c) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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

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.

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

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 0.4 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio~~, site coverage~~ and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(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) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

RESIDENTIAL (GROUP D)

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

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

Eating Place
Library
School
Shop and Services

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP D) (cont'd)

Remarks

(a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m^2 and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(b) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(d) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

VILLAGE TYPE DEVELOPMENT

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

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. ***For land designated "Village Type Development (1)", the planning intention is to provide land considered suitable for reprovisioning of village houses affected by Government projects.***

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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

INDUSTRIAL

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 ***Arts Studio (excluding those involving direct provision of services or goods)*** Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Information Technology and Telecommunications Industries Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Concrete Batching Plant Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown ***Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)*** Educational Institution (~~ground floor only except~~ in wholesale conversion of an existing building ***only***) Exhibition or Convention Hall Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only) ***Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)*** Off-course Betting Centre Offensive Trades Office (not elsewhere specified) Petrol Filling Station Place of Entertainment (~~ground floor only except~~ in wholesale conversion of an existing building ***only***) Place of Recreation, Sports or Culture ***(not elsewhere specified)*** Private Club ***Public Clinic (in wholesale conversion of an existing building only)*** Religious Institution (~~ground floor only except~~ in wholesale conversion of an existing building ***only***) Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom# which may be permitted on any floor)

(Please see next page)

INDUSTRIAL (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Training Centre ***(in wholesale conversion of an existing building only)*** Vehicle Stripping/Breaking Yard Wholesale Trade
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

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

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries ~~and~~, office related to industrial use***, and selected uses akin to industrial production and would not compromise building and fire safety*** are also always permitted in this zone.

(Please see next page)

INDUSTRIAL (cont'd)

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 3 and a maximum building height of 4 storeys (15m), or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(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) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

~~INDUSTRIAL (GROUP D)~~

~~Column 1~~ ~~Uses always permitted~~	~~Column 2~~ ~~Uses that may be permitted with or without conditions on application to the Town Planning Board~~
~~Cargo Handling and Forwarding Facility (not elsewhere specified)~~ ~~Eating Place (Canteen, Cooked Food Centre only)~~ ~~Government Refuse Collection Point~~ ~~Government Use (not elsewhere specified)~~ ~~Industrial Use (not elsewhere specified)~~ ~~Open Storage (not elsewhere specified)~~ ~~Public Convenience~~ ~~Public Utility Installation~~ ~~Public Vehicle Park (excluding container vehicle)~~ ~~Recyclable Collection Centre~~ ~~Rural Workshop~~ ~~Shop and Services (Service Trades only)~~ ~~Utility Installation for Private Project~~ ~~Vehicle Repair Workshop~~ ~~Warehouse (other than Dangerous Goods Godown)~~ ~~Wholesale Trade~~	~~Animal Boarding Establishment~~ ~~Broadcasting, Television and/or Film Studio~~ ~~Cargo Handling and Forwarding Facility (Container Freight Station, Logistics Centre only)~~ ~~Concrete Batching Plant~~ ~~Container Storage/Repair Yard~~ ~~Container Vehicle Park/ Container Vehicle Repair Yard~~ ~~Dangerous Goods Godown~~ ~~Eating Place (not elsewhere specified)~~ ~~Offensive Trades~~ ~~Open Storage of Cement/Sand~~ ~~Open Storage of Chemical Products/ Dangerous Goods~~ ~~Petrol Filling Station~~ ~~Refuse Disposal Installation (Refuse Transfer Station only)~~ ~~Shop and Services (not elsewhere specified)~~ ~~Vehicle Stripping/Breaking Yard~~

~~Planning Intention~~

~~This zone is intended primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.~~

~~(Please see next page)~~

~~INDUSTRIAL (GROUP D)~~ ~~(cont'd)~~

~~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 1.6, a maximum site coverage of 80% and a maximum building height of 13m, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.~~

~~(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.~~

~~(c) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.~~

OPEN STORAGE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Cargo Handling and Forwarding Facility (Container Freight Station, Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Cement Manufacturing
Eating Place (Canteen only)	Concrete Batching Plant
Government Refuse Collection Point	Container Storage/Repair Yard
Government Use (not elsewhere specified)	Container Vehicle Park/Container Vehicle Repair Yard
On-Farm Domestic Structure	Dangerous Goods Godown
Open Storage (not elsewhere specified)	Eating Place (not elsewhere specified)
Public Convenience	Industrial Use (not elsewhere specified)
Public Utility Installation	Open Storage of Cement/Sand
Public Vehicle Park (excluding container vehicle)	Open Storage of Chemical Products/ Dangerous Goods
Rural Workshop	Petrol Filling Station
Shop and Services (Service Trades only)	Shop and Services (not elsewhere specified)
Utility Installation for Private Project	Vehicle Stripping/Breaking Yard
Vehicle Repair Workshop	Wholesale Trade
Warehouse (excluding Dangerous Goods Godown)	

Planning Intention

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

Remarks

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

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	Firing Range
Government Use (not elsewhere specified)	Flat
Hospital	Funeral Facility
Institutional Use (not elsewhere specified)	Helicopter Landing Pad
Library	Holiday Camp
Market	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Religious Institution	Residential Institution
Research, Design and Development Centre	Sewage Treatment/Screening Plant
Rural Committee/Village Office	Shop and Services ***(not elsewhere specified)***
School	Utility Installation for Private Project
Service Reservoir	Zoo
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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

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

Sub-area	***Maximum Number of Storeys***
G/IC(1)	***8 storeys***
G/IC(2)	***4 storeys***

(b) ***In determining the relevant maximum number of storeys for the purposes of (a) above, any basement floor(s) may be disregarded.***

(c) ***Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.***

OPEN SPACE

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

Planning Intention

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

Remarks

Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

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

For "Petrol Filling Station" only

Petrol Filling Station	Government Use Public Utility Installation

Planning Intention

This zone is intended primarily for the provision of petrol filling station serving the needs of local residents as well as the general public.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Storage and Workshop Use" Only

Eating Place (Canteen, Cooked Food Centre only)
Government Refuse Collection Point
Government Use
Industrial Use (not elsewhere specified)
Open Storage (not elsewhere specified)
Public Convenience
Public Utility Installation
Public Vehicle Park
Recyclable Collection Centre
Rural Workshop
Shop and Services (Service Trades only)
Utility Installation for Private Project
Vehicle Repair Workshop
Warehouse (excluding Dangerous Goods Godown)
Wholesale Trade

Bus Depot
Cargo Handling and Forwarding Facility
Dangerous Goods Godown
Eating Place (not elsewhere specified)
Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Office
Open Storage of Cement/Sand
Open Storage of Chemical Products/Dangerous Goods
Petrol Filling Station
Shop and Services (not elsewhere specified)
Vehicle Stripping/Breaking Yard

Planning Intention

This zone is intended for multi-storey buildings to house the brownfield operations that could not be accommodated in conventional flatted factory buildings (i.e. storage of goods or operations that involve bulky and heavy goods/machinery and require high headroom).

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 5 and maximum building height of 110mPD, or the plot ratio and height of the existing building, whichever is the greater.

(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

***OTHER SPECIFIED USES* (Cont'd)**

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

For "Sewage Treatment Works" only

Government Use *Organic Wastes Co-digestion Facilities* *Sewage Treatment/Screening Plant* *Water Reclamation Plant/Facility*	*Refuse Disposal Installation* *Utility Installation not Ancillary to the Specified Use*

Planning Intention

This zone is intended primarily for the provision of sewage treatment/screening plant.

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height of 35mPD, or the height of the existing building, whichever is the greater.

(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range 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 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

(a) Any filling of 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 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure ***Picnic Area*** Wild Animals Protection Area	Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House (Redevelopment only) ~~Picnic Area~~ Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure project with overriding public interest may be permitted.

Remarks

(a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.

(b) Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Attachment VI

~~APPROVED~~ *DRAFT* TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/12*A*

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

~~ARROVED~~ ***DRAFT*** TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/12***A***

CONTENTS PAGE

1.	INTRODUCTION	1
2.	AUTHORITY FOR THE PLAN AND PROCEDURE	1
3.	OBJECT OF THE PLAN	~~3~~***2***
4.	NOTES OF THE PLAN	3
5.	THE PLANNING SCHEME AREA	3
6.	POPULATION	4
7.	***STRATEGIC PLANNING CONTEXT***	***4***
8~~7~~.	OPPORTUNITIES AND CONSTRAINTS	~~4~~***5***
9~~8~~.	GENERAL PLANNING INTENTION	~~6~~***7***
10~~9~~.	LAND-USE ZONINGS	
10~~9~~.1	Comprehensive Development Area	~~6~~***8***
10~~9~~.2	Residential (Group A)	~~7~~***9***
10~~9~~.3	Residential (Group B)	~~8~~***11***
10~~9~~.4	Residential (Group C)	1~~0~~***2***
10~~9~~.5	Residential (Group D)	1~~0~~***3***
10~~9~~.6	Village Type Development	1~~1~~***3***
10~~9~~.7	Industrial	1~~1~~***4***
~~9.8~~	~~Industrial (Group D)~~	~~12~~
10~~9~~.~~9~~***8***	Open Storage	1~~3~~***5***
10~~9~~.~~10~~***9***	Government, Institution or Community	1~~3~~***6***
10~~9~~.1~~1~~***0***	Open Space	1~~4~~***7***
10~~9~~.1~~2~~***1***	Other Specified Uses	1~~4~~***7***
10~~9~~.1~~3~~***2***	Undetermined	1~~4~~***9***
10~~9~~.1~~4~~***3***	Green Belt	1~~5~~***9***
10~~9~~.1~~5~~***4***	Conservation Area	~~15~~***20***
11~~10~~.	COMMUNICATION	~~16~~***20***
12~~11~~.	UTILITY SERVICES	~~16~~***21***
13~~12~~.	CULTURAL HERITAGE	~~17~~***22***
14~~13~~.	IMPLEMENTATION	~~17~~***22***

~~APPROVED~~ *DRAFT* TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/12*A*

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ ***draft*** Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12***A***. It reflects the planning intention***s*** 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 covered by the Tong Yan San Tsuen OZP was previously included in the Tong Yan San Tsuen Development Permission Area (DPA) Plan.

2.2 On 18 June 1993, the draft Tong Yan San Tsuen DPA Plan No. DPA/YL-TYST/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

2.3 On 28 May 1996, the then Governor in Council approved the draft DPA Plan under section 9(1)(a) of the Ordinance. The approved DPA Plan No. DPA/YL-TYST/2 was notified in the Gazette on 7 June 1996.

2.4 On 13 March 1995, 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 Tong Yan San Tsuen.

2.5 On 14 June 1996, the draft Tong Yan San Tsuen OZP No. S/YL-TYST/1 was exhibited for public inspection under section 5 of the Ordinance. ~~Since then, t~~***T***he OZP ~~has been~~ ***was subsequently*** amended three times and exhibited for public inspection under section 7 of the Ordinance.

2.6 On 19 September 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tong Yan San Tsuen OZP, which was subsequently renumbered as S/YL-TYST/5. On 25 September 2001, the CE in C referred the approved Tong Yan San Tsuen OZP No. S/YL-TYST/5 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

2.7 On 22 October 2002, the CE in C**,** under section 9(1)(a) of the Ordinance, approved the draft Tong Yan San Tsuen OZP, which was subsequently renumbered as S/YL-TYST/7. On 16 December 2003, the CE in C referred the approved Tong Yan San Tsuen OZP No. S/YL-TYST/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ***The OZP was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.***

~~2.8 On 11 June 2004, the draft Tong Yan San Tsuen OZP No. S/YL-TYST/8, incorporating amendments to the Notes of the Plan in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, no objection was received.~~

~~2.9 On 15 April 2005, the draft Tong Yan San Tsuen OZP No. S/YL-TYST/9, incorporating mainly amendment to the definition of "existing building" in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. During the plan exhibition period, no objection was received.~~

2.~~10~~***8*** On 7 February 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tong Yan San Tsuen OZP, which was subsequently renumbered as S/YL-TYST/10. On 11 February 2014, the CE in C referred the approved Tong Yan San Tsuen OZP No. S/YL-TYST/10 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 28 February 2014 under section 12(2) of the Ordinance.~~ ***The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.***

~~2.11 On 29 September 2017, the draft Tong Yan San Tsuen OZP No. S/YL-TYST/11, incorporating amendments mainly to rezone a piece of land to the west of Long Tin Road and to the north of the Tong Yan San Tsuen Interchange from "Open Space" ("O"), "Residential (Group B) 1" ("R(B)1") and area shown as 'Road' to "Residential (Group A) 1" ("R(A)1") and a piece of land to the south of Tan Kwai Tsuen South Fresh Water Service Reservoir from "Green Belt" ("GB") and "Government, Institution or Community" ("G/IC") to "R(A)2" to facilitate planned public housing developments; and to rezone a piece of land at Sha Tseng Road and two pieces of land to the south of Park Villa from "G/IC" to "R(B)1", was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 203 representations were received. On 12 January 2018, the representations were published for three weeks for public comments and a total of 292 comments on the representations (comments) were received. After giving consideration to the representations and comments on 7 June 2018, the Board decided not to propose any amendment to the draft OZP to meet the representations.~~

2.~~12~~***9*** On 4 September 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tong Yan San Tsuen OZP, which was subsequently re-numbered as S/YL-TYST/12. On 14 September 2018, the approved Tong Yan San Tsuen OZP No. S/YL-TYST/12~~ (the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.

2.10 On 9 July 2019, the CE in C referred the approved Tong Yan San Tsuen OZP 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 19 July 2019 under section 12(2) of the Ordinance.

2.11 On XX July 2020, the draft Tong Yan San Tsuen OZP No. S/YL-TYST/12A (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The main amendments on the Plan covered Stages 1 and 2 of the Yuen Long South (YLS) Development, mainly including the rezoning of (i) five sites from "Undetermined" ("U") to "Residential (Group A)3" ("R(A)3") mainly for public housing development; (ii) four sites from "Industrial (Group D)" ("I(D)"), "Residential (Group B)1" ("R(B)1"), "Government, Institution or Community" ("G/IC") and/or "Green Belt" ("GB") to "Other Specified Uses" ("OU") annotated "Storage and Workshop Use" ("OU(SW)") and "Open Storage" ("OS") for accommodating brownfield operations; (iii) two sites from "U" and "Residential (Group D)" ("R(D)") to "Village Type Development (1)" ("V(1)"); (iv) two sites from "U" to "R(D)"; (v) five sites from "U" and "OS" to "G/IC(1)" and "G/IC(2)"; and (vi) a site at Pak Sha Tsuen from "U" to "OU" annotated "Sewage Treatment Works" ("OU(STW)").

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land use zonings ***and major road networks*** for ***the*** Tong Yan San Tsuen area so that development and redevelopment within the ***area*** ~~Area~~ can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

3.2 The Plan is to illustrate the broad principles of development and ***planning*** control only. It is a small scale plan and the road alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning ***and development*** proceed~~s~~.

3.3 Since the plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as areas restricted 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 or site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the ***area*** ~~Area~~ and not to overload the road network in this ***area*** ~~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***

(the Area) ~~area~~ and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

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

5. THE PLANNING SCHEME AREA

5.1 The ~~Planning Scheme Area (the~~ Area~~)~~ covered by the Plan is about 647 ha. It is located ***to*** ~~in the south-western part of the North West New Territories (NWNT) and in~~ the immediate south-west of the Yuen Long New Town and north-east of the Tuen Mun New Town. It is bounded by Castle Peak Road - Hung Shui Kiu to Ping Shan Sections to the north, Yuen Long New Town and Tai Tong area to the east, ***Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA),*** Lam Tei and Yick Yuen area to the west and the range of hills leading to Tai Lam Country Park to the south. The boundary of the Area is shown in a heavy broken line on the Plan.

5.2 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is to follow that of the geographical area and would not cause implications on development rights, particularly Small House applications.

5.3 The Area is hilly on the south-west and relatively flat towards Castle Peak Road and Yuen Long New Town. It comprises a variety of land uses including farmland, village settlements, and areas with residential houses intermingled with industrial undertakings. Some of the farmlands are still under active cultivation particularly those to the south-west of Shan Ha.

5.4 Along Castle Peak Road at Hung Shui Kiu is a group of 1 to 19-storey commercial/residential buildings/houses and two secondary schools.

5.5 To the south of Yuen Long Highway along Sha Tseng Road and Tong Yan San Tsuen Road are groups of 2 to ***4***~~3~~-storey residential buildings.~~ A number of 4-storey residential buildings have also been built in the area.~~ Moreover, a number of large scale residential developments to the north of Yuen Long Highway ~~at~~ ***along*** Tan Kwai Tsuen ***Road*** have been completed. Industrial developments are found at the San Hei Tsuen industrial area where infrastructures and road network have been provided to cater for ~~the future~~ industrial development.

5.6 The eastern part of the Area, to the west of Kung Um Road, is mainly occupied by rural industrial uses, such as open storage yards, warehouses and

vehicle repair/recycling workshops. These industrial uses intermingle with some permanent and temporary residential structures.

5.~~6~~***7*** ***Existing recognized villages within the Area include Fui Sha Wai, Lam Hau Tsuen and Shan Ha.*** In recognition of the traditional burial rights of the indigenous villagers, some burial grounds have been preserved in areas near the existing recognized villages.

6. POPULATION

~~6.1~~ Based on the 201~~1~~***6*** Population ***By-census*** ~~Census~~, the population of the Area was estimated by ***PlanD*** ~~the Planning Department~~ as about ~~13,200~~ ***16,450***. It is estimated that the total planned population of the Area would be about ~~72,050~~ ***113,820***. ~~The existing population concentrates in three recognized villages, namely Fui Sha Wai, Lam Hau Tsuen and Shan Ha, as well as residential areas at Tan Kwai Tsuen, Tong Yan San Tsuen and along Castle Peak Road - Hung Shui Kiu Section.~~

~~6.2 Apart from the natural growth in the existing villages, future population growth of the Area will come from the planned residential developments at Tan Kwai Tsuen, Sha Tseng Road in Tong Yan San Tsuen, and areas to the west of Long Tin Road and to the north of the Tong Yan San Tsuen Interchange, as well as to the south of Tan Kwai Tsuen South Fresh Water Service Reservoir.~~

7. STRATEGIC PLANNING CONTEXT

7.1 Under the "Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation" (the YLS Study), the YLS area was confirmed as having potential for comprehensive development for housing and other uses with supporting infrastructure and community facilities, which would in turn improve the existing environment in the process. Through comprehensive planning and provision of new infrastructure, YLS would be transformed into an extension of Yuen Long New Town by providing land to meet the medium- to long-term housing needs of Hong Kong. According to the Revised Recommended Outline Development Plan (Revised RODP), the YLS Development would be carried out in stages, and would be home to a population of about 101,200 upon full completion.

7.2 Under the Conceptual Spatial Framework for "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (Hong Kong 2030+), YLS falls within the Western Economic Corridor which seeks to capitalise on the international and regional gateway and strategic transport infrastructure in West Hong Kong, and consolidates the increasing economic activities and employment in HSK/HT NDA, Tuen Mun, Yuen Long and various developments in North Lantau for greater synergy.

~~7~~***8***. OPPORTUNITIES AND CONSTRAINTS

~~7~~***8***.1 Opportunities

~~7~~***8***.1.1 Owing to its ***strategic*** ~~central~~ location ***along the Western Economic Corridor*** among Tuen Mun New Town, Yuen Long New Town***,*** ~~and~~ Tin Shui Wai New Town ***and HSK/HT NDA***, the Area is easily accessible by means of road transport. The completion of ***Route 3,*** the New Territories Circular Road, Yuen Long Highway, Hung Tin Road, Long Tin Road and Light Rail Transit (LRT) network has enhanced the accessibility of the Area. ~~In addition, with the completion of Route 3, the inter-regional link of the Area with the main urban area has been further improved~~. ~~This~~ ***Future strategic road connections could*** ~~will~~ increase the development potential of the Area and ***further studies may be necessary to capitalise on this potential once*** ~~***this proposed***~~ ***such strategic link(s) is confirmed*** ~~there will be an increasing demand for residential and industrial developments in the Area~~.

8.1.2 The comprehensive development of YLS will transform the Area into a sustainable, green and liveable neighborhood. New residences, employment opportunities, enhanced infrastructures, public utilities and services, open spaces and other amenities would be provided to the benefit of new residents and existing villages and settlements. Existing blue-green assets in the Area, such as the revitalized nullahs, active farmland, natural streams and secondary woodland would be preserved to safeguard important existing characters.

8.1.3 The consolidation of brownfield operations into purpose-built multi-storey buildings (MSBs) would help optimize precious land resources for residential and other beneficial uses, reduce the potential nuisances of haphazard industrial uses on the surrounding area, and improve the condition of the degraded environment in the process.

8.1.4 The YLS Development would provide a unique opportunity to retrofit smart, green and resilient development concepts into the Area, including the sustainable reuse of treated sewage effluent for non-potable water supply, adoption of sustainable water management and drainage systems, alignment of new main roads along the summer prevailing wind direction and coexistence of recreational opportunities in the form of hillside river corridors with scenic cycle tracks, etc.

~~7~~***8***.1.~~2~~***5*** With the gradual decline of agricultural activities in the territory, ~~a~~ large amount of agricultural land and farm structures have been abandoned. ***However, active agricultural land is found to the south-west of Shan Ha/south-east of Tong Yan San Tsuen and scattered pockets of land in the Area, while some abandoned farmland also has potential for agricultural rehabilitation. Existing agricultural land that is contiguous, sizeable and active should continue to be preserved and impacts on them should be minimized as far as possible. On the other hand, some of the abandoned farmland in the Area*** are not expected to have profitable agricultural development. ***As such,*** there is opportunity for converting ~~the~~ ***those*** derelict agricultural land into alternative uses, such as housing and ***other gainful***

uses ~~industry~~. ~~However, the area to the further south of Shan Ha are occupied by a few poultry farms and pockets of agricultural land to the south-west of Shan Ha are still under active cultivation. The rural character of this area should be retained.~~

~~7~~***8***.2 Constraints

~~7~~***8***.2.1 With the improvement in accessibility, there has been a rapid proliferation of open storage uses ~~(e.g. storage of building materials, machinery)~~***, warehouses,*** and ~~car stripping yards~~ ***workshops*** in the Area, particularly along Castle Peak Road, Tan Kwai Tsuen Road and Kung Um Road. Such uses have ***degraded the environment, created various pollution problems and nuisances, and*** prejudiced the Government's land-use intention in the Area. ***A more efficient and orderly use of land for open storage, warehouses and workshop uses should be devised to cater for the demand.***

~~7~~***8***.2.2 ~~The proliferation of open storage and workshop uses has led to a degradation of the environment and created a number of problems such as air and stream pollution, flooding, traffic congestion and visual blight. More orderly development of land for open storage uses that cannot be accommodated in conventional godown premises is necessary to cater for the growing demand.~~ ***Although the LRT traverses the Area, it could only serve a small portion of developments to the north along Castle Peak Road. The rest of the Area, including the YLS area, is not served by railway. A number of local roads and sub-standard roads exist within the Area, the widening of which is often severely constrained by existing infrastructure (such as drainage channels) and existing surrounding developments. The YLS area is also not well connected with Yuen Long New Town and HSK/HT NDA. Comprehensive pedestrian, cyclists, road and green transport networks should be devised to improve the existing connections to the YLS area.***

~~7.2.3 Although the Area ranks comparatively high priority in the provision of infrastructure, notably sewerage and land drainage, the programmed works only covers a portion of the Area to the north of Yuen Long Highway. There is no programme to serve the wider countryside. Therefore, developments are subject to the provision of satisfactory arrangements for water supply, sewage treatment and disposal, drainage, flood mitigation and access provision.~~

~~7~~***8***.2.~~4~~***3*** ***Away from the major thoroughfares, large parts of the Area are not served by public sewerage system.*** There are ***also*** extensive flood fringes to the east of Shan Ha and to the west of Long Tin Road. Whilst ***d***~~D~~rainage improvement works were completed in early 2006, development in these areas should be subject to ~~the conduction of a satisfactory~~ drainage impact assessment and the provision of adequate drainage facilities and effective flood mitigation measures.

8.2.4 The Area is only served by small size water distribution mains to local villages. Existing capacity of the Tan Kwai Tsuen Service Reservoirs

and the Water Treatment Works for the North West New Territories could not meet the substantial increase in water demand arising from proposals for large residential development. New waterworks are proposed under the YLS Development, the details of which would be investigated in due course.

~~7~~***8***.2.5 Since there are ~~three~~ recognized villages in the Area, sufficient land has to be reserved for the future expansion of these existing villages. ***The existing characters of the established rural settlements, as well as recognized cultural heritage, natural landscape resources and ecologically important features in the Area should also be preserved as far as possible.***

~~7~~***8***.2.6 Potential development areas will be confined to the ***plains and*** gentle foothills. The steeper slopes are more suitable for conservation uses and are ***mainly*** zoned "Conservation Area".

~~7~~***8***.2.7 Several highways including Yuen Long Highway, Hung Tin Road and Long Tin Road run through the Area. These highways will have substantial traffic noise impact ***and possible air quality impact*** on the adjoining areas***, which would need to be suitably mitigated where appropriate***.

~~8~~***9***. GENERAL PLANNING INTENTION

~~8~~***9***.1 ~~A large portion of the rural area in Tong Yan San Tsuen is undergoing an "urban transition" and has been converted to open storage, godown and workshop uses. With the improvement in accessibility due to the committed and planned transport links, there is potential in the long run for more compatible urban development in the Area through public and private initiatives.~~ In order to maximize the use of committed and planned infrastructure, the general planning intention for ***the Area*** ~~Tong Yan San Tsuen area~~ is:

(a) to designate urban developments to appropriate locations where basic infrastructures have either been planned or ***are currently*** ~~been~~ available;

(b) to encourage upgrading of the environment through comprehensively planned development***, including the YLS Development***;

(c) to enhance the accessibility and integration of the Area with Yuen Long New Town and the surrounding areas;

~~(c)~~***(d)*** to preserve the rural character of the Area by retaining the active agricultural land***, village setting*** and the natural hill slope;

~~(d)~~***(e)*** to reserve sufficient land for village expansion; and

~~(e)~~***(f)*** to contain and ~~improve the less~~ ***provide suitable premises to accommodate the*** undesirable open storage and industrial uses currently operating along the major accesses.

9.2 ***Under the YLS Development, a large portion of the rural area to the south of Yuen Long Highway will undergo transformation whereby existing brownfield sites would be redeveloped for housing and other uses with supporting infrastructure and community facilities, which would in turn improve the existing environment in the process. The YLS Development would be carried out in stages, with Stages 1 and 2 to be implemented first, while the remaining stages will be subject to further review in commensurate with changing planning circumstances as well as the strategic infrastructural capacity.***

~~8~~***9.***~~2~~***3*** The area adjoining Castle Peak Road - Hung Shui Kiu Section is intended for higher-density development so as to ***complement the regional economic and civic hub function of HSK/HT NDA*** ~~be in line with the intention for developing Hung Shui Kiu for the provision of relatively higher order commercial and ancillary facilities. A relatively lower-density development is proposed in areas further away from Castle Peak Road - Hung Shui Kiu and Ping Shan Sections. It is also the general planning intention to concentrate population growth along committed and planned infrastructure.~~ ***Three high-density residential development clusters are also designated at the northern section of Kung Um Road, to the north of Tong Yan San Tsuen Interchange and south of Tan Kwai Tsuen for public housing development. Lower density development can be found away from the major thoroughfares in commensurate with the existing built character and infrastructural constraints, such as the Tong Yan San Tsuen area.***

~~8~~***9.***~~3~~***4*** In designating various zones on the Plan, considerations have been given to the natural environment, physical landform, existing settlements, land status, availability of infrastructure, local development pressures, ***the strategic positioning of the area under Hong Kong 2030+ and*** the North West New Territories ***(NWNT)*** (Yuen Long District) Development Statements Study ~~(NWNT DSS)~~ under the NWNT Development Strategy Review. Other than the above, buildings and places of historical significance in the Area should be preserved as far as possible.

~~9~~***10***. LAND-USE ZONINGS

~~9~~***10***.1 Comprehensive Development Area ("CDA") : Total Area : 3.32 ha

~~9~~***10***.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of open space, commercial and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Although existing uses are tolerated, any development/redevelopment proposal on sites under this zoning should be submitted to the Board in the form of a Master Layout Plan (MLP) for consideration, except as otherwise expressly provided that it is not required by the Board. Pursuant to section 4A(3) of the Ordinance, a

copy of the approved MLP shall be made available for public inspection in the Land Registry. The two "CDA" sites designated on the OZP are as follows:

~~9~~***10***.1.2 "CDA" zone to the west of Hung Tin Road

A site of about 2.30 ha at the ~~junction~~ ***intersection*** of Castle Peak Road and Hung Tin Road is zoned "CDA". Development in the site is restricted to a total gross floor area (GFA) not exceeding 69,000m^2 (equivalent to a plot ratio of 3) and a maximum building height of 17 storeys. Major part of the site has been developed for residential use, known as Uptown.

~~9~~***10***.1.3 "CDA" zone in Tan Kwai Tsuen

A site of about 1 ha to the south of Tan Kwai Tsuen ~~is~~ ***was*** the subject of a residential development approved by the Board. Development in the site is restricted to a total GFA not exceeding 9,925m^2 (equivalent to a plot ratio of 1) and a maximum building height of 4 storeys over single-storey car park.

~~9~~***10***.1.4 To provide flexibility for innovative design adopted to the characteristics of particular sites, minor relaxation of the above restrictions for the two "CDA" zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

~~9~~***10***.1.5 As the areas along Castle Peak Road - Hung Shui Kiu Section, Hung Tin Road and Yuen Long Highway would be subject to traffic noise impact, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.

~~9~~***10***.2 Residential (Group A) ("R(A)") : Total Area : ~~22.69~~ ***36.02*** ha

~~9~~***10***.2.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

~~9~~***10***.2.2 A site along Castle Peak Road - Hung Shui Kiu Section is designated as "R(A)" for high density residential development. Development within this zone is restricted to a maximum plot ratio of 5, a maximum site coverage of 42% and a maximum building height of 12 storeys (36m)***, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater***. The lowest three floors could have a maximum site coverage of 100%.

~~9~~***10***.2.3 As the areas along Castle Peak Road - Hung Shui Kiu Section would be subject to traffic noise impact, noise mitigation measures such

as the use of screening structures and the adoption of self-protective building layout would need to be implemented.

10.2.4 There are also three sub-areas which are subject to the following development restrictions:

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

~~9.2.4~~ ***(a)*** The "R(A)1" site located to the west of Long Tin Road and to the north of the Tong Yan San Tsuen Interchange, and the "R(A)2" site located to the south of Tan Kwai Tsuen South Fresh Water Service Reservoir are intended for public housing developments. Developments within these sites are subject to a maximum plot ratio of 6.5 and a maximum building height of 155mPD and 205mPD for the "R(A)1" and "R(A)2" sites respectively***, or the plot ratio and height of the existing building, whichever is the greater***.

~~9.2.5~~ ***(b)*** Various Government, institution or community (GIC) facilities including kindergartens, primary schools and social welfare facilities, retail facilities, as well as public transport termini would be provided within the developments of the "R(A)1" and "R(A)2" sites.

~~9.2.6~~ ***(c)*** Two Air Ventilation Assessments-Expert Evaluation (AVAs-EE) have been carried out ~~within~~ ***for the*** "R(A)1" and "R(A)2" sites. It is found that design measures, including non-building area, building separations and setbacks, would alleviate the potential air ventilation impacts on the surrounding wind environment. Quantitative AVAs should be carried out at the detailed design stage. Requirements of the design measures and quantitative AVAs will be incorporated in the planning brief***s*** for implementation as appropriate.

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

(d) Five sites to the west of Kung Um Road and south of Yuen Long Highway are intended for public housing developments. Developments within these sites are subject to a maximum plot ratio of 7 and a maximum building height of 160mPD, or the plot ratio and height of the existing building, whichever is the greater.

(e) For the site abutting Kung Um Road, an area with a width of 20m should be reserved for provision of public open space, such that a green spine connecting the open space along this main thoroughfare could be formed for visual connectivity and air ventilation purposes as proposed under the YLS Study.

(f) Various GIC facilities including kindergartens, social welfare facilities ~~(such as Integrated Family Service Centre, Integrated Children and Youth Services Centre, Residential Care Homes for the Elderly, Day Care Centre for the Elderly, Neighbourhood Elderly Centre, Child Care Centre and Community Care Services Facilities~~

~~(Home-based), etc.)~~, open spaces, and retail facilities may be provided within the developments of the "R(A)3" sites. A wet market may be provided at one of the "R(A)3" sites subject to further study.

(g) To facilitate provision of GIC facilities and public vehicle parks, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as GIC facilities and public vehicle parks, as required by the Government, may be disregarded. 'Public vehicle park (excluding container vehicle)' use is always permitted within this sub-area.

(h) Planning briefs setting out the planning parameters, building heights, provision of GIC facilities and the design requirements of individual public housing sites will be prepared to guide the future development of the sites. In terms of design requirements, these may include the incorporation of lower-rise building areas abutting adjacent village settings and variations in building height to formulate an urban form with a building height profile gradually descending from north to south across the YLS area to ensure visual harmony with the surroundings.

~~9.2.9~~***10.2.5*** To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the ~~plot ratio, site coverage and building height~~ ***above*** restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9***10***.3 Residential (Group B) ("R(B)") : Total Area : ~~61.93~~ ***58.68*** ha

~~9~~***10***.3.1 This zone is intended primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

~~9~~***10***.3.2 As the areas along Castle Peak Road - Hung Shui Kiu Section and Yuen Long Highway would be subject to traffic noise impact, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.

~~9~~***10***.3.3 There are three sub-areas within this zone. Development in these areas is guided by the Tong Yan San Tsuen North Layout Plan, Tong Yan San Tsuen South Layout Plan and Hung Shui Kiu Layout Plan.

(a) Residential (Group B)1 ("R(B)1") : Total Area : ~~56.24~~ ***52.99*** ha

Six areas are zoned "R(B)1". One is located to the south of Castle Peak Road - Ping Shan Section which is known as Villa Sunshine and is occupied by a number of 4-storey (over single-storey car park) houses. The second one is located to the south of Castle Peak Road - Ping Shan Section at Ping Shan Lane which is occupied by a number of 3-storey houses. The

third one is located to the west of Long Tin Road at Ma Fung Ling Road. Evergreen Place, Green Lodge and Jasper Court are found in this area. The fourth one is located at Tong Yan San Tsuen to the south of Yuen Long Highway. The Eldorado, Kisland Villa, Marbella Gardens and Windsor Villa along Sha Tseng Road as well as Recours La Serre***, The Parkhill, Park Hillcrest*** and Park Villa along Tong Yan San Tsuen Road are located within this area. ~~The latter two areas are largely occupied by 2 to 3-storey residential buildings mixed with vacant farmland and open storage uses. Four-storey developments are mainly found along Ma Fung Ling Road and Sha Tseng Road.~~ The fifth "R(B)1" zone covers the area to the east and west of Tan Kwai Tsuen Road and the sixth one is located to the west of Tai Tao Tsuen. Existing 4-storey developments such as the Meadowlands and the Osmanthus Garden are found ~~at~~ ***along*** Tan Kwai Tsuen ***Road*** while a mixture of residential developments, open storage and workshops in temporary structures are located near Tai Tao Tsuen. Development within this zone is restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m)***, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater***.

(b) Residential (Group B)2 ("R(B)2") : Total Area : 0.97 ha

The area zoned "R(B)2" is located near the junction of Castle Peak Road - Hung Shui Kiu Section and Hung Tin Road. Development within this zone is restricted to a maximum plot ratio of 1.26, a maximum site coverage of 40%, and a maximum building height of 6 storeys over single-storey car park (21m)***, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater***.

(c) Residential (Group B)3 ("R(B)3") : Total Area : 4.72 ha

The area zoned "R(B)3" is located to the south of Castle Peak Road – Hung Shui Kiu Section in Tan Kwai Tsuen. Development within this zone is restricted to a maximum plot ratio of 1, a maximum site coverage of 40%, and a maximum building height of 12 storeys including car park (36m)***, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater***.

~~9~~***10***.3.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

~~9~~***10***.4 Residential (Group C) ("R(C)") : Total Area : 12.78 ha

~~9~~***10***.4.1 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.

~~9~~***10***.4.2 In order to maintain the rural character of the Area, development within this zone is restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park***, or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater***. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

~~9~~***10***.4.3 Two areas are zoned "R(C)". One is located at the foothill to the south of the ***Tin Shui Wai West*** ~~i~~***I***nterchange~~ of Yuen Long Highway and Hung Tin Road~~. The area is largely occupied by on-farm domestic structures, vacant pigsties and fallow farmland. The other one is located to the north-west of Pak Sha Tsuen and west of Kung Um Road which is mainly occupied by open storage yards, workshops, vacant farms and fallow agricultural land. ***One Hyde Park is located within this area.*** Private initiatives would be needed to clear up the undesirable land uses and to put derelict land into active use in these areas. ~~One Hyde Park is located within this area.~~

~~9~~***10***.5 Residential (Group D) ("R(D)") : Total Area : ~~48.19~~ ***48.96*** ha

~~9~~***10***.5.1 This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m^2 and a maximum building height of 2 storeys (6m)***, or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater***.

~~9~~***10***.5.2 To be in line with the intensity and built-form of existing domestic structures within the zone, residential development other than New Territories Exempted House ***(NTEH)*** shall not result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse impacts on the environment. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board

through the planning permission system. Each proposal will be considered on its individual planning merits.

~~9~~***10***.5.3~~Two~~ ***Four*** areas are zoned "R(D)". One is located at Tan Kwai Tsuen where traffic loading on Tan Kwai Tsuen Road is a major problem. The ~~other~~ ***second*** one is located on the flat land to the south of Yuen Long Highway between Shan Ha and Tong Yan San Tsuen where basic infrastructure is not yet available and the existing open storage uses in the area are incompatible with the adjacent "R(B)1" zone. Owing to the above-mentioned infrastructural constraint and environmental reasons, only very low-density residential development may be considered in these areas. ***The third one concerns a lot adjoining Tin Liu Tsuen, which is retained by the YLS Development. The last area concerns the non-indigenous village of Tin Lung Tsuen and its immediate environ to the south of Yuen Long Highway, which are also retained under the YLS Development.***

~~9~~***10***.5.4 As the area along Yuen Long Highway would be subject to traffic noise impact, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented***, where appropriate***.

~~9~~***10***.6 Village Type Development ("V") : Total Area : ~~59.86~~ ***60.62*** ha

~~9~~***10***.6.1 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 House by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructure and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a ***NTEH*** ~~New Territories Exempted House~~. Other commercial, community and recreational uses may be permitted on application to the Board. ***For land designated "V(1)", the planning intention is primarily to provide land considered suitable for reprovisioning of village houses affected by Government projects. In order to ensure that any future development or redevelopment within the "V" zone will retain a village character, a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater, is imposed. Minor relaxation of the above restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.***

~~9~~***10***.6.2 The boundaries of the "V" zones are drawn up having regard to the existing village "environs", the ***approved applications for Small House development, the number of outstanding Small House applications, the*** anticipated Small House demand for the next ten years,

topography, site constraints and the provision of public services. Village expansion areas and other infrastructure improvements will be guided by detailed layout plans where applicable.

~~9~~***10***.6.3 Recognized villages within the Area including Fui Sha Wai, Lam Hau Tsuen and Shan Ha are zoned "V". In addition, three pieces of land to the west of Kung Um Road are zoned "V" to reserve land for the village expansion of Tin Liu Tsuen and Pak Sha Tsuen, which are located just outside the Area in Tai Tong.

~~9~~***10.6.4*** ***Two sites with a total area of about 0.76 ha to the east and west of Shan Ha are zoned "V(1)" mainly to reserve land for reprovisioning of the affected village houses under the Village Removal Terms and due to Government projects. The site to the east of Shan Ha also comprises existing village houses to be retained under the YLS Study.***

~~9~~***10***.6.~~4~~***5*** Adequate land has been reserved to cater for ultimate population built-up within the "V" zone upon full development.

~~9~~***10***.6.~~5~~***6*** As the areas along Castle Peak Road - Hung ~~Shiu~~ ***Shui*** Kiu Section and Yuen Long Highway would be subject to traffic noise impact, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented***, where appropriate***.

~~9~~***10***.7 Industrial ("I") : Total Area : 14.80 ha

~~9~~***10***.7.1 This zone covers the northern part of the Area where ***various*** ~~a lot of~~ industrial developments have been developed. It is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries ~~and~~***,*** office related to industrial use***, and selected uses akin to industrial production and would not compromise building and fire safety*** are also always permitted in this zone. However, general commercial and office uses other than those permitted under Column 1 and in the purpose-designed non-industrial portion on the lower floors of an existing building, will require planning permission from the Board. It should also be noted that the purpose-designed non-industrial portion of an existing building does not include basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room. Some industrial uses such as concrete batching plant, and container freight station, etc. will also require planning permission from the Board.

~~9~~***10***.7.2 Development in this zone is subject to a maximum plot ratio of 3 and a maximum building height of 4 storeys (15m)***, or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the DPA, whichever is the greater.*** ~~so as to~~ ***The above restrictions are intended to*** conform with the surrounding low-rise development. Development within this zone is guided by the Tong Yan San Tsuen North Layout Plan. To provide

flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

~~9.8 Industrial (Group D) ("I(D)") : Total Area : 10.51 ha~~

~~9.8.1 This zone is intended primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.~~

~~9.8.2 New industrial developments are encouraged to be constructed in permanent materials. Each establishment shall be provided with water supply and connections for sewage disposal. To avoid pollution, new sites shall be connected to a Government reticulatory sewer system or contain satisfactory on-site sewage treatment facilities. New industrial developments should demonstrate that the nature of their operations could not be accommodated in conventional flatted factory premises. Developments within the "I(D)" zone are guided by the Tong Yan San Tsuen South Layout Plan. Development in this zone is subject to a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

~~9.8.3 The area to the south of Yuen Long Highway at Tong Yan San Tsuen Road is zoned "I(D)". There is a high concentration of temporary structures for warehouse, industrial workshops and open storage uses within this zone. Apart from reflecting the existing land-use situation, the zoning aims at providing sufficient land for informal industrial development to support the industrial activities in San Hei Tsuen industrial area to the immediate north.~~

~~9~~***10***.~~9~~***8*** Open Storage ("OS") : Total Area : ~~4.75~~ ***5.58*** ha

~~9~~***10***.~~9~~***8***.1 This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

~~9~~***10***.~~9~~***8***.2 Some specified open storage uses, container storage/repair yard, vehicle stripping/breaking yard, dangerous goods godown, etc. which may cause environmental nuisance, safety hazards or transport problems require permission from the Board. Development proposals for such purposes have to clearly demonstrate that they would have no adverse

environmental, drainage, traffic and other impacts on the surrounding areas. Other open storage uses (not elsewhere specified) which are unlikely to cause adverse environmental impacts or transport problems are always permitted in this zone. Due regard should be given to minimize the potential environmental impacts on the surrounding areas when developing these areas.

~~9~~***10***.~~9~~***8***.3 ***Two areas are zoned "OS".*** ~~An~~***One*** area ***is located*** to the south of Yuen Long Highway near Lam Hau Tsuen ~~is zoned "OS"~~. It is currently largely occupied by open storage yards and is subject to severe traffic noise impact from the adjacent Yuen Long Highway. It is expected that mitigation measures would be provided in the development to prevent environmental degradation. ***The other area is located to the south of Tin Shui Wai West Interchange to accommodate brownfield operations that could not practically be relocated into MSBs or conventional flatted factories. A proposed connection road to the Tan Kwai Tsuen public housing development is expected to traverse this site.***

~~9~~***10***.~~10~~***9*** Government, Institution or Community ("G/IC") : Total Area : ~~14.35~~ ***17.81*** ha

~~9~~***10***.~~10~~***9***.1 This zone is intended primarily for the provision of ~~Government, institution or community (~~GIC~~)~~ facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

~~9~~***10***.~~10~~***9***.2 Several ***existing*** "G/IC" sites are designated for institution or community uses in the Area. They include ~~the~~ ***The Hong Kong*** Girl Guides ***Association Yuen Long*** Recreation Centre and the social services centre of the Richmond Fellowship of Hong Kong near Ping Shan Lane; two existing temples (i.e. Kam Lan Koon and Chuk Lam Ming Tong), a ~~proposed~~ ***possible*** home for the aged and a proposed primary school in Tong Yan San Tsuen South; two existing secondary schools~~, two proposed primary schools~~ and a proposed sub-divisional fire station near Castle Peak Road at Hung Shui Kiu; and an existing church and a ~~vacant~~ ***former*** school in Tan Kwai Tsuen.

10.9.3 Two government complexes are proposed at the "G/IC(1)" sites to the west of Kung Um Road near Muk Kiu Tau Tsuen with public transport interchange, general clinic, post office, sports centre, community hall and social welfare facilities (such as Residential Care Homes for Persons with Disabilities, Hostel for Severely Mentally Handicapped Persons, Care and Attention Home for Severely Disabled Persons, Day Activity Centre, Hostel for Moderately Mentally Handicapped Persons cum Integrated Vocational Rehabilitation Services Centre and Supported Hostel for Mentally Handicapped Persons and Outreaching Team for Ethnic Minorities, etc). The sites are subject to a maximum building height of 8 storeys in line with the YLS Study

recommendation. For the site abutting Kung Um Road, an area with a width of 20m should be reserved for provision of public open space, such that a green spine connecting the open space along this main thoroughfare could be formed for visual connectivity and air ventilation purposes as proposed under the YLS Study. The need for a further wet market at a centrally located and easily accessible Government site within YLS will be subject to further study by the concerned department(s) in due course.

~~9~~***10***.~~10~~~~9~~.~~3~~***4*** Several ***existing*** "G/IC" sites are designated for public utility installations. Two electricity substations are built within this zone, one located to the east of Hung Tin Road and another located at the junction of Ma Fung Ling Road and Ping Shan Lane. The "G/IC" site adjacent to Yuen Long Highway near Tan Kwai Tsuen has been developed for the Tan Kwai Tsuen Fresh Water Pumping Station. At the ex-quarry sites at Tan Kwai Tsuen, two "G/IC" sites had been developed for the Tan Kwai Tsuen South Fresh Water Service Reservoir and the Tan Kwai Tsuen North Fresh Water Service Reservoir.

10.9.5 The "G/IC(2)" site located to the west of Kung Um Road near Tin Liu Tsuen is designated for a new electricity substation mainly to serve the YLS Development, and is subject to a maximum building height of 4 storeys in commensurate with the surrounding open space setting. Two other "G/IC(2)" sites located near Tong Yan San Tsuen Interchange and the intersection of Yuen Long Highway and Kung Um Road are mainly for a proposed sewage pumping station and a Government refuse collection point each. The sites are also subject to a maximum building height of 4 storeys due to operational requirements and the potential adverse noise and air impacts from the adjacent Yuen Long Highway, rendering the sites unsuitable for most social welfare facilities.

10.9.6 To allow design flexibility for developments in the "G/IC" sub-zones, basement floor(s) are not counted for the purpose of storey determinations in relation to the building height restrictions stipulated under the Notes. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

~~9~~***10***.1~~1~~***0*** Open Space ("O") : Total Area : ~~0.99~~ ***16.24*** ha

~~9~~***10***.1~~1~~***0***.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

~~9~~***10***.1~~1~~***0***.2 ***Seven sites are zoned "O".*** One site is ~~zoned "O" in the Area which is~~ located to the south of Castle Peak Road - Ping Shan Section that reflects ***Tong Yan San Tsuen Playground,*** an existing local open space. ***Four sites are located to the west of Kung Um Road, forming***

a network of open spaces to serve the initial phases of the YLS Development. The "O" zone to the south of Shan Ha will also preserve the flight lines from the Pak Sha Tsuen egretry. A strip of open space is located to the south of the MSB sites at Tong Yan San Tsuen mainly to serve the nearby workers and residents, and would also act as a buffer between the MSB sites and residences to its south. One site is located to the south of Tin Shui Wai West Interchange which would provide amenity for the area.

~~9~~***10***.1~~2~~***1*** Other Specified Uses ("OU") : Total Area : ~~0.44~~ ***16.63*** ha

10.11.1 This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone.

Petrol Filling Station

10.11.2 About 0.44 ha of land ~~This zone~~ is intended primarily for the provision of petrol filling station serving the needs of local residents as well as the general public. Two existing petrol filling stations are zoned "OU" annotated "Petrol Filling Station". One ~~of them~~ is located to the south of Castle Peak Road - Hung Shui Kiu Section near Fui Sha Wai. The other one is located to the west of Tong Yan San Tsuen Road near the San Hei Tsuen industrial area.

Storage and Workshop Use

10.11.3 About 12.02 ha of land to the south of Yuen Long Highway near Tin Shui Wai West Interchange is zoned "OU" annotated "Storage and Workshop Use" ("OU(SW)"). This zone is primarily intended for MSBs to house the brownfield operations that could not be accommodated in conventional flatted factory buildings (i.e. storage of goods or operations that involve bulky and heavy goods/machinery and require high headroom). The sites are reserved mainly for storage uses, while workshop uses should be confined to site(s) that are situated away from nearby sensitive users.

10.11.4 Developments of these sites are subject to a maximum plot ratio of 5 and a maximum building height of 110mPD, or the plot ratio and height of the existing building, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

10.11.5 To minimise the potential noise impact of the operation of warehouses and rural workshops on the nearby residential developments, mitigation measures should be incorporated into the developments at the "OU(SW)" zone. Loading and unloading activities shall be carried out at designated locations that are blocked/screened from the nearby residential developments by the MSBs itself; all new noise sources such as chillers/ processing plant on the roof of all MSBs for

storage and workshops should be positioned away from the nearby residential developments as far as possible. Besides, the new noise sources should be provided with appropriate at-source noise control measures, including acoustic enclosure, silencer and low noise equipment design, etc. to achieve noise reduction requirement. With reference to "Good Practices on Pumping System Noise Control" and "Good Practices on Ventilation System Noise Control" from the Environmental Protection Department, noise reduction up to 30dB(A) is possible with the application of silencer installation and special acoustic enclosure. Noise sources within the MSBs should be controlled by suitable noise mitigation designs such as sound insulating building structures, façade sound insulation and acoustic doors, etc. For uses that might induce adverse noise impact on surrounding noise sensitive receiver(s), further environmental assessment(s) may be required.

Sewage Treatment Works

10.11.6 A site of about 4.17 ha to the southern end of Kung Um Road is zoned "OU(STW)" primarily for the provision of a sewage treatment/screening plant, also known as the YLS Effluent Polishing Plant. The primary aim of this tertiary sewage treatment works is to treat the sewage collected from the YLS Development and adjacent areas. Organic wastes co-digestion facilities may be installed to this plant to enhance the efficiency of the waste treatment operation. Development in this site is subject to a maximum building height of 35mPD, or the height of the existing building, whichever is the greater. Minor relaxation of the above restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

~~9~~***10***.1~~3~~***2*** Undetermined ("U") : Total Area : ~~101.04~~ ***59.7*** ha

~~9~~***10***.1~~3~~***2***.1 A large piece of land to the west of Kung Um Road is zoned "U". ~~The area to the east of Shan Ha is recommended in the Yuen Long Plain Development Statement for open storage use as a solution space for decanting the illegal and incompatible container storage sites in Ha Tsuen Development Permission Area.~~ The planning intention of the "U" zone for this area is to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises. ~~The northern portion of the area near Yuen Long Highway falls within a flood fringe and drainage improvement works in the area were completed in 2006.~~ However, Kung Um Road is insufficient to cater for the heavy goods vehicular traffic generated from the proposed development. ~~The area is now being reviewed under~~ ***Under*** the ~~Planning and Engineering Study for Housing Sites in~~ ***YLS Study*** ~~Yuen Long South.~~***, the existing operations would be gradually phased out in stages.***

~~9.13.2 In view of the rapid decline of agricultural activities in the area in recent years and the conversion of more and more agricultural land and farms to non-conforming uses such as open storage yards and workshops, the area~~

~~to the west and south-west of Pak Sha Tsuen is also zoned "U" pending further detailed studies on the appropriate long-term land use for the area.~~

~~9~~***10***.13~~2~~.~~3~~***2*** Any proposed developments within the zone should demonstrate that they will not have significant traffic, drainage and environmental impacts on the area and should propose adequate infrastructure for approval by the Board.

~~9~~***10***.14***3*** Green Belt ("GB") : Total Area : ~~129.22~~ ***120.81*** ha

~~9~~***10***.14***3***.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. Area zoned "GB" may include foothills, lower hill slopes, spurs, isolated knolls, woodland, traditional burial ground or vegetated land which are found at the urban fringe. There is a general presumption against development within this zone. However, limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.

~~9~~***10***.14***3***.2 The "GB" zone covers the foothills and slope of the mountain range at the south-western portion of the Area including the ex-quarry sites and areas with natural vegetation, woodlands, hill slopes and graves. It also covers the foothills and fallow agricultural land in the central part of the Area and two knolls near Ma Fung Ling Road to the south of Castle Peak Road - Ping Shan Section. The "GB" zone along the north-western side of Yuen Long Highway serves as a buffer to the residential areas to its north-west.

~~9~~***10***.14***3***.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

~~9~~***10***.15***4*** Conservation Area ("CA") : Total Area : 129.11 ha

~~9~~***10***.15***4***.1 This zone is intended to protect and retain the existing natural landscapes, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.

~~9~~***10***.15***4***.2 There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure project with overriding public interest may be permitted.

~~9~~***10***.15***4***.3 The "CA" zone covers the hill slopes at the southern portion of the Area. Such hill slopes, which join those of the Tai Lam Country

Park at some distance southwards, are worthy of preservation.

~~9~~***10***.1~~5~~***4***.4 Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

1~~0~~***1***. COMMUNICATION

1~~0~~***1***.1 Roads

1~~0~~***1***.1.1 With the completion of a number of highway projects, the accessibility of the Area has been greatly enhanced. Castle Peak Road and Yuen Long Highway are the two major access roads providing vehicular access to the Area. Linking up with Yuen Long Highway are Hung Tin Road and Long Tin Road which are the main vehicular access roads to the Deep Bay coastal area and Tin Shui Wai New Town to the north. Moreover, ~~the completion of~~ Route 3 ***has enhanced*** ~~also enhances~~ the inter-regional link of the Area with the main urban area. ***Future strategic road connections could increase the development potential of the Area and further studies may be necessary to capitalise on this potential once such strategic link(s) is confirmed.***

1~~0~~***1***.1.2 In the wider countryside, ~~the~~ village settlements are ***mainly*** linked up by sub-standard ***local*** tracks which will be improved and upgraded whenever possible under the programmes of Rural Public Works ***and as proposed in the YLS Study***.

1~~0~~***1***.2 Public Transport

The Area is served by ~~road-based~~ public transport including ~~LRT,~~ buses, ***LRT,*** minibuses and taxis linking to Tin Shui Wai New Town, ***HSK/HT NDA*** ~~Hung Shui Kiu~~ to the west***,*** ~~and~~ Ping Shan to the north and Yuen Long New Town to the ***north-***east. ***The Area may be further connected to HSK/HT NDA and Tin Shui Wai New Town in the future by Environmentally Friendly Transport Services currently under study.***

11.3 Walking and Cycling

Large parts of the Area within and adjoining the YLS Development would undergo review which would formulate a comprehensive walkway and cycle track network connecting the YLS Development with HSK/HT NDA and beyond.

1~~1~~***2***. UTILITY SERVICES

1~~1~~***2***.1 Water Supply

The capacity of the existing ~~water treatment works~~ ***Water Treatment Works*** available in NWNT has already been ***fully*** committed. ***Future water treatment works capacity, if required, would be made available from the future extension to the Water Treatment Works in NWNT. The existing Tan Kwai Tsuen South Fresh Water Service Reservoir could not fully meet the demand generated from the YLS Development in the long-run. A new fresh water service reservoir would be required and will be further studied in due course. A new network of water mains would be laid to supply water to consumers. New reclaimed water facilities and a new reclaimed water service reservoir would also be required for providing reclaimed water for non-potable uses such as toilet flushing in the YLS Development.*** ~~Further water treatment works capacity, if required, will be made available from the future extension to the Ngau Tam Mei Water Treatment Works.~~

1~~1~~***2***.2 Sewerage and Sewage Treatment

The YLS Development would provide a new public sewerage network, including gravity sewers, sewerage pumping stations and raising mains, to convey the sewage flow from the YLS area to the proposed YLS Effluent Polishing Plant. The treatment level of the plant would be up to tertiary level, such that treated sewage effluent can be converted into reclaimed water for ~~***non-portal***~~ ***non-potable uses, such as toilet flushing in the YLS, HSK and nearby areas*** ~~***Area***~~***. This new public sewerage network would complement the*** ~~There are~~ existing public sewer networks within the ***Area*** ~~zoned areas~~. Development proposals in the Area would need to demonstrate that they have satisfactory arrangements for making connection to the existing sewerage system. In area where sewer connection is not feasible, stringent effluent treatment standards for the proper treatment and disposal of sewage will be required in the interim period before connection can be made to the Government sewer.

1~~1~~***2***.3 Electricity

The Area has long been supplied with electricity. Two primary stations, one located to the east of Hung Tin Road and the other at the junction of Ma Fung Ling Road and Ping Shan Lane, have been constructed to cope with the increase in electricity demand. ***A new substation would be provided near Tin Liu Tsuen to serve the YLS Development.*** It is anticipated that there will not be any problem in the provision of electricity supply to the Area.

1~~1~~***2***.4 Gas

Gas mains have been laid from Yuen Long New Town to Tuen Mun New Town along the Yuen Long Highway. Therefore, piped gas supply will be made available in the Area when future developments take place.

1~~2~~***3***. CULTURAL HERITAGE

~~12~~***3***.1 Within the boundary of the Area, there is a declared monument, namely Cheung Ancestral Hall in Shan Ha~~,~~ and a number of graded historic buildings in the "List

of the 1,444 Historic Buildings in Building Assessment". All of the above declared monument~~,~~ and graded historic buildings are worthy of preservation. The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at http://www.aab.gov.hk. ***Several areas with moderate and low-moderate archaeological potential near Tin Shui Wai West Interchange, Tong Yan San Tsuen and Shan Ha identified by the Environmental Impact Assessment (EIA) Study for the YLS Development are situated within the Area. Prior consultation with the Antiquities and Monuments Office should be made if any development, redevelopment or rezoning proposals might affect the above declared monument, graded historic buildings, the new items and areas with archaeological potential identified by the EIA Study for the YLS Development and their immediate environs. Reference should be made to the recommendations of the EIA report approved under the EIA Ordinance.***

~~12~~***3***~~.2 Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above declared monument, graded historic buildings and their immediate environs.~~

1~~3~~***4***. IMPLEMENTATION

1~~3~~***4***.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works programme and to facilitate private developments.

1~~3~~***4***.2 ~~At present~~ ***Apart from areas covered by the YLS Development***, there is no overall programme for the provision of infrastructure within the Area. Implementation will be carried out in stages and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.

14.3 For Stages 1 and 2 of the YLS Development, in order to achieve early delivery of land to meet the housing needs and ensure timely provision of a range of commercial, open space and GIC facilities in tandem with the population build-up, proper phasing and packaging of works for the YLS Development has been formulated. The Government will resume and clear the private land planned for public works projects, carry out site formation works and provide infrastructure before allocating land for various purposes. Subject to resource availability, detailed design, land formation and construction works will be carried out in phases and in accordance with the development programme prepared by the Civil Engineering and Development Department for the first population intake tentatively in 2028. While the detailed phasing and packaging of works, implementation programme and the remaining stages of the development are subject to review, the whole YLS Development is expected to be completed by 2038.

1~~3~~***4***.~~3~~***4*** The provision of infrastructure, such as road widening and laying of services,

open spaces, schools, social welfare and other community facilities will be ~~implemented through the~~ ***constructed by the appropriate Government departments on the basis of the Capital Works Programme, School Building Programme, other*** Public Works Programme and the Rural Public Works~~ as and when resources are available~~. ***Public housing, if any, together with the supporting facilities will be built by the Housing Authority or other relevant agents.*** Private developments will be effected principally through private sector initiative to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals can meet Government requirements.

14***5***. PLANNING CONTROL

14***5***.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***5***.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft ***DPA*** ~~development permission area~~ 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 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***5***.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 ***PlanD*** ~~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 ***PlanD*** ~~the Planning Department~~. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of ***PlanD*** ~~the Planning Department~~. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

14***5***.4 Any development, other than those referred to in paragraph 1***5***4.1 above or in conformity with this Plan or with the permission of the Board, undertaken or

continued on or after 18 June 1993 on land included in the Tong Yan San Tsuen ***DPA*** ~~Development Permission Area~~ Plan, may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD
~~SEPTEMBER 2018~~ ***JULY 2020***

~~APPROVED~~ *DRAFT* TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/16*A*

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

NOTES

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

(1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.

(2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

(3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the interim development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.

(4) A use or development of any land or building permitted under an earlier draft or approved plan including interim development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.

(5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without permission from the Town Planning Board.

(6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

(7) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

(8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned "Conservation Area":

(a) maintenance, repair or demolition of a building;

(b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;

(c) maintenance or repair of road, railway track, watercourse, nullah, sewer and drain;

(d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;

(e) rebuilding of New Territories Exempted House;

(f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, by a New Territories Exempted House; and

(g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.

(9) In areas zoned "Conservation Area",

(a) the following uses or developments are always permitted:

(i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;

(ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

(iii) provision of amenity planting by Government; and

(b) the following uses or developments require permission from the Town Planning Board:

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

(10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

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

(11) (a) Except in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (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), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

(c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

(12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

(13) In 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*** TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/16***A***

Schedule of Uses

	Page
RESIDENTIAL (GROUP A)	1
RESIDENTIAL (GROUP C)	3
RESIDENTIAL (GROUP D)	5
VILLAGE TYPE DEVELOPMENT	7
OPEN STORAGE	9
GOVERNMENT, INSTITUTION OR COMMUNITY	10
OPEN SPACE	1~~1~~***2***
RECREATION	1~~2~~***3***
RECREATION (1)	1~~3~~***4***
OTHER SPECIFIED USES	1~~4~~***5***
AGRICULTURE	1~~7~~***8***
GREEN BELT	~~19~~***20***
CONSERVATION AREA	2~~1~~***2***
COUNTRY PARK	2~~2~~***3***

RESIDENTIAL (GROUP A)

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

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

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

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Planning Intention

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

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 52,100m^2 and a maximum building height in terms of metres above Principal Datum or number of storeys, as stipulated on the Plan. No building development except landscape platform and associated minor structures is permitted in Area (b) which shall be designated as a landscape area.

(b) In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions as stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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

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.

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

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 0.4 and a maximum building height of 3 storeys (9m) including car park, 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~~s~~ 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 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) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room~~,~~ ***and*** caretaker's office***, or*** ~~and~~ caretaker's quarters~~, or~~ ***and*** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

RESIDENTIAL (GROUP D)

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

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:
Eating Place Library School Shop and Services

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low density residential developments subject to planning permission from the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP D) (cont'd)

Remarks

(a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m^2 and a maximum building height of 2 storeys (6m), or the building area 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) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(d) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room~~,~~ ***and*** caretaker's office***, or*** ~~and~~ caretaker's quarters~~, or~~ ***and*** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(e) Any filling of 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 notice of the interim development permission area plan without the permission from the Town Planning Board 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 Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # ~~Market~~ Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project
In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House: Eating Place Library School Shop and Services	

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to 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. ***For land designated "Village Type Development (1)", the planning intention is to provide land considered suitable for reprovisioning of village houses affected by Government projects.***

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 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.

OPEN STORAGE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Cargo Handling and Forward Facility (Container Freight Station, Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Cement Manufacturing
Eating Place (Canteen only)	~~Asphalt Plant/~~Concrete Batching Plant
Government Refuse Collection Point	Container Storage/Repair Yard
Government Use (not elsewhere specified)	Container Vehicle Park/Container Vehicle Repair Yard
On-Farm Domestic Structure	Dangerous Goods Godown
Open Storage (not elsewhere specified)	Eating Place (not elsewhere specified)
Public Convenience	Industrial Use (not elsewhere specified)
Public Utility Installation	Open Storage of Cement/Sand
Public Vehicle Park (excluding container vehicle)	Open Storage of Chemical Products/ Dangerous Goods
Rural Workshop	Petrol Filling Station
Shop and Services (Service Trade***s*** only)	Shop and Services (not elsewhere specified)
Utility Installation for Private Project	Vehicle Stripping/Breaking Yards
Vehicle Repair Workshop	Wholesale Trade
Warehouse (excluding Dangerous Goods Godown)	

Planning Intention

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

Remarks

Any filling of 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.

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

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

Sub-area	***Maximum Number of Storeys/Building Height***
G/IC(1)	***8 storeys***

(b) ***In determining the relevant maximum number of storeys for the purposes of (a) above, any basement floor(s) may be disregarded.***

(c) ***Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.***

OPEN SPACE

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

Planning Intention

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

Remarks

Any filling of 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 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.

RECREATION

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

Planning Intention

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

Remarks

(a) No residential development 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.

RECREATION (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture (Radio Controlled Model Aeroplane Flying Site only) Public Convenience Tent Camping Ground	Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Service Reservoir Utility Installation for Private Project

Planning Intention

This zone is primarily intended for the development of a selective range of recreational uses including a radio controlled model aeroplane flying site which are commensurate with the surrounding rural environment and compatible with the natural setting of the Tai Lam Country Park to the south.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Rural Use" only	
Agricultural Use Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre, Post Office only) On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Driving School Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) # 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) Institutional Use (not elsewhere specified) # ~~Market~~ Petrol Filling Station Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Clinic 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

Planning Intention

This zone is intended primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Rural Use" only (cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m), 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) 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) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room~~,~~ ***and*** caretaker's office***, or*** ~~and~~ caretaker's quarters~~, or~~ ***and*** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(d) 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)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Petrol Filling Station" only	
Petrol Filling Station	Government Use Public Utility Installation

Planning Intention

This zone is intended primarily for the provision of petrol filling station serving the needs of local residents as well as the general public.

AGRICULTURE

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

Planning Intention

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

Remarks

(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

(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 Tai Tong Outline Zoning Plan No. S/YL-TT/12 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

(i) laying of soil not exceeding 1.2m in thickness for cultivation; or

(ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

GREEN BELT

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

(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.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure ***Picnic Area*** Wild Animals Protection Area	Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House (Redevelopment only) ~~Picnic Area~~ Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

(a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan.

(b) 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, 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.

COUNTRY PARK

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Attachment VIII

~~APPROVED~~ *DRAFT* TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/16*A*

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

~~APPROVED~~ ***DRAFT*** TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/16***A***

CONTENTS PAGE

1.	INTRODUCTION	1
2.	AUTHORITY FOR THE PLAN AND PROCEDURE	1
3.	OBJECT OF THE PLAN	3
4.	NOTES OF THE PLAN	~~4~~***3***
5.	THE PLANNING SCHEME AREA	~~4~~***3***
6.	POPULATION	4
7.	OPPORTUNITIES AND CONSTRAINTS	~~5~~***4***
8.	GENERAL PLANNING INTENTION	6
9.	LAND-USE ZONINGS	
9.1	Residential (Group A)	6
9.2	Residential (Group C)	7
9.3	Residential (Group D)	7
9.4	Village Type Development	8
9.5	Open Storage	~~8~~***9***
9.6	Government, Institution or Community	9
9.7	Open Space	~~9~~***10***
9.8	Recreation	10
9.9	Recreation (1)	1~~0~~***1***
9.10	Other Specified Uses	1~~0~~***1***
9.11	Agriculture	1~~1~~***2***
9.12	Green Belt	12
9.13	Conservation Area	1~~2~~***3***
9.14	Country Park	1~~2~~***3***
10.	COMMUNICATION	13
11.	UTILITY SERVICES	1~~3~~***4***
12.	CULTURAL HERITAGE	1~~4~~***5***
13.	IMPLEMENTATION	1~~4~~***5***
14.	PLANNING CONTROL	1~~5~~***6***

~~APPROVED~~ *DRAFT* TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/16*A*

(Being ~~an Approved~~ ***a 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 ~~draft~~ Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ ***draft*** Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/16***A***. It reflects the planning intention***s*** 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 covered by the Tai Tong OZP was previously included in the Tai Tong Interim Development Permission Area (IDPA) Plan and Tai Tong Development Permission Area (DPA) Plan.

2.2 On 5 October 1990, the Tai Tong IDPA Plan No. IDPA/YL-TT/1 was notified in the Gazette.

2.3 On 12 July 1991, the draft Tai Tong DPA Plan No. DPA/YL-TT/1, including land previously within the IDPA Plan, was exhibited for public inspection under section 5 of the ***Town Planning*** Ordinance ***(the Ordinance)***.

2.4 On 7 June 1994, the then Governor in Council approved the draft DPA Plan under section 9(1)(a) of the Ordinance. The approved DPA Plan No. DPA/YL-TT/2 was notified in the Gazette on 17 June 1994.

2.5 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 Tai Tong.

2.6 On 8 July 1994, the draft Tai Tong OZP No. S/YL-TT/1 was exhibited for public inspection under section 5 of the Ordinance. ~~Since then, t~~***T***he OZP ~~has been~~ ***was subsequently*** amended twice and exhibited for public inspection under section 7 of the Ordinance.

2.7 On 1 June 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tai Tong OZP, which was subsequently renumbered as S/YL-TT/4. On 22 June 1999, the CE in C referred the approved Tai Tong OZP No. S/YL-TT/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~Since then, t~~***T***he OZP ~~has been~~ ***was subsequently*** amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing

circumstances.

2.8 On 20 February 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tai Tong OZP, which was subsequently renumbered as S/YL-TT/8. On 28 May 2002, the CE in C referred the approved Tai Tong OZP No. S/YL-TT/8 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 28 June 2002, the draft Tai Tong OZP No. S/YL-TT/9 was exhibited for public inspection under section 5 of the Ordinance.

2.9 On 17 June 2003, the CE in C**,** under section 9(1)(a) of the Ordinance, approved the draft Tai Tong OZP, which was subsequently renumbered as S/YL-TT/10. ***On 9 December 2003, the CE in C referred the approved OZP No. S/YL-TT/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.***

~~2.10 On 9 December 2003, the CE in C referred the approved OZP No. S/YL-TT/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.~~

~~2.11 On 11 June 2004, the draft Tai Tong OZP No. S/YL-TT/11, incorporating amendments to the Notes of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, no objection was received.~~

~~2.12 On 1 April 2005, the draft Tai Tong OZP No. S/YL-TT/12, incorporating mainly amendments to the Notes for the "Agriculture" zone to include control on filling of land, was exhibited for public inspection under section 7 of the Ordinance. During the plan 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.~~

~~2.13 On 9 December 2005, the draft Tai Tong OZP No. S/YL-TT/13, 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.~~

2.1~~4~~***0*** On 17 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tai Tong OZP, which was subsequently renumbered as S/YL-TT/14. On 27 October 2006, the approved Tai Tong OZP No.

S/YL-TT/14 was exhibited for public inspection under section 9(5) of the Ordinance.

2.1~~5~~***1*** On 6 July 2010, the CE in C referred the approved Tai Tong OZP No. S/YL-TT/14 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.***

~~2.16 On 8 April 2011, the draft Tai Tong OZP No. S/YL-TT/15, incorporating amendments which mainly involved the rezoning of the former Au Tau Departmental Quarters site at Yau Shin Street and the adjoining slopes from "Government, Institution or Community" ("G/IC") and "Green Belt" ("GB") to "Residential (Group A)" ("R(A)"), was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, three representations were received. On 28 October 2011, the Board gave consideration to the representations and decided not to propose any amendment to the draft OZP No. S/YL-TT/15.~~

2.1~~5~~***2*** On 13 March 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tai Tong OZP, which was subsequently renumbered as S/YL-TT/16. On 23 March 2012, the approved Tai Tong OZP No. S/YL-TT/16 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.

2.13 On 9 July 2019, the CE in C referred the approved Tai Tong OZP 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 19 July 2019 under section 12(2) of the Ordinance.

2.14 On XX July 2020, the draft Tai Tong OZP No. S/YL-TT/16A (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The main amendments on the Plan were to effect relevant proposals of the Stage 2 Yuen Long South (YLS) Development including the rezoning of (i) an area from "Other Specified Uses" annotated "Rural Use" ("OU(RU)") and "Agriculture" ("AGR") to "Government, Institution or Community (1)" ("G/IC(1)"); (ii) an area from "OU(RU)" to "Residential (Group D)" ("R(D)"); and (iii) a site from "OU(RU)" to "Village Type Development (1)" ("V(1)").

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land use zonings and ***major*** ~~transport~~ ***road*** networks for ***the*** Tai Tong area so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

3.2 The Plan is to illustrate the broad principles of development and ***planning***

control only. It is a small scale plan and the ~~transport~~ ***road*** alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning ***and development*** proceed~~s~~.

3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted 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 calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the ***area*** ~~Area~~ and not to overload the road network in this ***area*** ~~Area~~.

~~3.4 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is to follow that of the geographical area and should not have implications on development rights, particularly Small House applications.~~

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 (the Area)*** ~~area~~ and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

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

5. THE PLANNING SCHEME AREA

5.1 The ~~Planning Scheme Area (the~~ Area~~)~~ ***covered by the Plan*** is about 960~~.02~~ ha. The Area is ~~situated in the southern part of the North West New Territories (NWNT). It is~~ bounded by the ridge of Ho Hok Shan and Kam Tin South in the east, Castle Peak Road (Yuen Long Section) in the north, Yuen Long Highway in the north-west, ~~Kung Um~~ ***Kiu Hing*** Road and the nullah in the west and Tai Lam Country Park in the south. The boundary of the Area is shown by a heavy broken line on the Plan.

5.2 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills.

Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is to follow that of the geographical area and would not cause implications on development rights, particularly Small House applications.

5.~~2~~***3*** The Area is traversed by ***the major access roads of*** Tai Tong Road, Tai Shu Ha Road East and Tai Shu Ha Road West. It comprises predominantly low-lying flat land ***for agriculture and village development uses,*** rising to hilly contours near the eastern and southern boundaries. ~~It comprises mainly farmland and village settlements.~~ Some farmland is still under active cultivation. Rural industries, workshops and open storage sites are mainly located ~~on both sides~~ ***along parts*** of ~~Tai Tong~~ ***Kiu Hing Road and Pak Sha Shan*** Road, the eastern side of Tai Shu Ha Road East and ~~the western side~~ ***to the south*** of ~~Tai Shu Ha Road West~~ ***Tai Tong Shan Road***.

5.~~3~~***4*** The northern part of the Area falls within the area affected by the height restriction of the Shek Kong Airfield. Details should be referred to the Plan of the Shek Kong Airfield Height Restriction No. YLM6917a prepared by Lands Department ***(LandsD)***.

5.~~4~~***5*** Since mid-1980s, there has been ~~a~~ widespread conversion of agricultural land and ***proliferation of*** temporary structures for open storage uses***, warehouses*** and workshops ~~respectively~~ in the New Territories. Such conversions to open storage uses, ~~car dump/~~***vehicle*** repair workshops and storage of construction machinery and materials have occurred along major access roads in the Area. These have led to a rapid degradation of the rural environment.

6. POPULATION

~~6.1 According to~~ ***Based on*** the 200***1***6 ***Population By-census*** ~~Census~~, the ~~total~~ population of the Area was ***estimated by PlanD as*** about ~~21,500~~ ***25,700*** persons. ***It is estimated that the total planned population of the Area would be about 42,370.*** ~~The population concentrates in and around several recognised villages as well as some other villages.~~

~~6.2 Future expansion of population will be concentrated in the villages in the Area and areas which are zoned for residential use. It is estimated that the planned population will be about 53,030 persons.~~

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 There are a number of agricultural lots under active cultivation in the Area. Agricultural land in the Area is classified as good to fair. Agricultural land in the less accessible areas is still under active cultivation or used for market gardening and plant nurseries.

However, agricultural activities to the east of ~~Kung Um~~ ***Kiu Hing*** Road and at the junction of Tai Shu Ha Road East and Tai Shu Ha Road West are declining. There is an opportunity for converting the derelict agricultural land into recreational or low-density residential uses which are commensurate with the rural environment.

7.1.2 Where situation warrants, existing open storage sites along Tai Tong Road, Tai Shu Ha Road East and Tai Shu Ha Road West should be encouraged to be redeveloped to more compatible uses provided that such redevelopment proposals would have minimal adverse impact on the drainage, traffic and environment of the Area.

7.1.3 The comprehensive YLS Development will transform large tracts of land to the west of the Area into a sustainable, green and liveable neighborhood. New residences, employment opportunities, infrastructures, public utilities and services, open spaces and other amenities would be provided to the benefit of new residents and existing villages and settlements. It is anticipated that there would be positive knock-on impacts to the Area.

7.2 Constraints

7.2.1 There are many well-established recognized villages in the Area. Sufficient land has to be reserved for meeting the Small House demand of the indigenous villages as well as for the future expansion of the villages.

7.2.2 Yuen Long Highway, being a major highway running along the north-western boundary of the Area, would pose environmental ***constraints*** ~~(i.e. dust and noise) and visual impacts~~ to adjacent areas especially the noise-sensitive uses.

7.2.3 Vehicular access to the Area is ***mainly*** via Tai Tong Road***, Tai Shu Ha Road East, Tai Shu Ha Road West, Kiu Hing Road and Pak Sha Shan Road*** ~~and roads along the nullah~~ together with sub-standard ~~van~~ ***local*** tracks. These would limit the scope for future development.

7.2.4 ***Except along the western and northern boundaries,*** ~~As~~ there are no public sewers and ducted drainage system in the Area~~, urban~~***; urban*** development should be kept to a minimum ***in the remaining areas*** to avoid adverse effect on the environment.

7.2.5 The southern and north-eastern parts of the Area comprise hilly area. Therefore development would be confined to the valleys within the Area.

7.2.6 ~~Existing and planned capacities of the water treatment works for the NWNT have already been committed. Water supply would be a problem if there is a~~ ***The Area is only served by small size water distribution mains to local villages. Existing capacity of the Tan***

Kwai Tsuen Service Reservoirs and the Water Treatment Works for the North West New Territories (NWNT) could not meet the substantial increase in ~~the~~ water demand arising from proposals for large residential development. ***New waterworks are proposed under the YLS Development, the details of which would be investigated in due course.***

7.2.7 The places of archaeological and historical interests as mentioned in paragraph 12 are worthy to be preserved. Prior consultation with the Antiquities and Monuments Office ***(AMO)*** is required for any development or redevelopment which may affect those sites and their immediate environs.

8. GENERAL PLANNING INTENTION

8.1 The planning intention for the Area is to retain the rural characteristics by preserving active agricultural land and reserving sufficient land for village type development and for environmental and infrastructural improvements. ***An area to the south of Castle Peak Road – Yuen Long Section near Au Tau is intended for medium-density residential development so as to capitalize on the available infrastructure nearby.***

8.2 In the designation of various zones in the Area, considerations have been given to the natural environment, physical landform, existing settlements, availability of infrastructures, local development pressures as well as strategic studies of the Territorial Development Strategy Review and NWNT ***(Yuen Long District)*** Development Strategy Review ***under the NWNT Development Strategy Review***. Other than the above, buildings and places of historical and archaeological interest ~~should be preserved~~ in the Area ***should be preserved*** as far as possible.

9. LAND-USE ZONINGS

9.1 Residential (Group A) ("R(A)") : Total Area : 3.71 ha

9.1.1 This zone is intended primarily for medium-density residential developments. Development in this zone is subject to restrictions on the maximum total gross floor area ***(GFA)*** of 52,100m^2 and maximum building heights as stipulated on the Plan. Under this zoning, commercial uses are always permitted on the lowest three floors of a building or the purpose designed non-residential portion of an existing building.

9.1.2 ~~To reflect the planning intention for developing the former Au Tau Departmental Quarters site to the immediate east of Yuen Long Town for a public rental housing development, three~~ ***Three*** parcels of land at Yau Shin Street are designated as "R(A)"~~. The~~ ***primarily for the*** public housing development ***of Long Shin Estate*** ~~is governed by~~

~~planning brief~~. To define the limit of development area and to protect and retain the existing slopes at the eastern and southern parts of the site, two subareas, Areas (a) and (b), are designated in the zone as shown on the Plan. The proposed public housing development will be confined within Area (a). Area (b) shall be designated as a landscape area and existing trees and landscape features within the area should be preserved as far as possible. No building development except the planned landscape platform and associated minor structures, including footbridge connection(s), is permitted in Area (b).

9.1.3 To provide ~~design/architectural~~ flexibility ***for innovative design adapted to the characteristics of particular sites***, minor relaxation of the GFA and~~/or~~ building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.2 Residential (Group C) ("R(C)") : Total Area : 2.83 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. Development in this zone is limited to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park***, or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notices of the IDPA plan, whichever is the greater***. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.2.2 An area located on the southern side of Castle Peak Road (Yuen Long Section) and ***another*** to the north of Yeung Uk Tsuen is zoned "R(C)". The area at present consists of several private community uses, houses, some temporary structures and fallow agricultural land. As the ***former*** site is subject to noise impact from Castle Peak Road, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented. Besides, direct vehicular access to Castle Peak Road should be avoided so as to minimize disturbance caused to the traffic on Castle Peak Road.

9.3 Residential (Group D) ("R(D)") : Total Area : ~~24.99~~ ***25.27*** ha

9.3.1 This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m^2 and a maximum building height of 2 storeys (6m)***, or the building area 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***.

9.3.2 To be in line with the intensity and built form of existing domestic structures within the zone, residential development other than New Territories Exempted House ***(NTEH)*** shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse impacts on the environment. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3.3 ~~Two~~ ***Three*** areas are zoned "R(D)". One is located in areas around Tai Kei Leng, east of Tai Shu Ha Road East and west of Kong Tau Tsuen. Another one is located between Sham Chung Tsuen in the north and Shui Tsiu San Tsuen in the south. ***The remaining area is located to the east of Kiu Hing Road near Muk Kiu Tau Tsuen which is retained by the YLS Development.*** The areas at present are mainly occupied by temporary structures for workshops, domestic use and agricultural purpose, village houses and some fallow agricultural land.

9.4 Village Type Development ("V") : Total Area : ~~194.26~~ ***194.83*** ha

9.4.1 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 ***NTEH*** ~~New Territories Exempted House~~. Other commercial, community and recreational uses may be permitted on application to the Board. ***For land designated "V(1)", the planning intention is primarily to provide land considered suitable for reprovisioning of village houses affected by Government projects. In order to ensure that any future development or redevelopment within the "V" zone will retain a village character, 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***

IDPA plan, whichever is the greater, is imposed. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.4.2 The boundaries of the "V" zones are drawn up having regard to the existing village environs, ***the approved applications for Small House development, the number of*** outstanding Small House ***applications, the anticipated Small House*** demand for the next ten years, topography ~~and~~***,*** site constraints ***and the provision of public services***. The recognized villages in the Area include Tin Liu Tsuen, Sham Chung Tsuen, Shung Ching San Tsuen, Kong Tau San Tsuen, Yeung Uk Tsuen, Kong Tau Tsuen, Nga Yiu Tau, Tong Tau Po Tsuen, Nam Hang Tsuen, Shui Tsiu Lo Wai, Shui Tsiu San Tsuen, Hung Tso Tin Tsuen, Tai Tong Tsuen, Wong Nai Tun Tsuen, Pak Sha Tsuen and Muk Kiu Tau Tsuen. Areas of difficult terrain, dense vegetation, stream courses and burial grounds are avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.

9.4.3 A site of about 0.57 ha to the east of Pak Sha Shan Road near Wong Nai Tun Tsuen is zoned "V(1)" to reserve land for reprovisioning of the affected village houses under the Village Removal Terms due to the YLS Development.

9.4.3~~4~~ ~~According to the 2006 By-Census, there were about 15,990 persons living in those recognized villages in the Area. Adequate land has been reserved to cater for Small House demand of the indigenous villagers.~~ ***Adequate land has been reserved to cater for ultimate population built-up within the "V" zone upon full development.***

9.5 Open Storage ("OS") : Total Area : 28.22 ha

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

9.5.2 Some specified open storage uses, container storage/repair yard, vehicle stripping/breaking yard, dangerous goods godown, etc. which may cause environmental nuisance, safety hazards or traffic problems require planning permission from the Board. Development proposals for such purposes have to clearly demonstrate that they would have no adverse environmental, drainage, traffic and other impacts on the surroundings. Other open storage uses (not elsewhere specified) which are unlikely to cause adverse environmental impacts or traffic problems are always permitted in this zone. ***Due regard should be given to minimize the potential***

environmental impacts on the surrounding areas when developing these areas.

9.5.3 Two areas are zoned "OS". One is located to the south-east of Nam Hang Tsuen and it is accessible via Tai Shu Ha Road West. Another area is located to the south of Tai Tong Tsuen and it is accessible via Tai Tong Shan Road joining to Kiu Hing Road.

9.6 Government, Institution or Community ("G/IC") : Total Area : ~~9.13~~ ***14.39*** ha

9.6.1 This zone is intended primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. ~~As detailed planning proceeds, other land may be designated from other uses to this category to meet the envisaged demands of the growing population of the Area.~~

9.6.2 ~~Two~~ ***Three*** areas have been designated for GIC use. One is located in the north-eastern corner of the Area which consists of an electricity substation, a secondary school, a primary school, Pok Oi Hospital Tin Ka Ping Centre and the Au Tau Fresh Water Service Reservoir and its extension. ***An area to the east of Kiu Hing Road bounded by Muk Kiu Tau Tsuen to the north and Pak Sha Tsuen to the south is zoned "G/IC(1)", mainly for the provision of four primary schools primarily serving the adjacent YLS Development. The "G/IC(1)" zone is subject to a maximum building height of 8 storeys. For the area abutting Kiu Hing Road, an area with a width of 20m should be reserved for provision of public open space, such that a green spine connecting the open space along this main thoroughfare could be formed for visual connectivity and air ventilation purposes as proposed under the YLS Study.*** Another area is located to the north-east of Tai Tong Tsuen which is occupied by ***the former Luen Kwong Public School*** ~~a disused rural primary school~~.

9.6.3 To allow design flexibility for developments in the "G/IC" sub-zone, basement floor(s) are not counted for the purpose of storey determination in relation to the building height restriction stipulated under the Notes. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.7 Open Space ("O") : Total Area 7.86 ha

9.7.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the

needs of local residents as well as the general public.

9.7.2 Two strips of land to the north of Tin Liu Tsuen and Sham Chung Tsuen and to the south of Yuen Long Highway at Tai Kei Leng are zoned "O" in order to provide local recreation facilities to the existing villages as well as to create a buffer from the Yuen Long Highway. At present, the majority of these areas consist of fallow agricultural land and temporary structures.

9.8 Recreation ("REC") : Total Area : 18.59 ha

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

9.8.2 Under this zoning, residential development which should be ancillary to recreational use may be permitted on application to the Board. The development intensity should be in line with the rural setting and therefore shall not result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). The applicant should demonstrate to the Board that the proposed development would have no or minimal adverse effects on the environment. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.8.3 In achieving the planning objective to encourage compatible recreation activities in the Area, an area to the east of Yeung Ka Tsuen is earmarked as "REC" zone.

9.9 Recreation (1) ("REC (1)") : Total Area : 3.68 ha

9.9.1 This zone is primarily intended for the development of a selective range of recreational uses including a radio controlled model aeroplane flying site which are commensurate with the surrounding rural environment and compatible with the natural setting of the Tai Lam Country Park to the south.

9.9.2 An area in the former Tai Tong East Borrow Area is earmarked as "REC (1)" zone. It is accessible via a local access road leading from Tai Shu Ha Road West and majority of the site has already been formed.

9.10 Other Specified Uses ("OU") : Total Area : ~~25.27~~ ***19.67*** ha

9.10.1 "OU (Rural Use)"

~~Three~~ ***Two*** areas of about ~~25.07~~ ***19.47*** ha are zoned "OU***(RU)***" ~~annotated "Rural Use"~~. ~~Two areas are~~ ***One is*** ~~located to the east of Kung Um~~ ***bounded by Pak Sha Shan*** Road~~. The northern one is bounded by Muk Kiu Tau Tsuen to the north and Pak Sha Tsuen to the south while the southern one is located~~ to the west ~~of~~ ***and*** Wong Nai Tun Tsuen ***to the east***. ~~Another~~ ***The other*** ~~"OU" annotated "Rural Use" zone~~ is located at the junction of Tai Shu Ha Road East and Tai Shu Ha Road West. This zone is intended primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Board, with a view to upgrading or improving the area or providing support to the local communities. Residential development may be permitted on application to the Board. The development intensity shall not exceed a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m)***, or the plot ratio 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***. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.10.2 "OU (Petrol Filling Station)"

An area of about 0.2 ha to the south of Castle Peak Road (Yuen Long Section) at Au Tau is zoned "OU" annotated "Petrol Filling Station". This zone is intended primarily for the provision of petrol filling station serving the needs of local residents as well as the general public.

9.11 Agriculture ("AGR") : Total Area : ~~299.37~~ ***298.85*** ha

9. 11.1 This zone is intended primarily to retain and safeguard good 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. The zoned areas are generally well served by irrigation and servicing facilities as well as marketing facilities for intensive farming including livestock rearing, fish culture and horticulture.

9.11.2 According to the Agriculture, Fisheries and Conservation Department, agricultural land in the Area is classified as good to fair. Agricultural land in the less accessible areas is still under active cultivation for market gardening and plant nurseries. The active agricultural land is worthy of preservation. The areas to the south-east of Yuen Long Highway and east of Kong Tau San Tsuen, to the west of Shiu Tsiu San Tsuen and Hung Tso Tin Tsuen, at the

south-western corner of the Area around Yeung Ka Tsuen and along the foothill of Tai Lam Country Park in the central and south-eastern parts of the Area are zoned "AGR".

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

9.12 Green Belt ("GB") : Total Area : 68.92 ha

9.12.1 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 "GB" areas may include foothills, lower hill slopes, spurs, isolated knolls, woodland or vegetated land at the urban fringe. There is a general presumption against development within this zone. Limited development may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.

9.12.2 The hilly slopes of Ho Hok Shan to the south of Castle Peak Road and a site near Nam Hang Pai in close proximity to Tai Lam Country Park are zoned "GB".

9.12.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

9.13 Conservation Area ("CA") : Total Area : 210.88 ha

9.13.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.

9.13.2 There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

9.13.3 The hilly area in the eastern part of the Area to the south of Ho Hok Shan is zoned "CA" to follow recommendations made in the Territorial Development Strategy Review with a view to conserving the natural features and scenic quality of the area.

9.13.4 Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9.14 Country Park ("CP") : Total Area : 50.18 ha

9.14.1 Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.

9.14.2 A knoll with heavy vegetation to the south-east of Tai Tong Tsuen and the slopes in the southern part of the Area, both falling within the Tai Lam Country Park, are zoned "CP".

10. COMMUNICATION

10.1 Roads

10.1.1 With the completion of a number of highway projects, the accessibility of the Area has been greatly enhanced. Castle Peak Road and Yuen Long Highway are the two major access roads providing vehicular access to the Area. ***Moreover, Route 3 has enhanced the inter-regional link of the Area with the main urban area. Future strategic road connections could increase the development potential of the Area and further studies may be necessary to capitalise on this potential once such strategic link(s) is confirmed.***

10.1.2 Tai Tong Road, Tai Shu Ha Road East, Tai Shu Ha Road West~~ and~~**,** ~~Kung Um~~ ***Kung Um Road and Kiu Hing*** Road are ~~the main accesses to the Area which serve as~~ important local distributors providing pedestrian and vehicular access to the Area.

10.2 Public Transport

Apart from ~~the~~ bus and public light bus services operating between Yuen Long New Town through the Area, there are several green minibus routes serving the Area and its neighbourhoods.

11. UTILITY SERVICES

11.1 Water Supply

~~The capacity of the existing water treatment works capacity available in the NWNT have already been committed. Further water treatment works capacity, if required, will be made available from the future extension to the Ngau Tam Mei Water Treatment Works.~~ ***The capacity of the existing Water Treatment Works available in NWNT has already been fully committed. Future water treatment works capacity, if required, would be made available from the future extension to the Water Treatment Works in NWNT. The existing Tan Kwai Tsuen South Fresh Water Service Reservoir could not meet the demand generated from the YLS Development in the long-run. A new fresh water service reservoir would be required and will be further studied in due course. A new network of water mains would be laid to supply water to consumers. New reclaimed water facilities and a new reclaimed water service reservoir would also be required for providing reclaimed water for non-potable uses such as toilet flushing in the YLS Development.***

11.2 Sewerage and Sewage Treatment

Except along the western and northern boundaries ~~At present~~, there is no public sewer serving the Area. The Yuen Long and Kam Tin Sewerage Master Plan contains a proposal to extend the sewerage to the unsewered area of the Area. Private residential developments in the Area must contain suitable and satisfactory on-site sewage treatment facilities and make connections to a public sewer once it is in place.

11.3 Electricity

The Area has long been supplied with electricity. Adequate supply of electricity will be provided via the 400kV network to reinforce the electricity supply in the Area.

11.4 Gas

Gas pipelines have been laid from Tai Po to Yuen Long along the Fanling Highway and San Tin Highway. Piped gas supply has been made available since the pressure reduction station at Fairview Park Boulevard started its operation in 1996.

12. CULTURAL HERITAGE

Within the boundary of the Area, there are a ~~A~~ number of graded ~~and proposed graded~~ historic buildings ***in the "List of the 1,444 Historic Buildings in Building Assessment". Yuen Leng Site of Archaeological Interest and part of Tai Lam Chung – Shap Pat Heung Trackway Site of Archaeological Interest are also*** ~~and an archaeological site are~~ located ***within*** ~~in~~ the Area. ~~According to the list of historic buildings released by the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services~~

~~Department (LCSD) in January 2011, there are 20 graded and proposed graded historic buildings within the Area. They include Shun Tak Kui, Sik Lo, Fuk Hing Tong (Shrine), Kam On Lo, Ng Fui Study Hall, Jun Wah Study Hall, Lam Ancestral Hall, Lam Chun Fung Ancestral Hall, Kok Man Study Hall, Fuk Wah Study Hall, Cheung Ancestral Hall, and a number of village houses/structures. Besides, Yuen Leng Site of Archaeological Interest is located within the Area, while the Tai Lam Chung – Pat Heung Trackway is located in Tai Lam Country Park just outside the Area. The archaeological site and graded historic buildings are worthy of preservation. Prior consultation with the AMO should be made if any development, redevelopment or rezoning proposal might affect the above historic buildings, archaeological items and their immediate environs. If disturbance of the archaeological items and sites of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment for development works within the sites may be required by AMO.~~ ***All of the above graded historic buildings and sites of archaeological interest (SAIs) are worthy of preservation. The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at http://www.aab.gov.hk. Two areas with low-moderate archaeological potential near Tin Liu Tsuen and Pak Sha Tsuen identified by the Environmental Impact Assessment (EIA) Study for the YLS Development are situated within the Area. Prior consultation with the AMO should be made if any development, redevelopment or rezoning proposals might affect the above SAIs, graded historic buildings, the new items and areas with archaeological potential identified by the EIA Study for the YLS Development and their immediate environs. Reference should be made to the recommendations of the EIA report approved under the EIA Ordinance. If disturbance to the SAIs is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAIs; for example, whether detailed Archaeological Impact Assessment (AIA) is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.***

13. IMPLEMENTATION

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

13.2 ~~At present~~ ***Apart from areas covered by the YLS Development***, there is no overall programme for the provision of infrastructure within the Area. Implementation will be carried out in stages 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 For Stages 1 and 2 of the YLS Development, in order to achieve early

delivery of land to meet the housing needs and ensure timely provision of a range of commercial, open space and GIC facilities in tandem with the population build-up, proper phasing and packaging of works for the YLS Development has been formulated. The Government will resume and clear the private land planned for public works projects, carry out site formation works and provide infrastructure before allocating land for various purposes. Subject to resource availability, detailed design, land formation and construction works will be carried out in phases and in accordance with the development programme prepared by the Civil Engineering and Development Department for the first population intake tentatively in 2028. While the detailed phasing and packaging of works, implementation programme and the remaining stages of the development are subject to review, the whole YLS Development is expected to be completed by 2038.

13.~~3~~***4*** The provision of infrastructure, such as road widening and laying of services, ***open spaces, schools, social welfare and other community facilities*** will be ~~implemented through the~~ ***constructed by the appropriate Government departments on the basis of the Capital Works Programme, School Building Programme, other*** Public Works Programme and the Local Public Works Improvement Programmes~~ as and when resources are available~~. ***Public housing, if any, together with the supporting facilities will be built by the Housing Authority or other relevant agents.*** 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 can 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 planning 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*** ~~interim development permission area~~ 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 to conform to this Plan, any material change of such use or 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 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 ***PlanD*** ~~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 ***PlanD*** ~~the Planning Department~~. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and relevant District Planning Office of ***PlanD*** ~~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 5 October 1990 on land included in the Tai Tong ***IDPA*** ~~Interim Development Permission Area~~ Plan, may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD
~~MARCH 2012~~ ***JULY 2020***

Appendix 2 of RNTPC Paper No. 3/20

Provision of Major Community Facilities and Open Space in Tong Yan San Tsuen Outline Zoning Plan (inclusive of Stages 1 and 2 of YLS Development only)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population[1,2])	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons[#]	11.38 ha	0 ha	5.57 ha	-5.81 ha
Local Open Space	10 ha per 100,000 persons[#]	11.38 ha	3.46 ha	14.78 ha	+3.40 ha
Secondary School	1 whole day classroom for 40 persons aged 12-17[*]	103 classrooms	60 classrooms	60 classrooms	-43 classrooms
Primary School	1 whole day classroom for 25.5 persons aged 6-11[*]	190 classrooms	16 classrooms	196 classrooms[3]	+6 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 persons aged 3 to under 6[*]	108 classrooms	10 classrooms	96 classrooms	-12 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	0	0	0	0
Hospital	5.5 beds/1000 persons	636 beds	0 beds	0 beds	-636 beds[4]
Clinic/Health Centre	1 per 100,000 persons	1	0	1	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population[1,2])	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centers (DECC)	One in each new development area with a population of around 170,000 or above#	N/A	0	0	N/A[5]
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing#	5	0	4	-1[6]
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above#	237 places[7]	14 places	420 places	+183 places
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above#	294 places	0 places	520 places	+226 places
Child Care Centre	100 aided places per 25,000 persons	455 places	0 places	200 places	-255 places[8]
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24#	1	0	2	+1
Integrated Family Service Centre	1 for 100,000 to 150,000 persons#	0	0	1	+1
Library	1 branch library for 200,000 persons	0	0	0	0
Sports Centre	1 per 50,000 to 65,000 persons#	1	0	1	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population[1,2])	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons#	0	0	0	0
Swimming Pool – Standard	1 complex per 287,000 persons#	0	0	0	0

Remarks:

1. The planned population of Tong Yan San Tsuen would be about 113,815 persons.
2. Depending on the nature of the community facilities, different population categories will be used for estimating government, institution or community (GIC) requirements ("Planned Population" may include Usual Residents and/or Mobile Residents and/or Transients).
3. The 4 nos. of planned primary schools in YLS Development Stage 2 within the Tai Tong Outline Zoning Plan have been included in the planned provision herein as they are intended to serve the new residential cluster.
4. The provision of hospital beds would be monitored and addressed by Hospital Authority on a regional basis.
5. Provision of DECCs is only applicable to each new development area with 170,000 persons or above. As the planned population for Tong Yan San Tsuen is about 113,815, the provision requirement is not applicable.
6. As the revised standards reflect the long-term target towards which the provision of elderly services and facilities would be adjusted progressively subject to the consideration of the Social Welfare Department (SWD) in the planning and development process, it may not be appropriate to compare the standards with the provision of elderly services and facilities for the existing population. The Planning Department (PlanD) and SWD will work closely together to ensure that additional social welfare facilities will be included in new and redevelopment proposals from both public and private sectors.
7. The planning standard of the CCS Facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.
8. This is a long-term target and the actual provision would be subject to the consideration of the SWD in the planning and development process as appropriate. PlanD and SWD will work closely together to ensure that additional social welfare facilities will be included in new and redevelopment proposals from both public and private sectors.

\# The requirements exclude Transients.

* The requirements exclude Mobile Residents and Transients (i.e. Usual Residents only).

June 2020

Appendix 3 of RNTPC
Paper No. 3/20

Provision of Major Community Facilities and Open Space in Tai Tong Outline Zoning Plan (inclusive of Stages 1 and 2 of YLS Development only)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population[1,2])	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons[#]	4.24 ha	0 ha	2.77 ha	-1.47 ha
Local Open Space	10 ha per 100,000 persons[#]	4.24 ha	1.35 ha	1.56 ha	-2.68 ha
Secondary School	1 whole day classroom for 40 persons aged 12-17[*]	50 classrooms	24 classrooms	24 classrooms	-26 classrooms
Primary School	1 whole day classroom for 25.5 persons aged 6-11[*]	61 classrooms	30 classrooms	30 classrooms[3]	-31 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 persons aged 3 to under 6[*]	23 classrooms	2 classrooms	2 classrooms	-21 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	0	0	0	0
Hospital	5.5 beds/1000 persons	240 beds	90 beds	90 beds	-150 beds[4]
Clinic/Health Centre	1 per 100,000 persons	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population[1,2])	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centers (DECC)	One in each new development area with a population of around 170,000 or above[#]	N/A	0	0	N/A[5]
Neighbourhood Elderly Centres (NEC)	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing[#]	N/A	0	0	N/A[6]
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above[#]	173 places[7]	23 places	23 places	-150 Places[8]
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above[#]	215 places	20 places	20 places	-195 Places[8]
Child Care Centre	100 aided places per 25,000 persons	169 places	0 places	0 places	-169 Places[9]
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24[#]	0	0	0	0
Integrated Family Service Centre	1 for 100,000 to 150,000 persons[#]	0	0	0	0
Library	1 branch library for 200,000 persons	0	0	0	0
Sports Centre	1 per 50,000 to 65,000 persons[#]	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population[1,2])	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons#	0	0	0	0
Swimming Pool – Standard	1 complex per 287,000 persons#	0	0	0	0

Remarks:

1. The planned population of Tai Tong would be about 42,366 persons.
2. Depending on the nature of the community facilities, different population categories will be used for estimating government, institution or community (GIC) requirements ("Planned Population" may include Usual Residents and/or Mobile Residents and/or Transients).
3. The 4 nos. of planned primary schools in YLS Development Stage 2 within the Tai Tong Outline Zoning Plan (OZP) have been excluded from the planned provision herein. They are instead included in the Tong Yan San Tsuen OZP planned provision to serve the new residential cluster therein.
4. The provision of hospital beds would be monitored and addressed by Hospital Authority on a regional basis.
5. Provision of DECCs is only applicable to each new development area with 170,000 persons or above. As the planned population for Tai Tong is about 42,366, the provision requirement is not applicable.
6. Provision of NECs is only applicable for clusters of new and redeveloped housing areas with 15,000 to 20,000 persons. There is no such cluster in the OZP area and the provision requirement is therefore not applicable.
7. The planning standard of the CCS Facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.
8. As the revised standards reflect the long-term target towards which the provision of elderly services and facilities would be adjusted progressively subject to the consideration of the Social Welfare Department (SWD) in the planning and development process, it may not be appropriate to compare the standards with the provision of elderly services and facilities for the existing population. The Planning Department (PlanD) and SWD will work closely together to ensure that additional social welfare facilities will be included in new and redevelopment proposals from both public and private sectors.
9. This is a long-term target and the actual provision would be subject to the consideration of the SWD in the planning and development process as appropriate. PlanD and SWD will work closely together to ensure that additional social welfare facilities will be included in new and redevelopment proposals from both public and private sectors.

\# The requirements exclude Transients.

* The requirements exclude Mobile Residents and Transients (i.e. Usual Residents only).

June 2020

屏山鄉鄉事委員會

Ping Shan Heung Rural Committee

新界元朗安寧路 139-147 號二樓　1/F,No. 139-147, On Ning Road, Yuen Long, N.T.H.K.

☎ 2477 3886　　🖷 2476 2468

發展局
發展局局長
黃偉綸先生, JP
(經辦人 ： 首席助理秘書長 林智文先生)

黃偉綸局長:

本會第二十一屆執行委員會第八次會議
就元朗南第一及第二階段發展的改劃建議
提出意見

本會剛於 2020 年 6 月 12 日舉行上述標題會議，與政府相關部門討論有關元朗南第一及第二階段發展的改劃建議。會議中，本會委員就規劃項目(參考編號: M/YLW1/20/1, 圖 6)提出不同的意見如下:

1) 本會收到山下路現有土地經營者提出反對意見，表示其中一幅餘下階段的土地(圖中的紅色指示)未有任何規劃，建議政府取消該土地範圍的規劃，保留該些土地供現有經營者使用。(附件一)

2) 第一階段工程－道路工程平面圖，擬議鄉村遷置用地(圖中藍色 1.1 號用地)，建議取消鄉村遷置用地，修改 L3 路(圖中的橙色指示)的範圍為 v-zone 用地，因 L3 路是現有的丁屋位置，一些原居民已正在該範圍申請興建丁屋，若改為 v-zone 用地，對村民較為適合，亦能解除他們的疑慮。(附件二)

3) 唐人新村是受影響的鄉村之一，區內的棕地作業亦受影響，雖然政府擬議將棕地作業遷移至多層樓宇用地，但這並不足以應付現有的棕地作業及未來的工業發展。因此，建議將朗漢路以南面的綠化用途土地，改劃為工業用地(I 用地)或其他指定用途(OU 用地)，以預留土地供未來的經營者使用。(附件三)

4) 建議朗漢路行車路旁邊開設路口(圖中的紅色指示)，以方便山下村村民駕駛車輛出入。(附件四)

5) I. 擬議的道路設計嚴重影響欖口村的交通，本會聯同政府多個部門曾到欖口村作現場視察，發現平常時間的車輛由籃球場駛經元朗公路往下的隧道出現嚴重擠塞。因此，建議將公庵路經欖喜路及欖裕路出山下路的兩段道路改為雙程行車，避免車輛爭路和交通擠塞。(附件五)

II. 政府擬議興建一段由公庵路通往欖口村的道路，但由於欖堤東及西路的車輛亦會駛經欖口村，這會加劇欖口村的車輛流量，將會引起交通擠塞，影響村民的出入。因此，建議取消公庵路通往欖口村的一段道路。(附件五)

III. 雖然天龍村不受該項計劃影響，但村內現有的倉地將會劃為綠化用地，對經營者造成重大損失。因此，建議保留該範圍的現有倉地，讓經營者得以繼續營運。(圖中的橙色指示)(附件五)

本會懇請 貴局關注及積極考慮本會上述的建議，以村民的福祉為依歸。有勞之處，不勝感銘。

屏山鄉鄉事委員會

主　席：鄧志強
鄧志強

首副主席：林　權
林　權

副主席：鄧同發
鄧同發

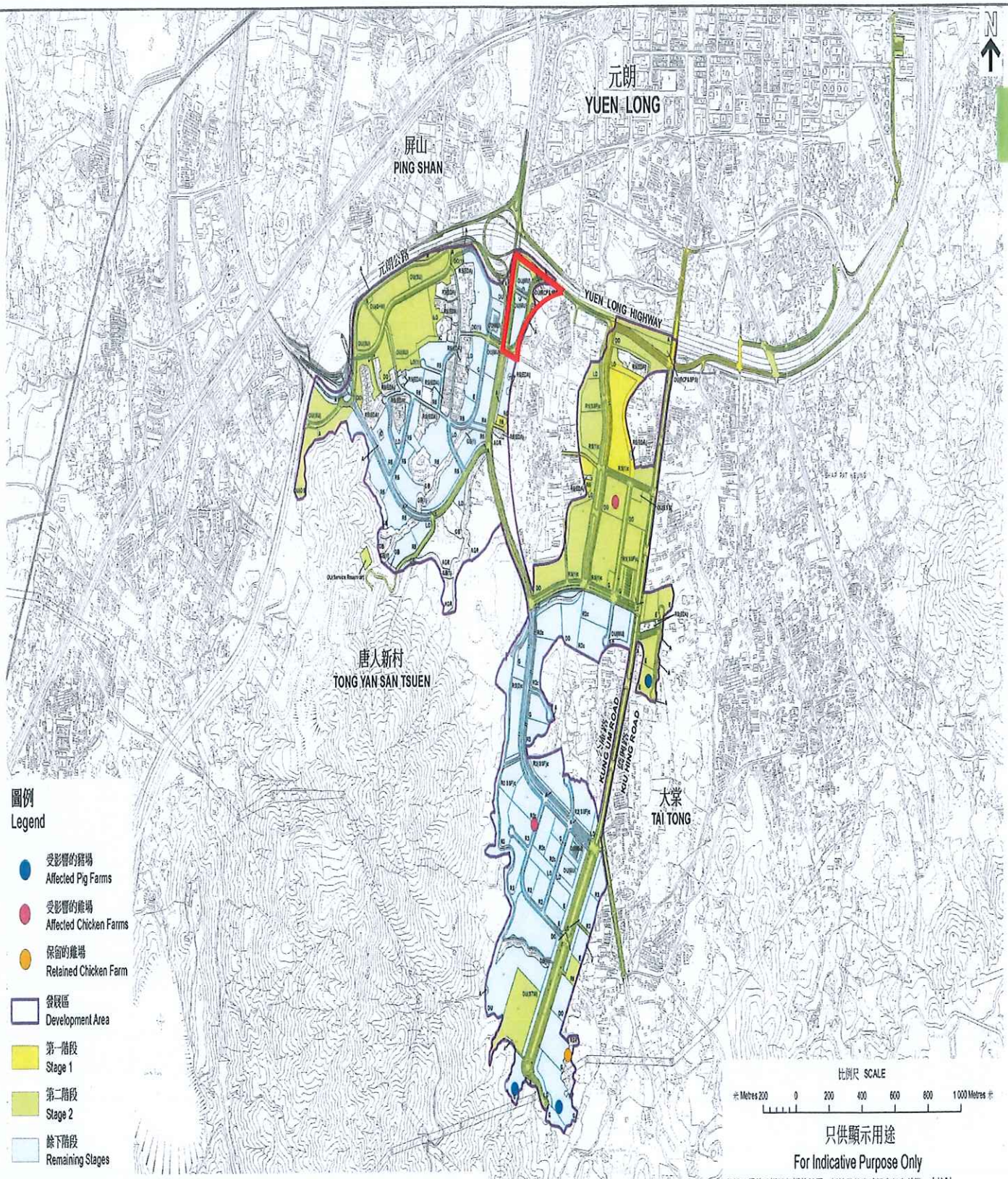
PING SHAN HEUNG RURAL COMMITTEE 屏山鄉鄉事委員會

二零二零年六月十六日

附圖

副本抄送 (連附圖)：
土木工程拓展署　(經辦人：林志強先生)
規劃署　(經辦人：袁承業先生)
奧雅納工程顧問　(經辦人：陳禮仁先生)
元朗民政事務處　(經辦人：王淑嫻女士)

附件一



摘自元朗南房屋用地規劃及工程研究 - 勘察研究
Extracted from the Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

本摘要圖於2020年4月9日製備
EXTRACT PLAN PREPARED ON 9.4.2020

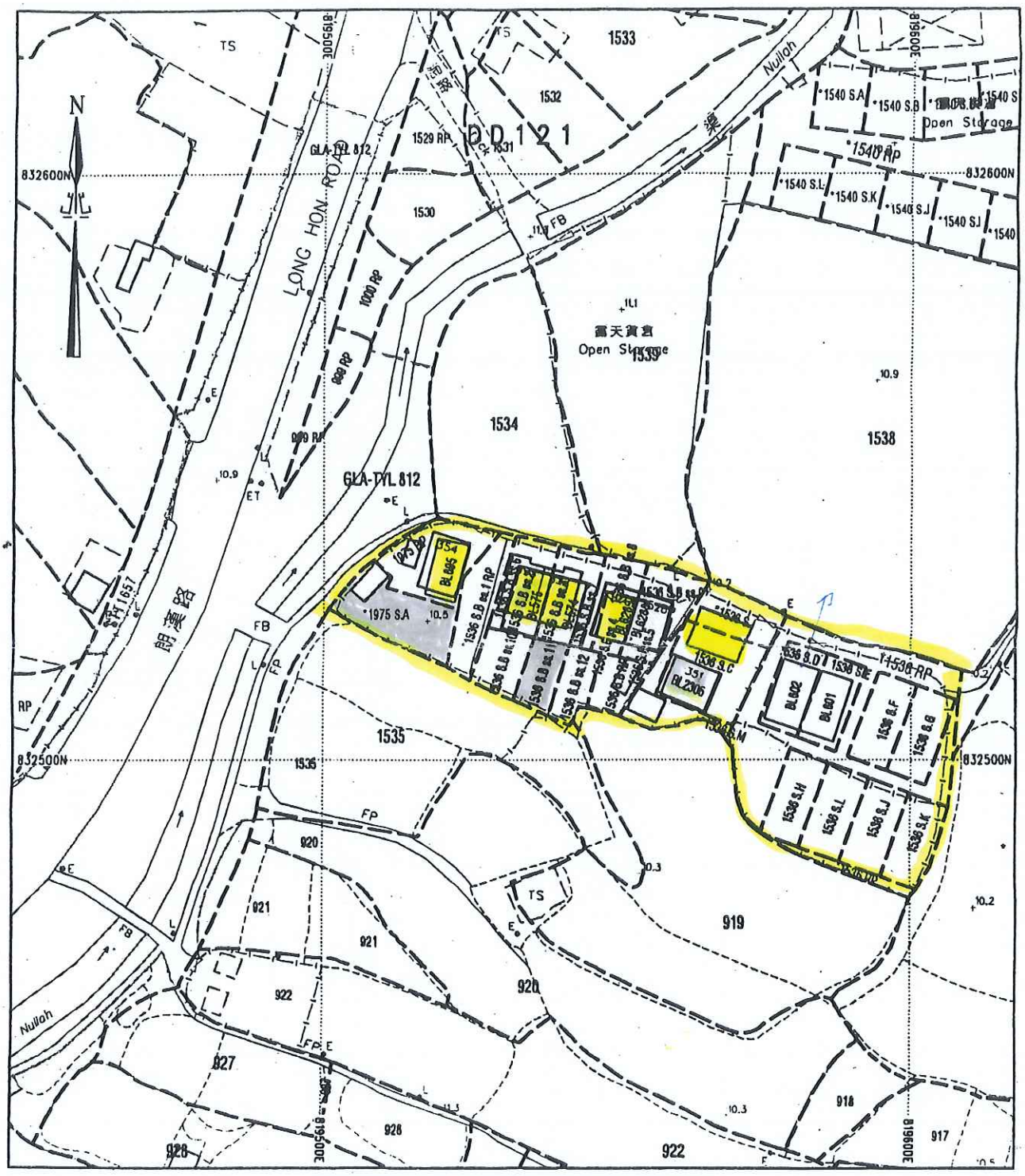
元朗南發展區內的禽畜農場位置圖
LIVESTOCK FARMS IN YUEN LONG SOUTH DEVELOPMENT AREA

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.	圖 PLAN
M/YLW1/20/1	6

附件(二)

LOT INDEX PLAN



Plan produced by SMO, Lands Department.

SCALE 1 : 1000

METRES 10 0 10 20 30 40 50 METRES

Locality : DD121

Lot Index Plan No. : 6-NW-13D/14C

District Survey Office : Yuen Long

Date : 17 Sep 08

Reference No. : YLLIP/08/9/351

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區

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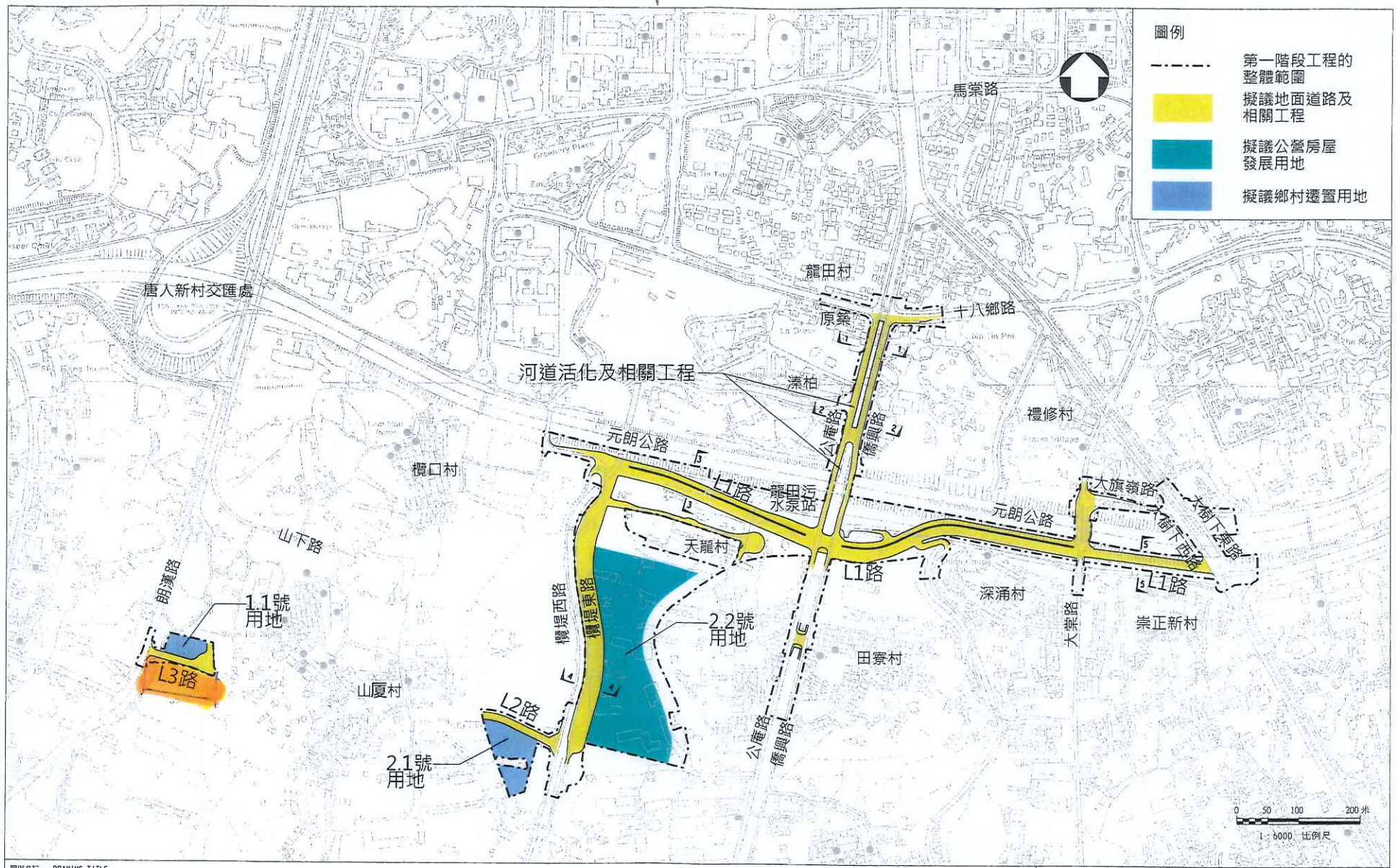
SMO-P01

附件二



圖則名稱 DRAWING TITLE

元朗南發展第一階段工程 – 道路工程平面圖

比例 SCALE 1:6 000 (A3)

辦事處 OFFICE 西拓展處 WEST DEVELOPMENT OFFICE

圖則編號 DRAWING NO. 附件一

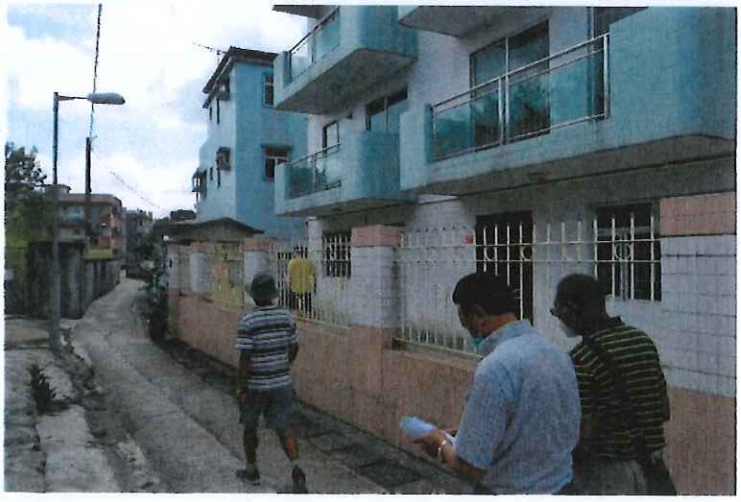
土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

design path and filename

plotdate

附件(二)

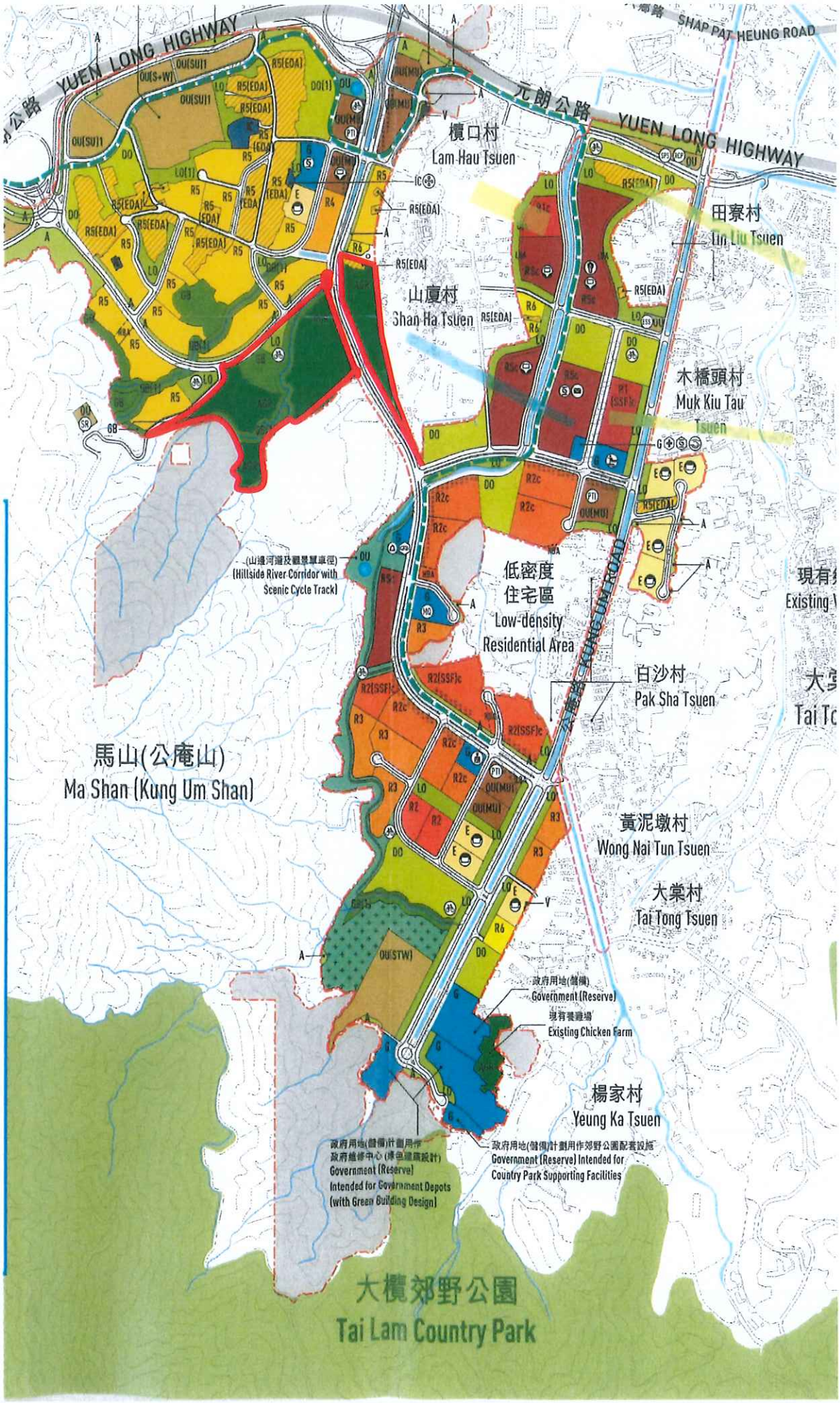
以下圖片是本次視察所顯示丁屋位置



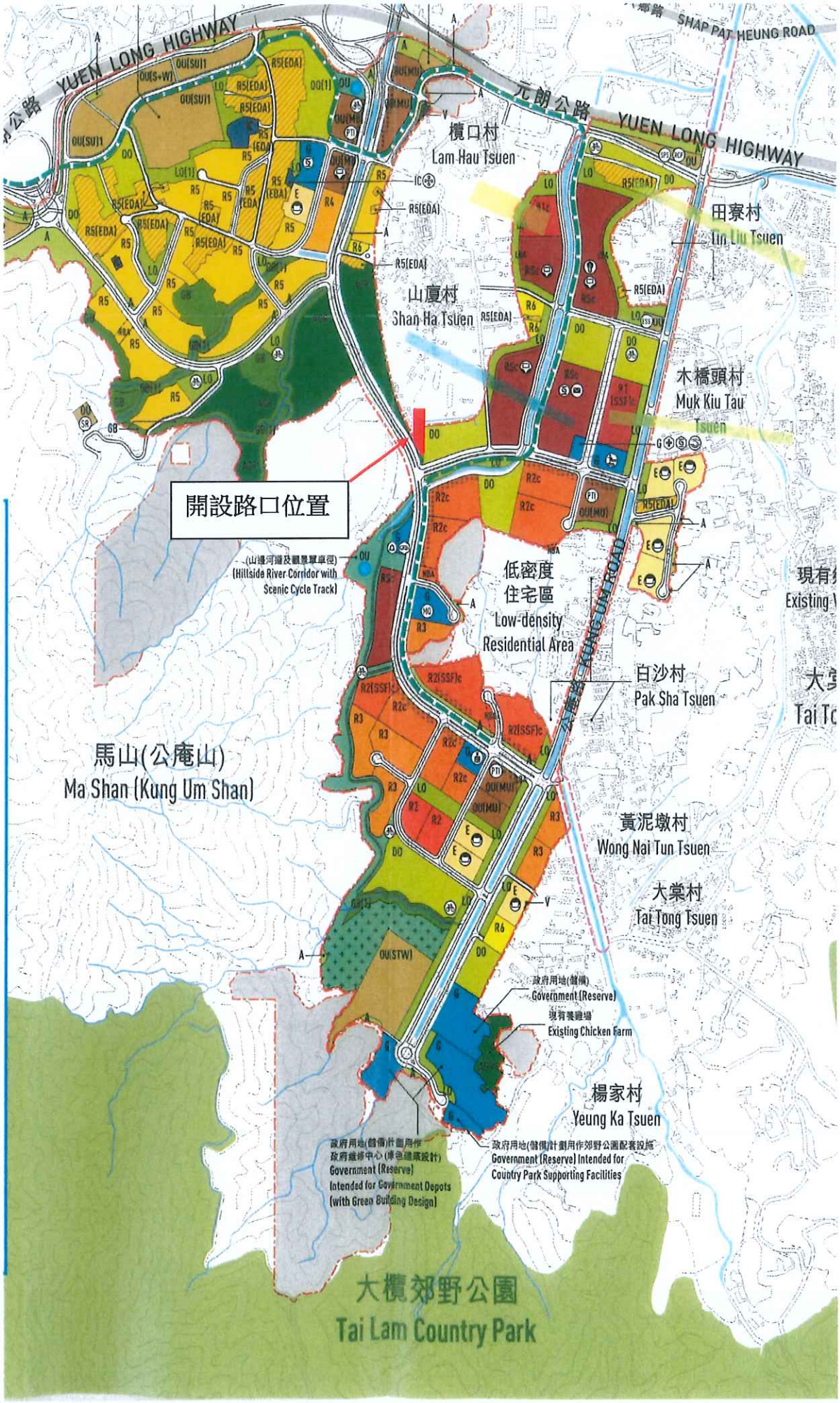
以下圖片是村民申請建屋之土地位置（ 土地就在現有丁屋後方空地 ）

以下圖片為村民屋旁大空地位置

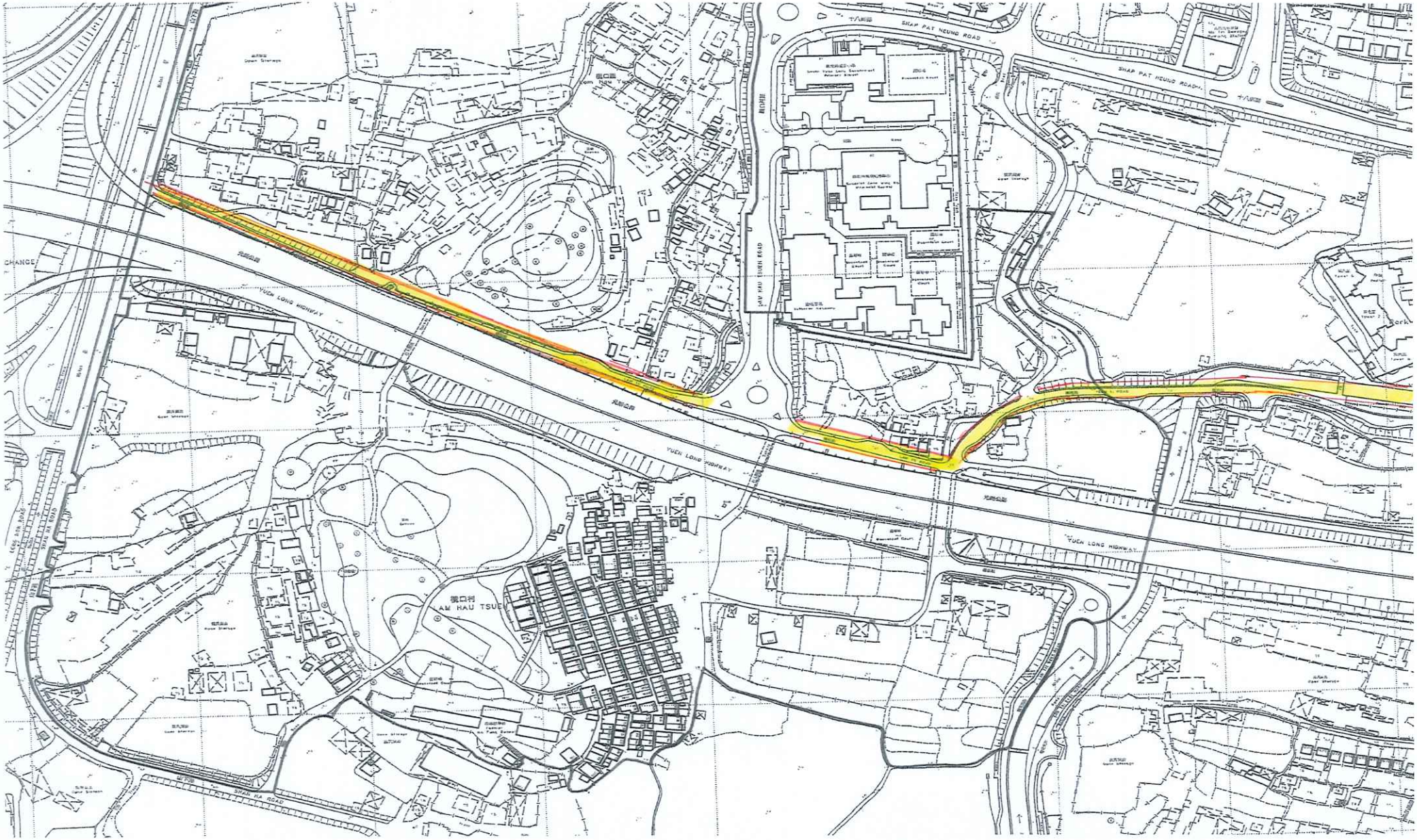
附件（三）　將原有綠化地改為（I)地或(OU)地



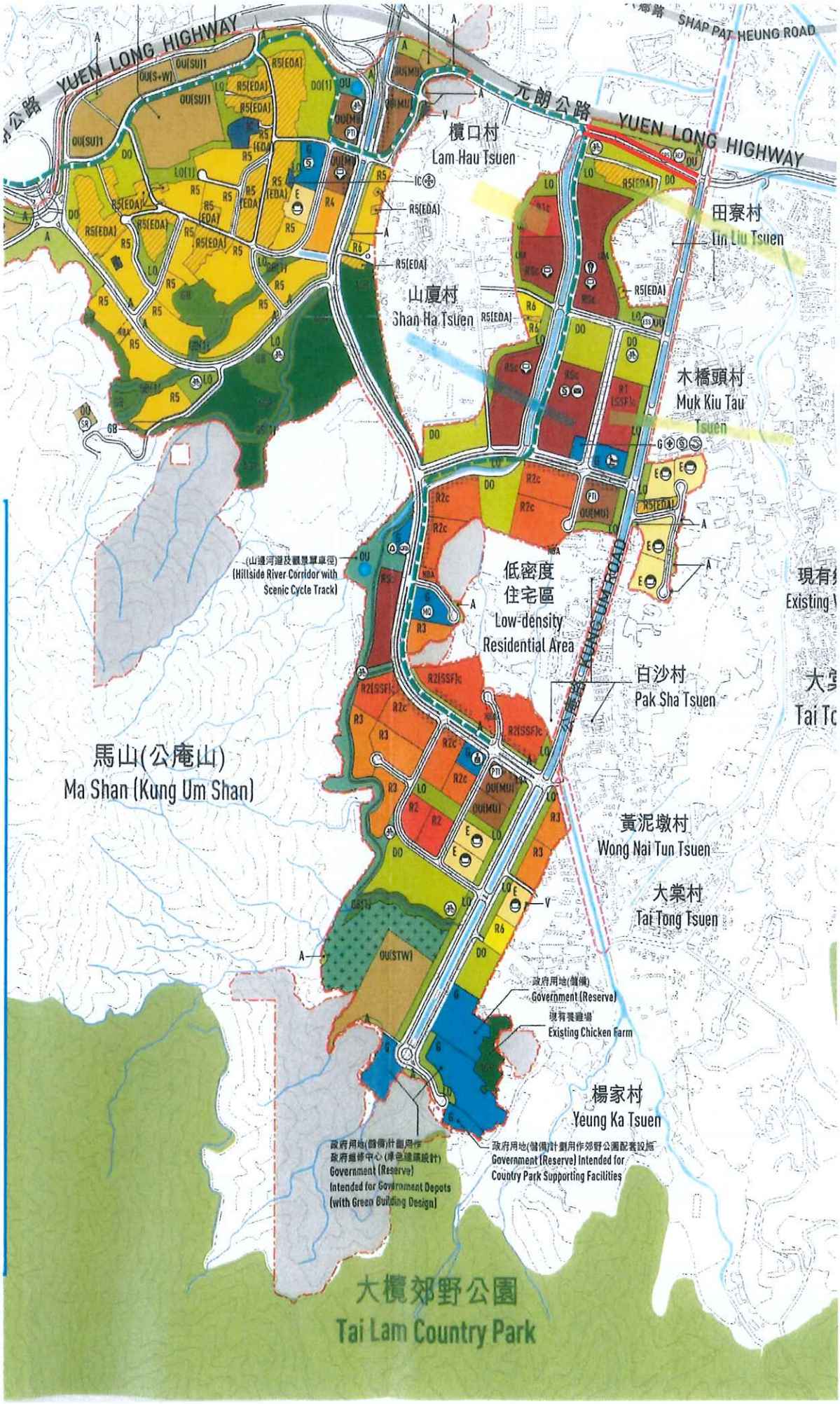
附件（四） 建議朗漢路行車路旁邊開設路口



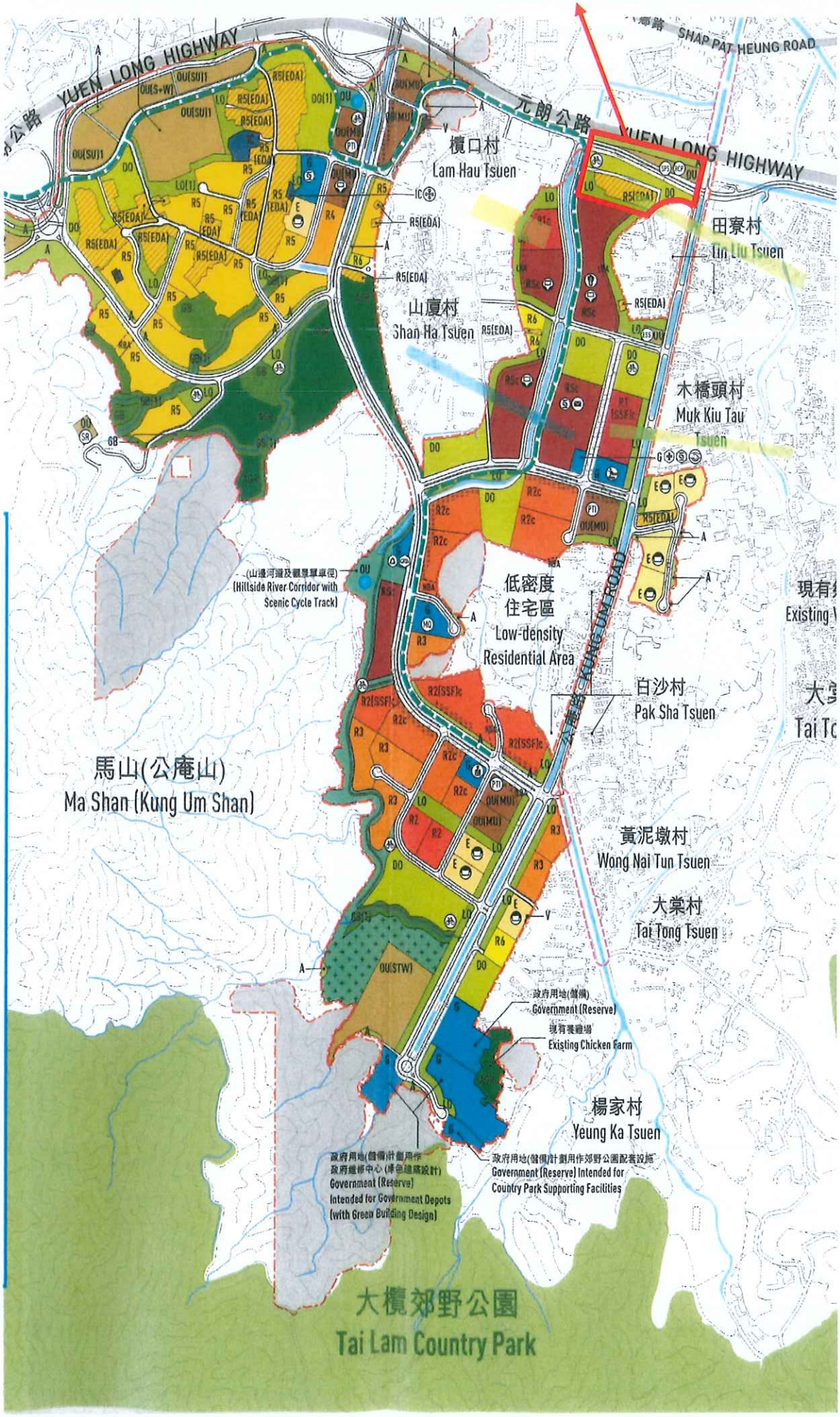
附件（五）　　公奄方向欖喜路方向欖裕路出山下路改為雙程行車

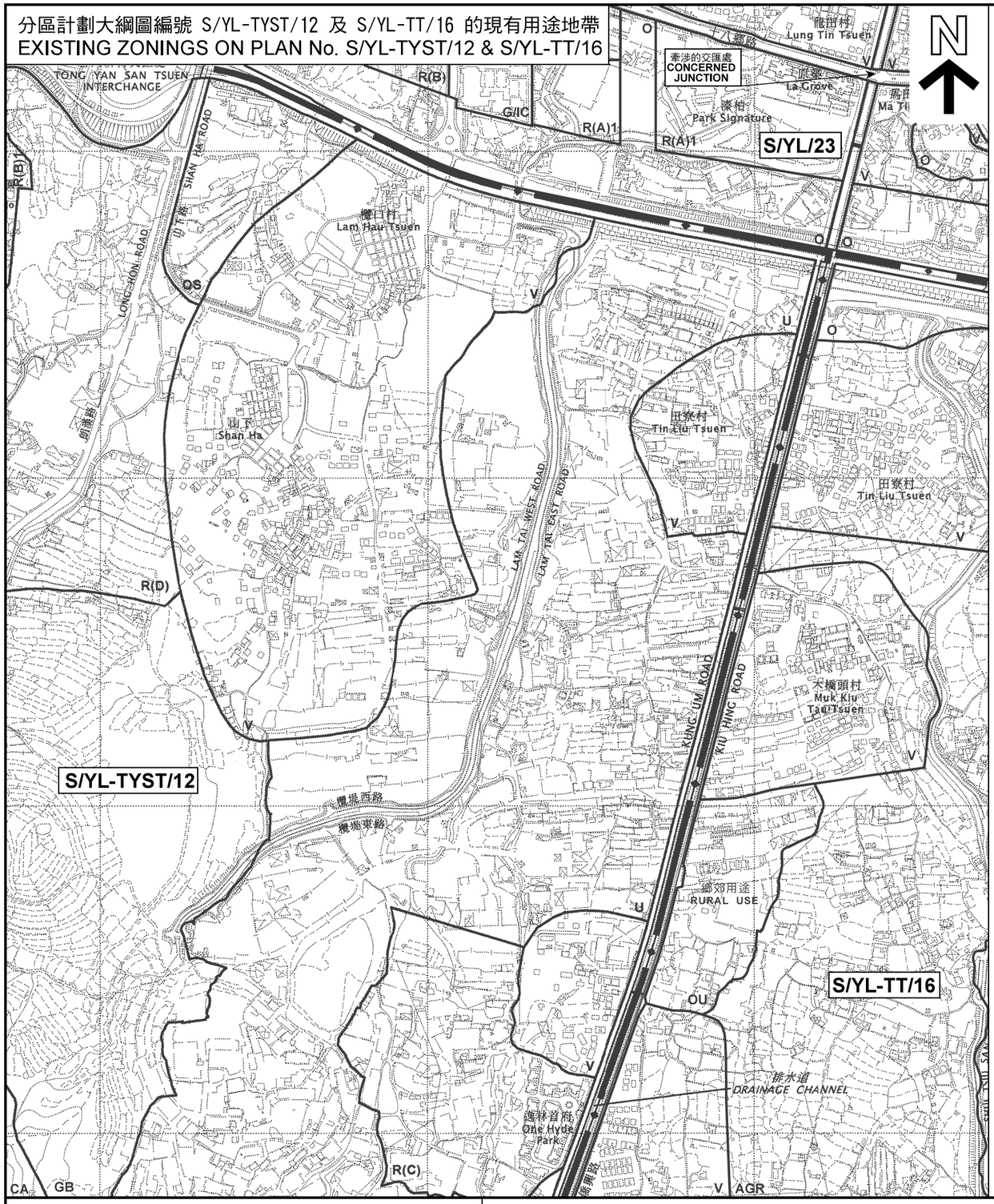


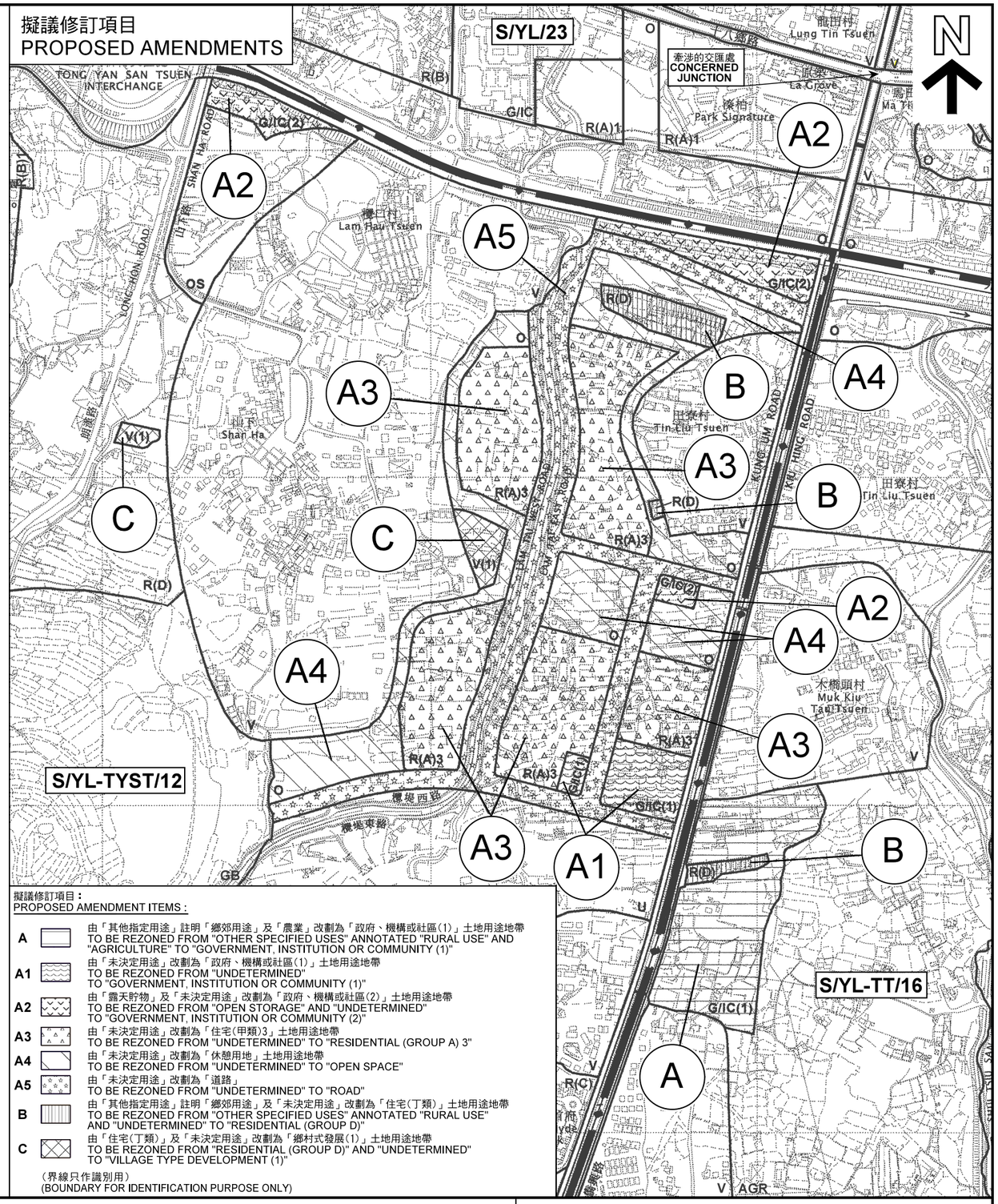
附件 五（II） 建議取消公菴路方向欖堤東路及欖提西路



附件 五 (III) 建議保留該範圍的現有倉地







擬議修訂項目：
PROPOSED AMENDMENT ITEMS :

A	由「其他指定用途」註明「鄉郊用途」及「農業」改劃為「政府、機構或社區(1)」土地用途地帶 TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "RURAL USE" AND "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)"
A1	由「未決定用途」改劃為「政府、機構或社區(1)」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)"
A2	由「露天貯物」及「未決定用途」改劃為「政府、機構或社區(2)」土地用途地帶 TO BE REZONED FROM "OPEN STORAGE" AND "UNDETERMINED" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (2)"
A3	由「未決定用途」改劃為「住宅(甲類)3」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "RESIDENTIAL (GROUP A) 3"
A4	由「未決定用途」改劃為「休憩用地」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "OPEN SPACE"
A5	由「未決定用途」改劃為「道路」 TO BE REZONED FROM "UNDETERMINED" TO "ROAD"
B	由「其他指定用途」註明「鄉郊用途」及「未決定用途」改劃為「住宅(丁類)」土地用途地帶 TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "RURAL USE" AND "UNDETERMINED" TO "RESIDENTIAL (GROUP D)"
C	由「住宅(丁類)」及「未決定用途」改劃為「鄉村式發展(1)」土地用途地帶 TO BE REZONED FROM "RESIDENTIAL (GROUP D)" AND "UNDETERMINED" TO "VILLAGE TYPE DEVELOPMENT (1)"

（界線只作識別用）
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2020年6月19日擬備，
所根據的資料為於2018年9月4日
核准的分區計劃大綱圖編號 S/YL-TYST/12
EXTRACT PLAN PREPARED ON 19.6.2020
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/12 APPROVED ON 4.9.2018

位置圖 LOCATION PLAN

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 及
大棠分區計劃大綱核准圖編號 S/YL-TT/16 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN No. S/YL-TYST/12 AND
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/16

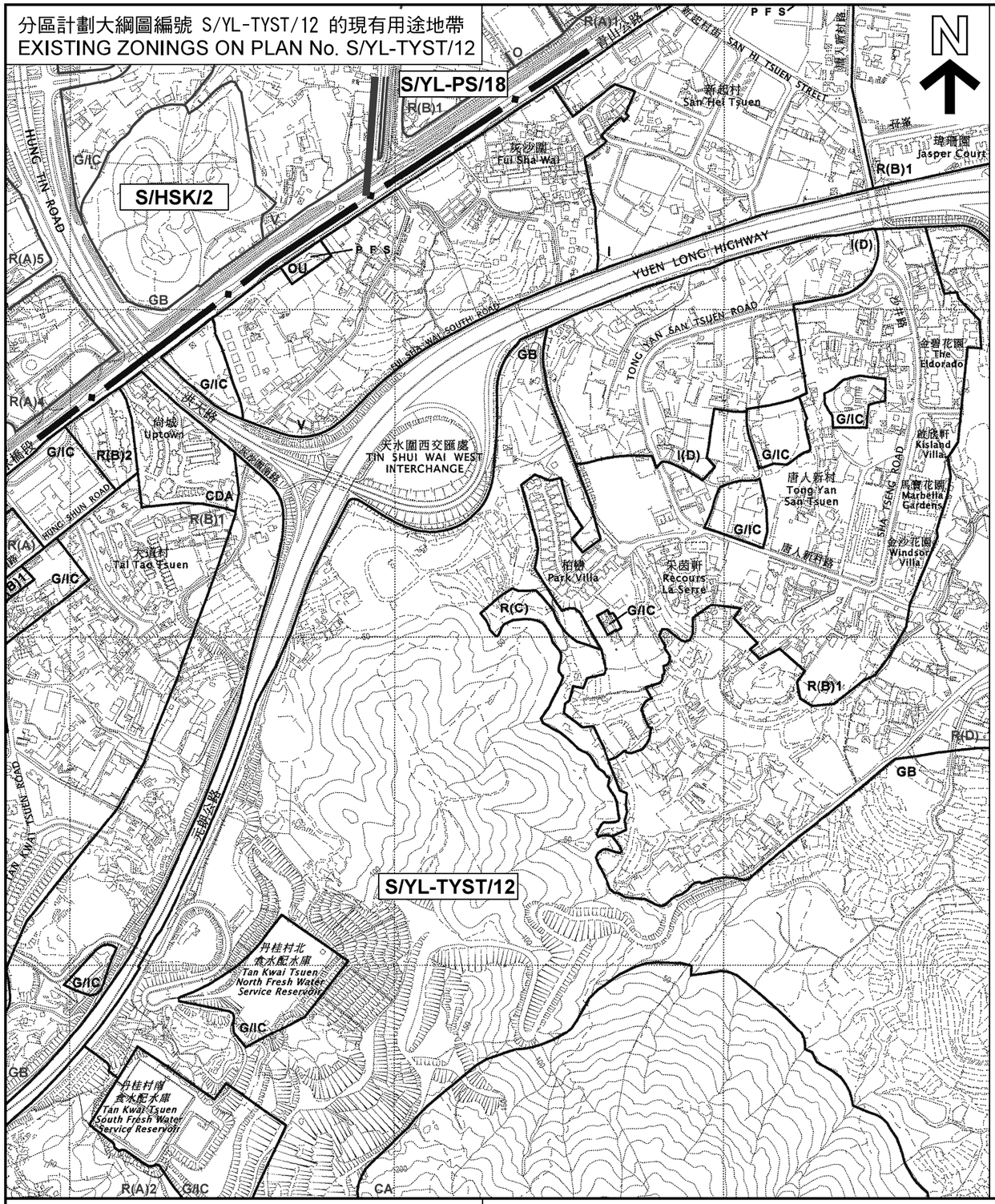
SCALE 1 : 7 500 比例尺

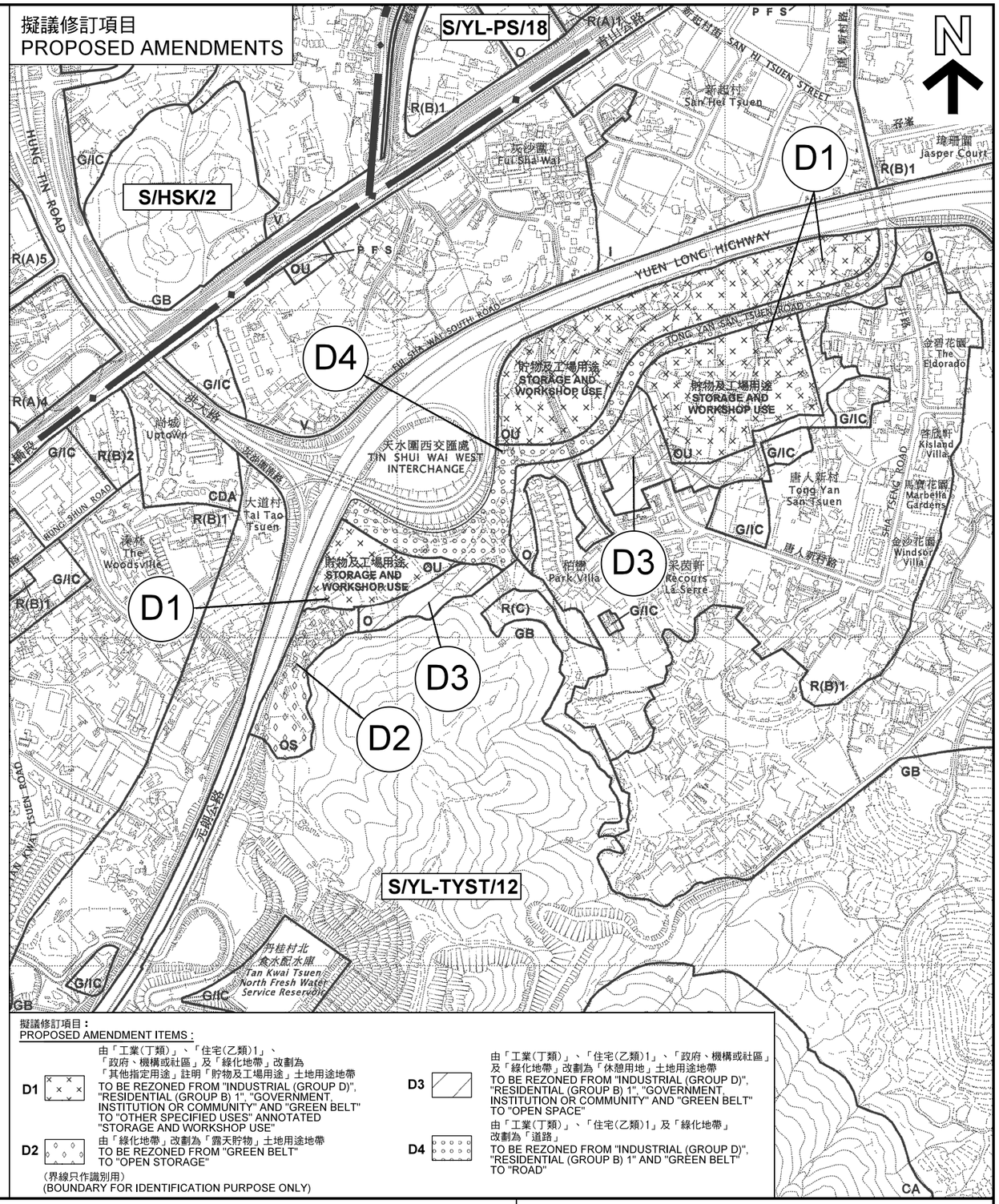
米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/YLW1/20/21

圖 PLAN
1a





本摘要圖於2020年6月19日擬備，
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核准的分區計劃大綱圖編號 S/YL-TYST/12
EXTRACT PLAN PREPARED ON 19.6.2020
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/12 APPROVED ON 4.9.2018

位置圖 LOCATION PLAN

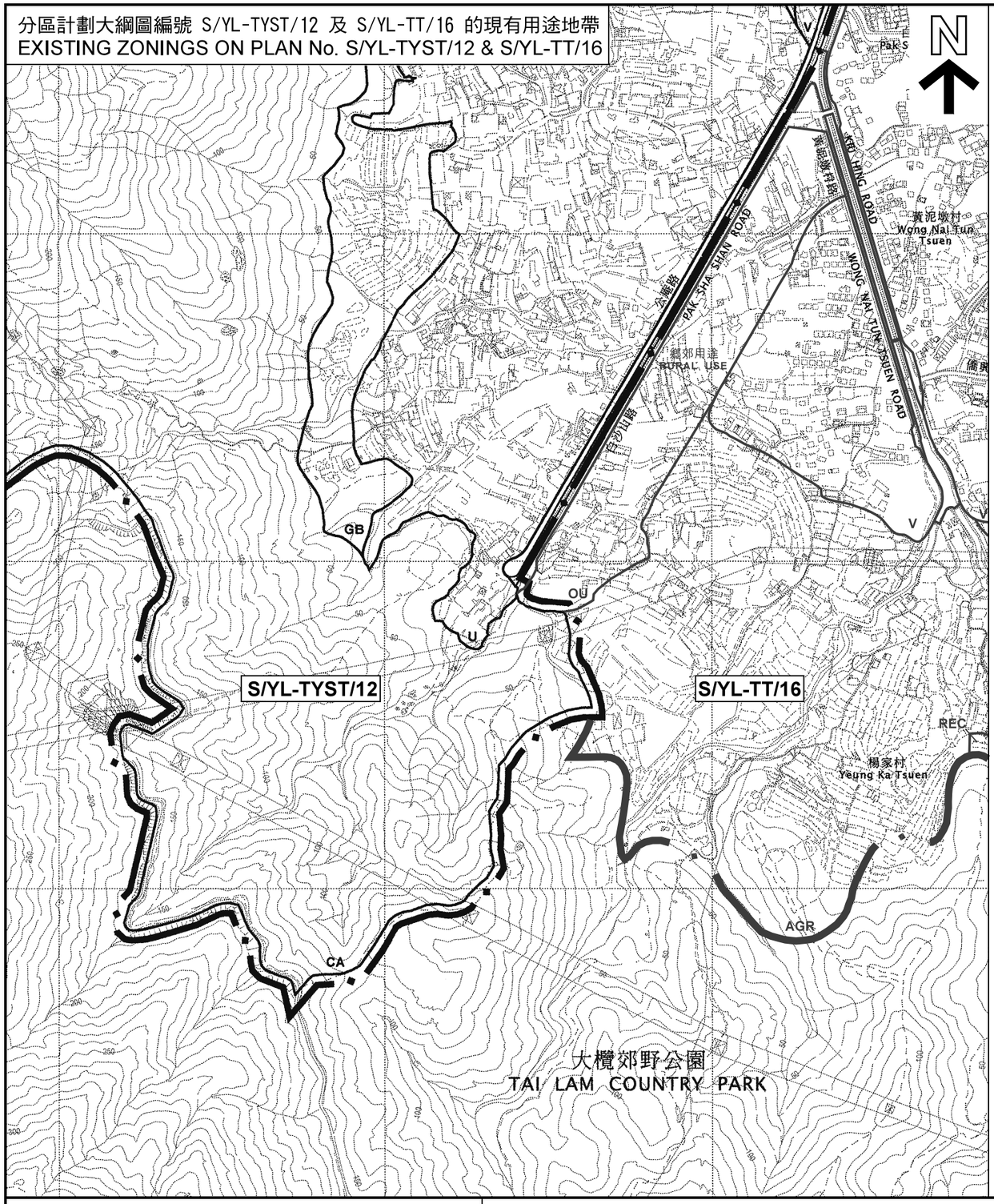
唐人新村分區計劃大綱核准圖
編號 S/YL-TYST/12 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN No. S/YL-TYST/12

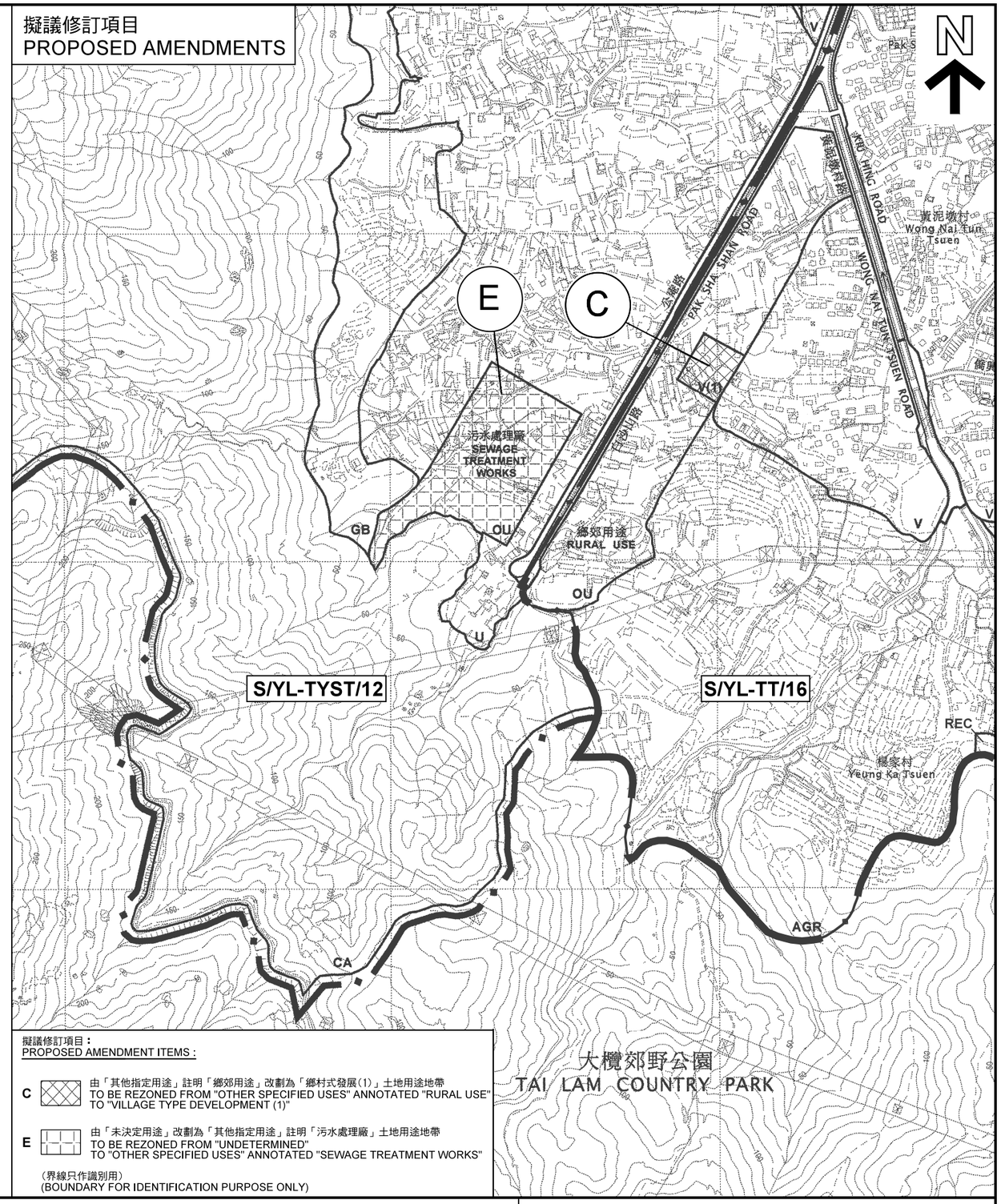
SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規 劃 署
PLANNING DEPARTMENT

參考編號 REFERENCE No.	圖 PLAN
M/YLW1/20/21	1b





本摘要圖於2020年6月19日擬備，
所根據的資料為於2018年9月4日
核准的分區計劃大綱圖編號 S/YL-TYST/12
EXTRACT PLAN PREPARED ON 19.6.2020
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/12 APPROVED ON 4.9.2018

位置圖 LOCATION PLAN

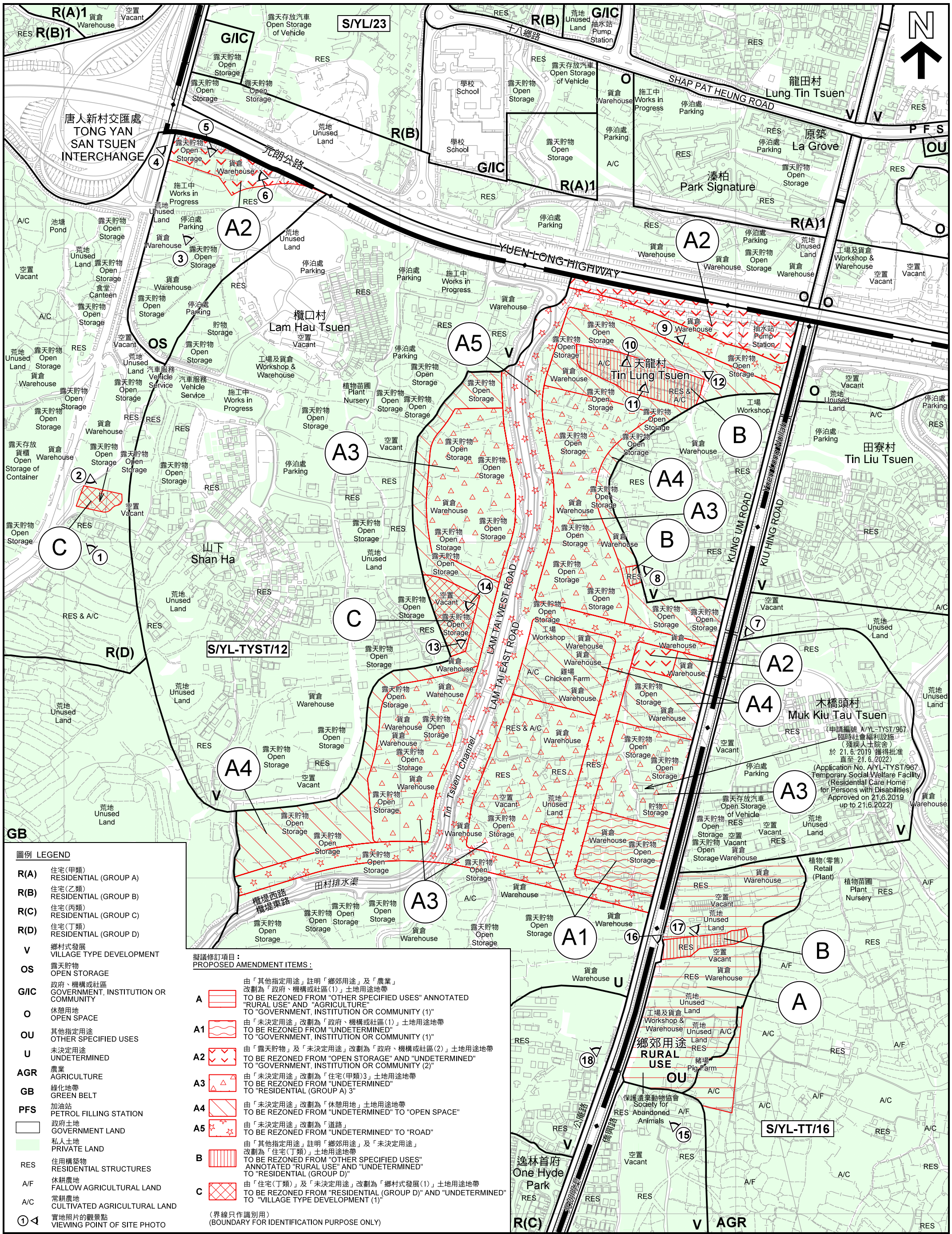
唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 及
大棠分區計劃大綱核准圖編號 S/YL-TT/16 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN No. S/YL-TYST/12 AND
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/16

SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.	圖 PLAN
M/YLW1/20/21	1c



圖例 LEGEND

R(A)	住宅(甲類) RESIDENTIAL (GROUP A)
R(B)	住宅(乙類) RESIDENTIAL (GROUP B)
R(C)	住宅(丙類) RESIDENTIAL (GROUP C)
R(D)	住宅(丁類) RESIDENTIAL (GROUP D)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
OS	露天貯物 OPEN STORAGE
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
OU	其他指定用途 OTHER SPECIFIED USES
U	未決定用途 UNDETERMINED
AGR	農業 AGRICULTURE
GB	綠化地帶 GREEN BELT
PFS	加油站 PETROL FILLING STATION
	政府土地 GOVERNMENT LAND
	私人土地 PRIVATE LAND
RES	住用構築物 RESIDENTIAL STRUCTURES
A/F	休耕農地 FALLOW AGRICULTURAL LAND
A/C	常耕農地 CULTIVATED AGRICULTURAL LAND
①	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

擬議修訂項目：
PROPOSED AMENDMENT ITEMS :

A	由「其他指定用途」註明「鄉郊用途」及「農業」改劃為「政府、機構或社區(1)」土地用途地帶 TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "RURAL USE" AND "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)"
A1	由「未決定用途」改劃為「政府、機構或社區(1)」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)"
A2	由「露天貯物」及「未決定用途」改劃為「政府、機構或社區(2)」土地用途地帶 TO BE REZONED FROM "OPEN STORAGE" AND "UNDETERMINED" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (2)"
A3	由「未決定用途」改劃為「住宅(甲類)3」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "RESIDENTIAL (GROUP A) 3"
A4	由「未決定用途」改劃為「休憩用地」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "OPEN SPACE"
A5	由「未決定用途」改劃為「道路」 TO BE REZONED FROM "UNDETERMINED" TO "ROAD"
B	由「其他指定用途」註明「鄉郊用途」及「未決定用途」改劃為「住宅(丁類)」土地用途地帶 TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "RURAL USE" AND "UNDETERMINED" TO "RESIDENTIAL (GROUP D)"
C	由「住宅(丁類)」及「未決定用途」改劃為「鄉村式發展(1)」土地用途地帶 TO BE REZONED FROM "RESIDENTIAL (GROUP D)" AND "UNDETERMINED" TO "VILLAGE TYPE DEVELOPMENT (1)"

(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2020年6月19日擬備，所根據的資料為測量圖編號 6-NW-13B、13D、14A、14B、14C、14D、18B、19A、19B、19C及19D
EXTRACT PLAN PREPARED ON 19.6.2020 BASED ON SURVEY SHEETS No. 6-NW-13B, 13D, 14A, 14B, 14C, 14D, 18B, 19A, 19B, 19C & 19D

平面圖 SITE PLAN

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 及
大棠分區計劃大綱核准圖編號 S/YL-TT/16 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN No. S/YL-TYST/12 AND
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/16

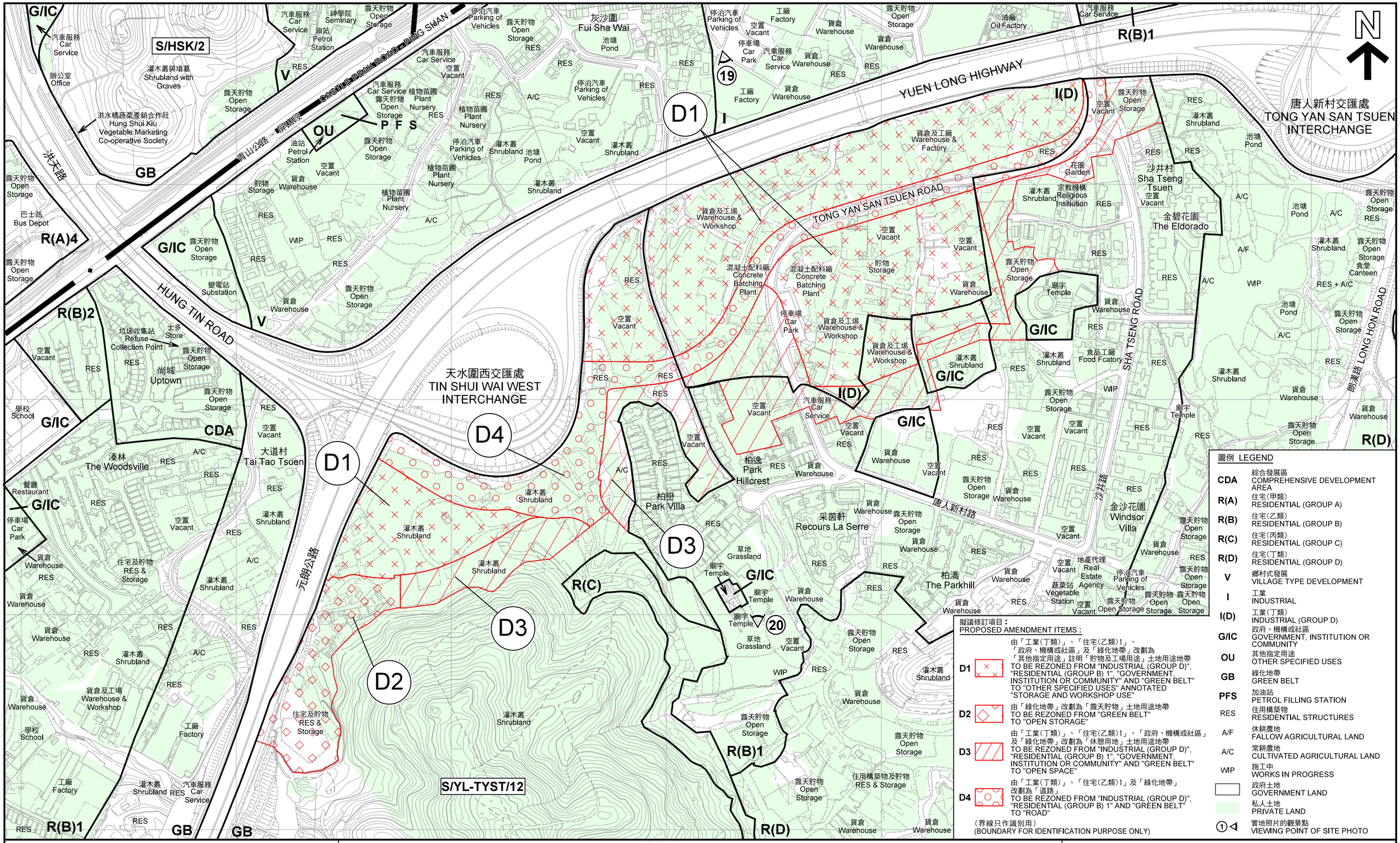
SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLW1/20/21

圖 PLAN
2a



圖例 LEGEND

CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)
R(B)	住宅(乙類) RESIDENTIAL (GROUP B)
R(C)	住宅(丙類) RESIDENTIAL (GROUP C)
R(D)	住宅(丁類) RESIDENTIAL (GROUP D)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
I	工業 INDUSTRIAL
I(D)	工業(丁類) INDUSTRIAL (GROUP D)
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
OU	其他指定用途 OTHER SPECIFIED USES
GB	綠化地帶 GREEN BELT
PFS	加油站 PETROL FILLING STATION
RES	住用構築物 RESIDENTIAL STRUCTURES
A/F	休耕農地 FALLOW AGRICULTURAL LAND
A/C	常耕農地 CULTIVATED AGRICULTURAL LAND
WIP	施工中 WORKS IN PROGRESS
	政府土地 GOVERNMENT LAND
	私人土地 PRIVATE LAND
①	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

擬議修訂項目：
PROPOSED AMENDMENT ITEMS :

D1	由「工業(丁類)」、「住宅(乙類)1」、「政府、機構或社區」及「綠化地帶」改劃為「其他指定用途」註明「貯物及工場用途」土地用途地帶 TO BE REZONED FROM "INDUSTRIAL (GROUP D)", "RESIDENTIAL (GROUP B) 1", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "GREEN BELT" TO "OTHER SPECIFIED USES" ANNOTATED "STORAGE AND WORKSHOP USE"
D2	由「綠化地帶」改劃為「露天貯物」土地用途地帶 TO BE REZONED FROM "GREEN BELT" TO "OPEN STORAGE"
D3	由「工業(丁類)」、「住宅(乙類)1」、「政府、機構或社區」及「綠化地帶」改劃為「休憩用地」土地用途地帶 TO BE REZONED FROM "INDUSTRIAL (GROUP D)", "RESIDENTIAL (GROUP B) 1", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "GREEN BELT" TO "OPEN SPACE"
D4	由「工業(丁類)」、「住宅(乙類)1」及「綠化地帶」改劃為「道路」 TO BE REZONED FROM "INDUSTRIAL (GROUP D)", "RESIDENTIAL (GROUP B) 1" AND "GREEN BELT" TO "ROAD"

(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2020年6月17日擬備，所根據的資料為測量圖編號 6-NW-12B、12D、13A、13B、13C、13D、14A、14C、17B、18A 及 18B
EXTRACT PLAN PREPARED ON 17.6.2020 BASED ON SURVEY SHEETS No. 6-NW-12B, 12D, 13A, 13B, 13C, 13D, 14A, 14C, 17B, 18A & 18B

平面圖 SITE PLAN

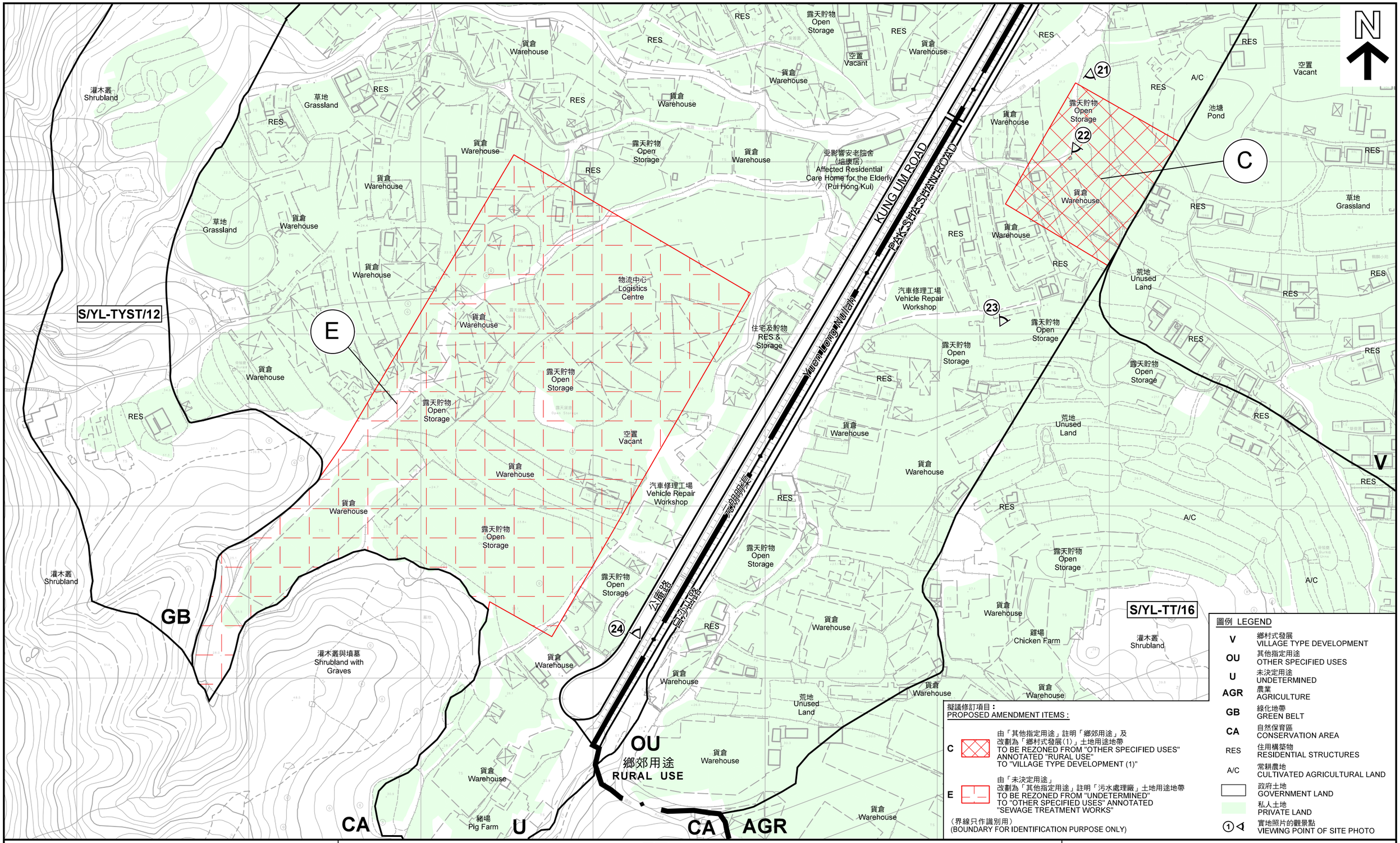
唐人新村分區計劃大綱核准圖
編號 S/YL-TYST/12 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN No. S/YL-TYST/12

SCALE 1 : 4 000 比例尺
米 METRES 50 0 50 100 150 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/YLW1/20/21

圖 PLAN
2b



本摘要圖於2020年6月19日擬備，所根據的資料為測量圖編號 6-NW-23B、23D、24A 及 24C
EXTRACT PLAN PREPARED ON 19.6.2020 BASED ON SURVEY SHEETS No. 6-NW-23B, 23D, 24A & 24C

平面圖 SITE PLAN

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 及
大棠分區計劃大綱核准圖編號 S/YL-TT/16 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN No. S/YL-TYST/12 AND
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/16

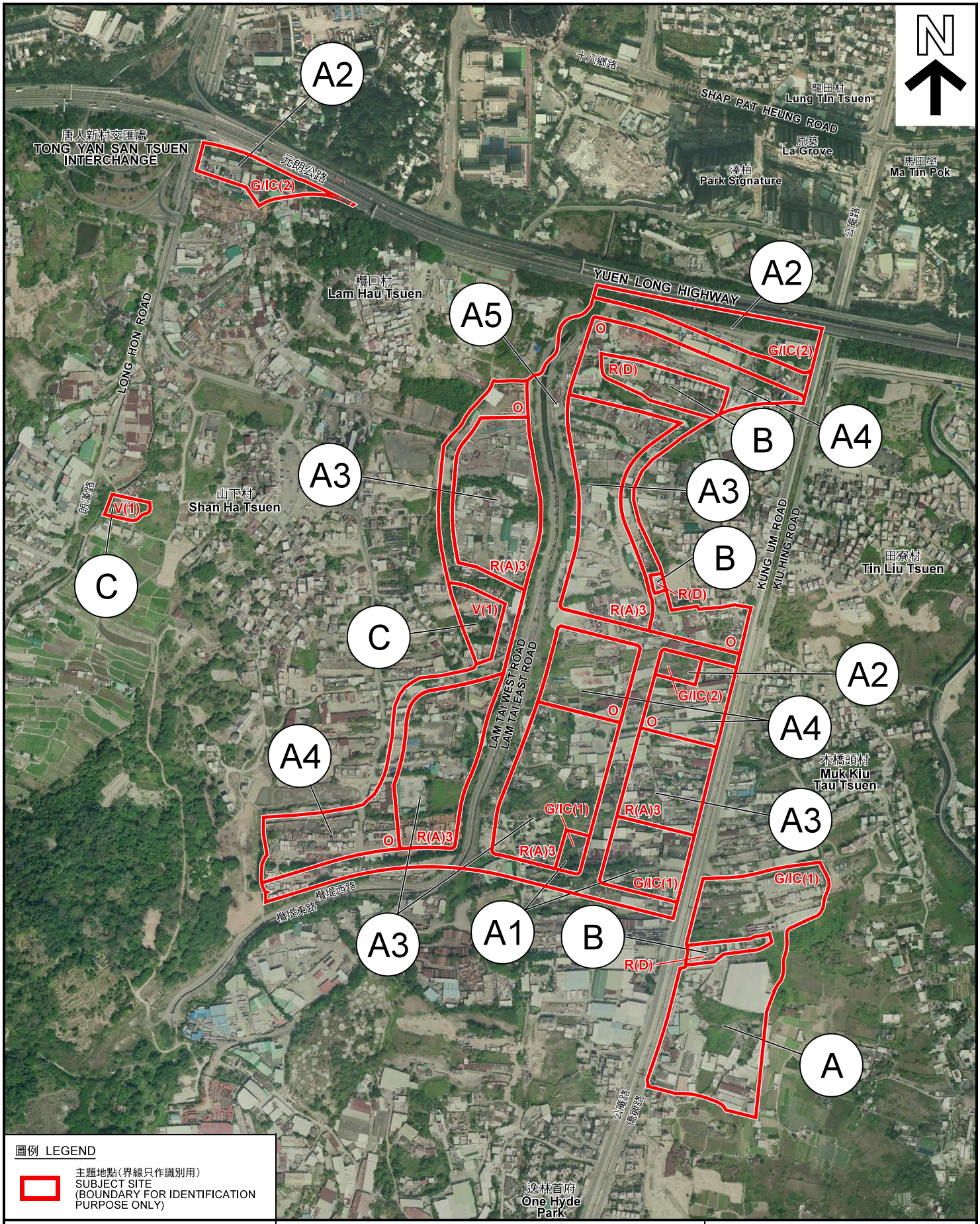
SCALE 1 : 2 000 比例尺

米 METRES 20 0 20 40 60 80 100 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/YLW1/20/21

圖 PLAN
2c



圖例 LEGEND

主題地點(界線只作識別用)
SUBJECT SITE
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2020年6月17日擬備，所根據的資料為地政總署數碼正射影像圖 DOP5000系列(二零一九年十二月版)
EXTRACT PLAN PREPARED ON 17.6.2020 BASED ON LANDS DEPARTMENT DIGITAL ORTHOPHOTO DOP5000 SERIES (DECEMBER 2019 RELEASE)

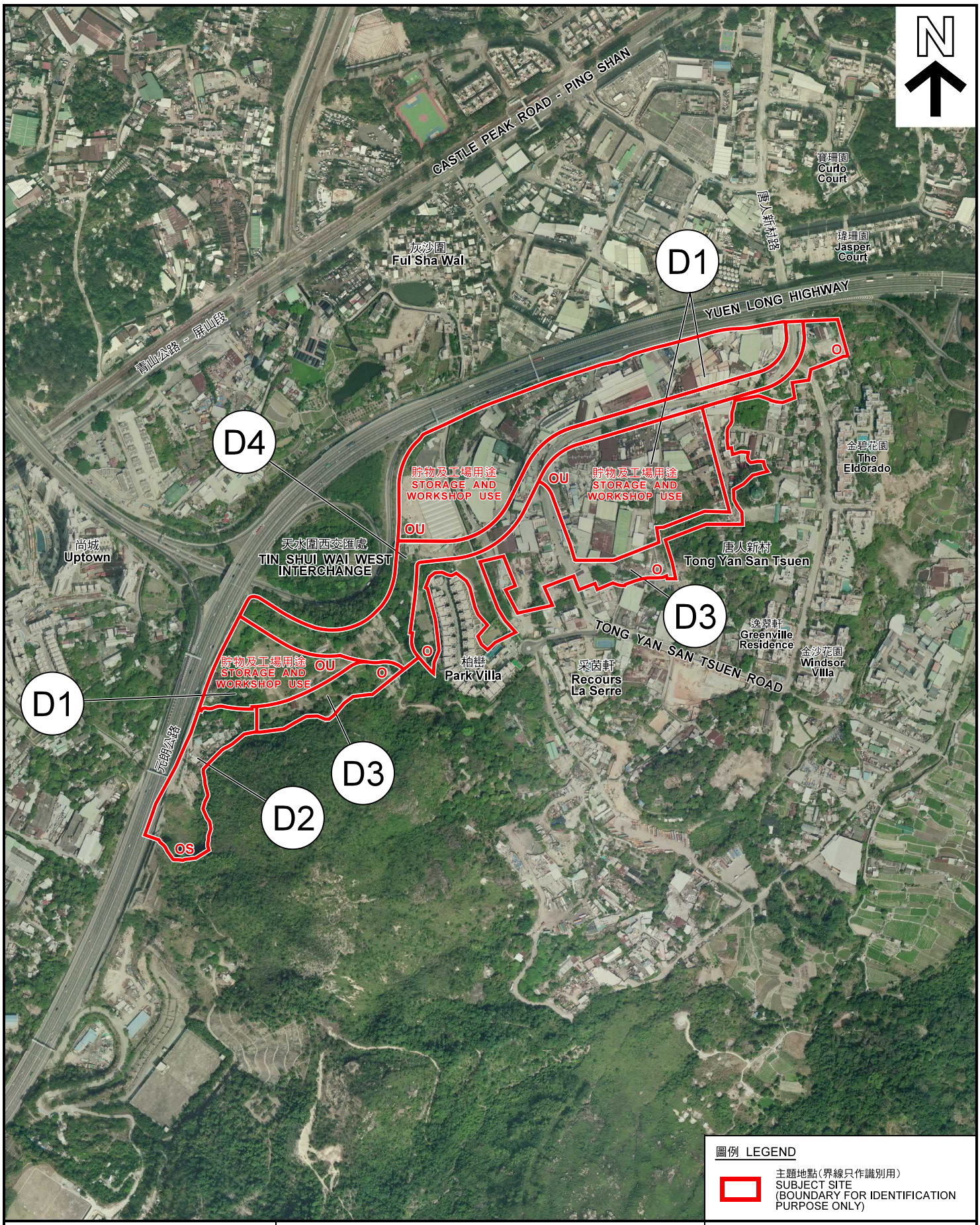
航攝照片 AERIAL PHOTO

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 及
大棠分區計劃大綱核准圖編號 S/YL-TT/16 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN No. S/YL-TYST/12 AND
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/16

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLW1/20/21

圖 PLAN
3a



圖例 LEGEND

主題地點(界線只作識別用)
SUBJECT SITE
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2020年6月17日擬備，所根據的資料為地政總署數碼正射影像圖
DOP5000系列(二零一九年十二月版)
EXTRACT PLAN PREPARED ON 17.6.2020
BASED ON LANDS DEPARTMENT
DIGITAL ORTHOPHOTO DOP5000 SERIES
(DECEMBER 2019 RELEASE)

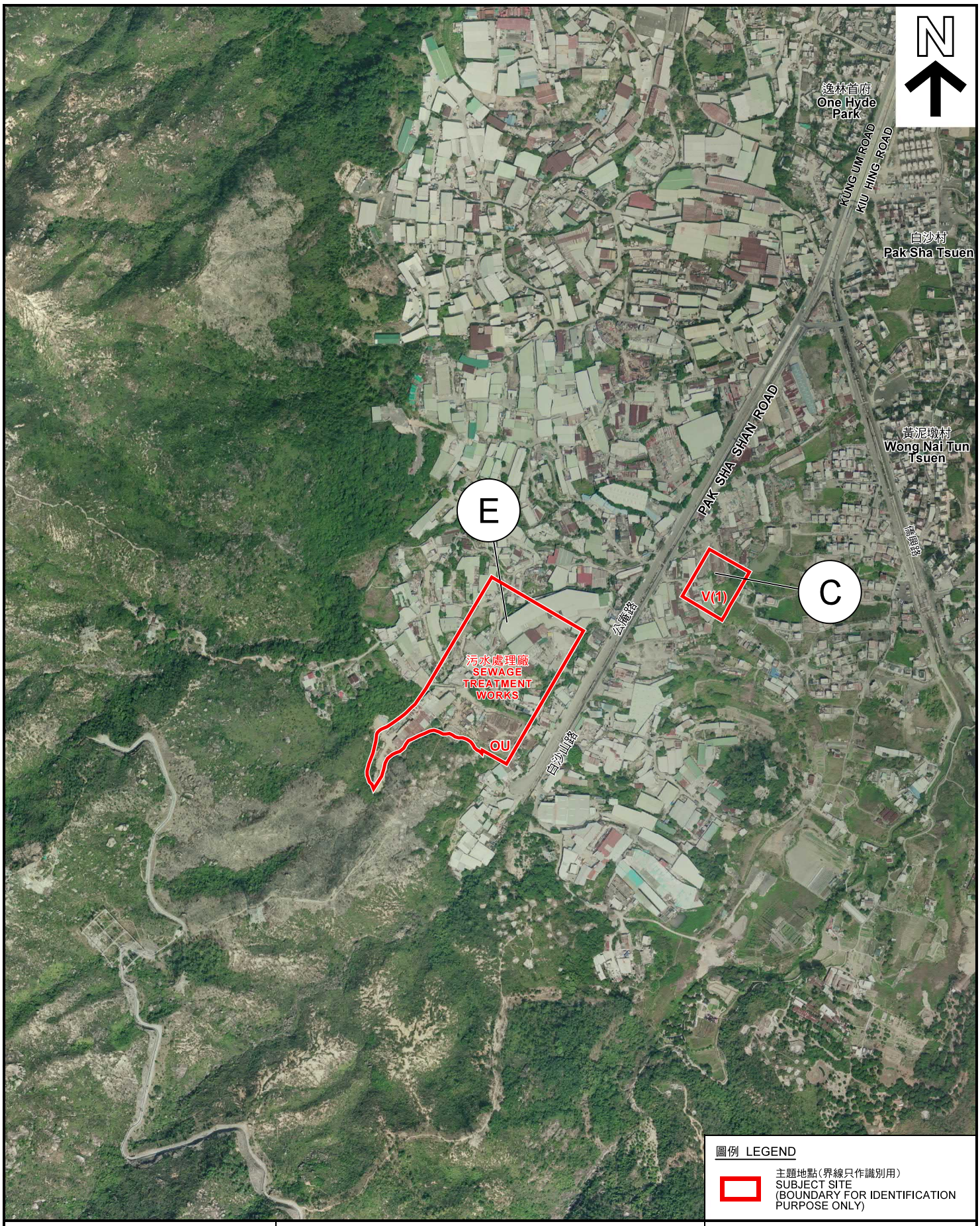
航攝照片 AERIAL PHOTO

唐人新村分區計劃大綱核准圖
編號 S/YL-TYST/12 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN No. S/YL-TYST/12

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLW1/20/21

圖 PLAN
3b



圖例 LEGEND

主題地點(界線只作識別用)
SUBJECT SITE
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2020年6月17日擬備，所根據的資料為地政總署數碼正射影像圖 DOP5000系列(二零一九年十二月版)
EXTRACT PLAN PREPARED ON 17.6.2020 BASED ON LANDS DEPARTMENT DIGITAL ORTHOPHOTO DOP5000 SERIES (DECEMBER 2019 RELEASE)

航攝照片 AERIAL PHOTO

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 及
大棠分區計劃大綱核准圖編號 S/YL-TT/16 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN No. S/YL-TYST/12 AND
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/16

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLW1/20/21

圖 PLAN
3c

主題地點界線只作識別用　SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2020年6月17日擬備，所根據的資料為攝於2020年5月6日及2020年5月13日的實地照片
PLAN PREPARED ON 17.6.2020
BASED ON SITE PHOTOS
TAKEN ON 6.5.2020 & 13.5.2020

實地照片 SITE PHOTOS

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN No. S/YL-TYST/12

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PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/YLW1/20/21

圖 PLAN
4a

本圖於2020年6月17日擬備，所根據的資料為攝於2020年5月19日的實地照片
PLAN PREPARED ON 17.6.2020
BASED ON SITE PHOTOS
TAKEN ON 19.5.2020

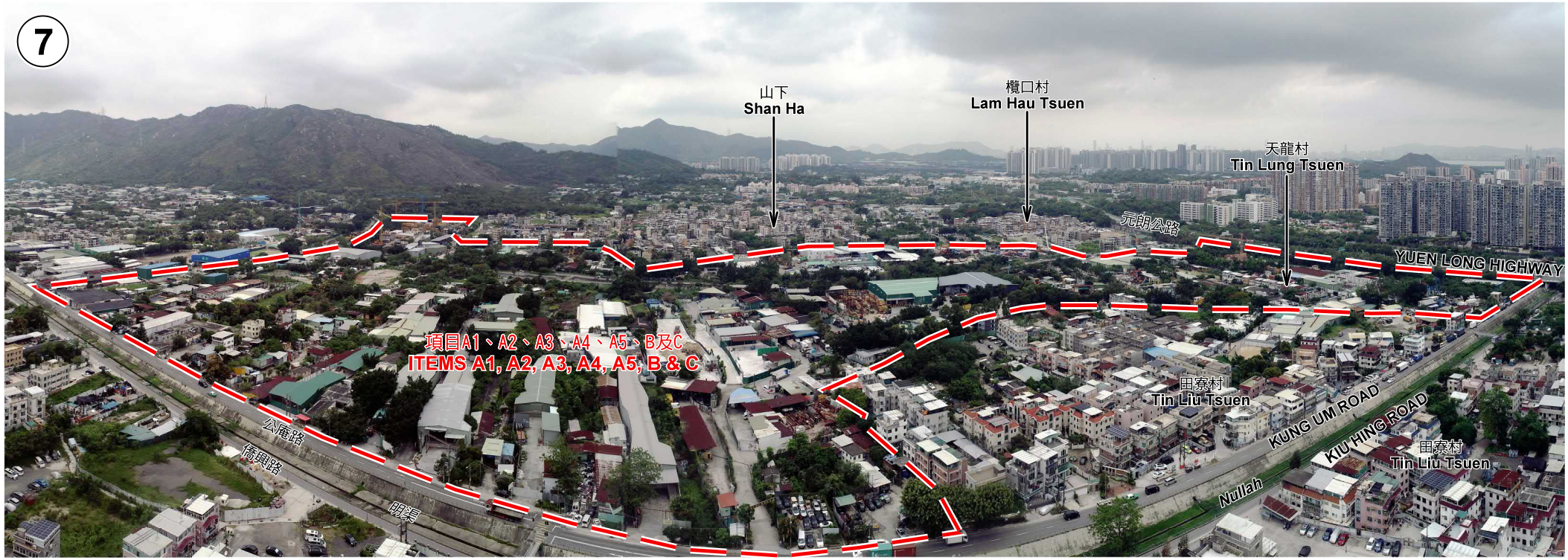
實地照片 SITE PHOTOS

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN No. S/YL-TYST/12

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/YLW1/20/21

圖 PLAN
4b



主題地點界線只作識別用　SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2020年6月17日擬備，所根據的資料為攝於2020年5月20日的實地照片
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TAKEN ON 20.5.2020

實地照片 SITE PHOTOS

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 的擬議修訂
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圖 PLAN
4c

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本圖於2020年6月17日擬備，所根據的資料為攝於2020年5月7日的實地照片
PLAN PREPARED ON 17.6.2020 BASED ON SITE PHOTOS TAKEN ON 7.5.2020

實地照片 SITE PHOTOS

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN No. S/YL-TYST/12

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLW1/20/21

圖 PLAN
4d

主題地點界線只作識別用　SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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PLAN PREPARED ON 17.6.2020 BASED ON SITE PHOTOS TAKEN ON 6.5.2020 & 7.5.2020

實地照片 SITE PHOTOS

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN No. S/YL-TYST/12

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
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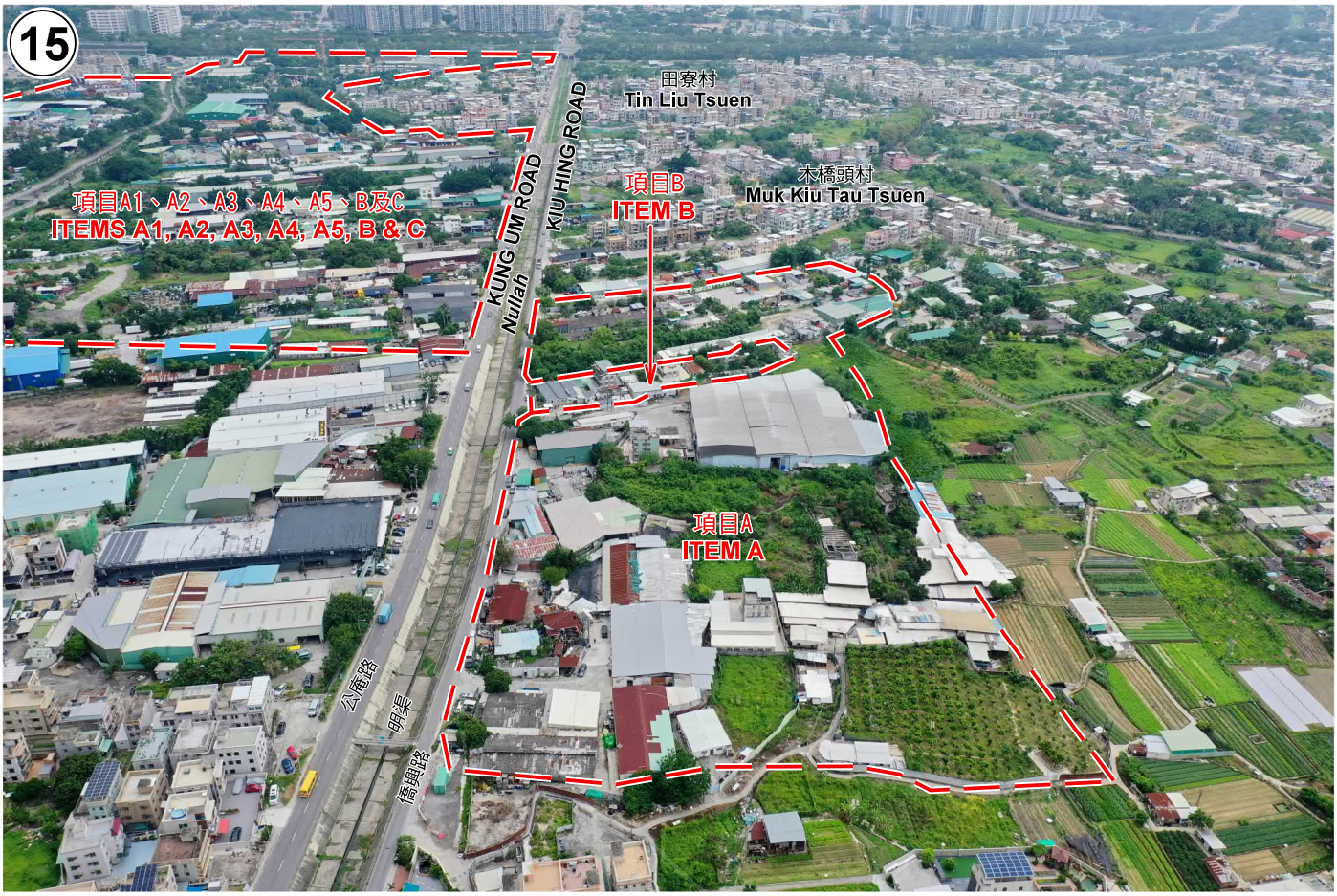
圖 PLAN 4e



主題地點界線只作識別用　SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2020年6月17日擬備，所根據的資料為攝於2020年5月8日及2020年5月13日的實地照片
PLAN PREPARED ON 17.6.2020 BASED ON SITE PHOTOS TAKEN ON 8.5.2020 & 13.5.2020

實地照片 SITE PHOTOS

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 及
大棠分區計劃大綱核准圖編號 S/YL-TT/16 的擬議修訂
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THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/16

規劃署
PLANNING DEPARTMENT

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REFERENCE No.
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圖 PLAN
4f

主題地點界線只作識別用　SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2020年6月17日擬備，所根據的資料為攝於2020年5月13日的實地照片
PLAN PREPARED ON 17.6.2020
BASED ON SITE PHOTOS
TAKEN ON 13.5.2020

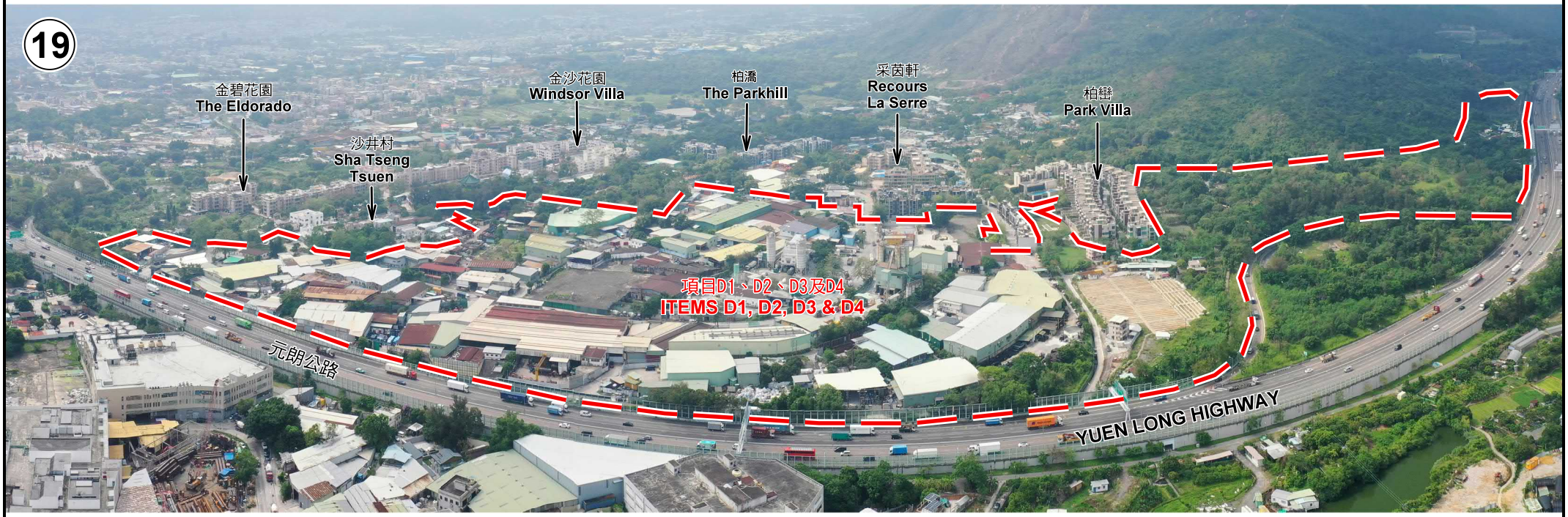
實地照片 SITE PHOTOS

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN No. S/YL-TYST/12

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLW1/20/21

圖 PLAN
4g



主題地點界線只作識別用　SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2020年6月18日擬備，所根據的資料為攝於2020年5月13日的實地照片
PLAN PREPARED ON 18.6.2020
BASED ON SITE PHOTOS
TAKEN ON 13.5.2020

實地照片 SITE PHOTOS

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TONG YAN SAN TSUEN
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規劃署
PLANNING DEPARTMENT

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REFERENCE No.
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圖 PLAN
4h

主題地點界線只作識別用　SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2020年6月17日擬備，所根據的
資料為攝於2020年5月13日的實地照片
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BASED ON SITE PHOTOS
TAKEN ON 13.5.2020

實地照片 SITE PHOTOS

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 的擬議修訂
PROPOSED AMENDMENTS TO
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規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/YLW1/20/21

圖 PLAN
4i

主題地點界線只作識別用　SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2020年6月19日擬備，所根據的
資料為攝於2020年5月8日的實地照片
PLAN PREPARED ON 19.6.2020
BASED ON SITE PHOTOS
TAKEN ON 8.5.2020

實地照片 SITE PHOTOS

大棠分區計劃大綱核准圖編號 S/YL-TT/16 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/16

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/YLW1/20/21

圖 PLAN
4j

主題地點界線只作識別用　SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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PLAN PREPARED ON 19.6.2020 BASED ON SITE PHOTOS TAKEN ON 13.5.2020

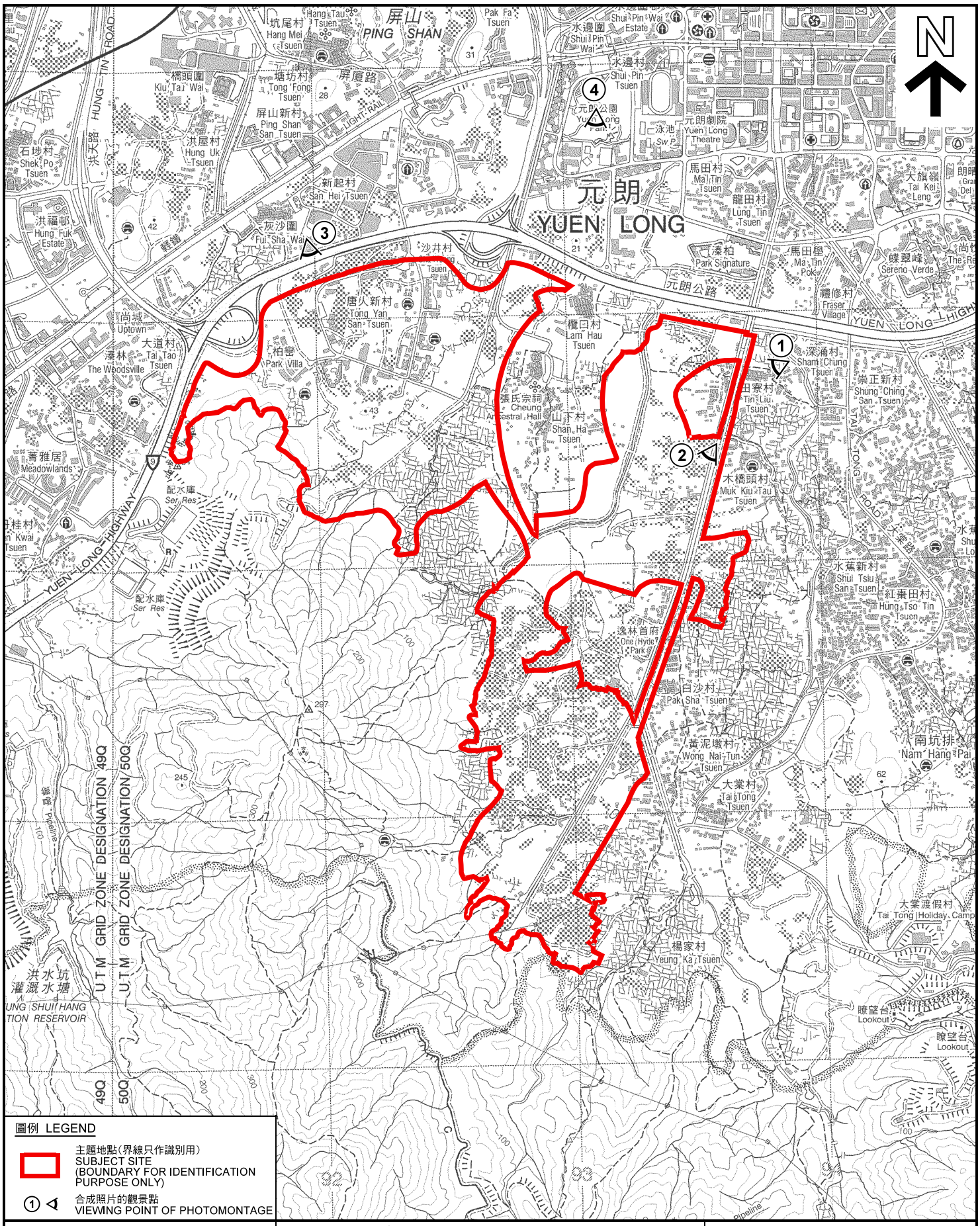
實地照片 SITE PHOTOS

唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12 及大棠分區計劃大綱核准圖編號 S/YL-TT/16 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN No. S/YL-TYST/12 AND THE APPROVED TAI TONG OUTLINE ZONING PLAN No. S/YL-TT/16

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLW1/20/21

圖 PLAN
4k



圖例 LEGEND

主題地點(界線只作識別用)
SUBJECT SITE
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

① 合成照片的觀景點
VIEWING POINT OF PHOTOMONTAGE

本摘要圖於2020年6月12日擬備，所根據的資料為地形圖 HM20C/2 編號 6
EXTRACT PLAN PREPARED ON 12.6.2020 BASED ON TOPOGRAPHIC MAP HM20C/2 SHEET 6

位置圖 LOCATION PLAN

元朗南發展區模擬規劃的合成照片
PHOTOMONTAGES OF THE INDICATIVE SCHEME FOR THE YUEN LONG SOUTH DEVELOPMENT

SCALE 1 : 20 000 比例尺

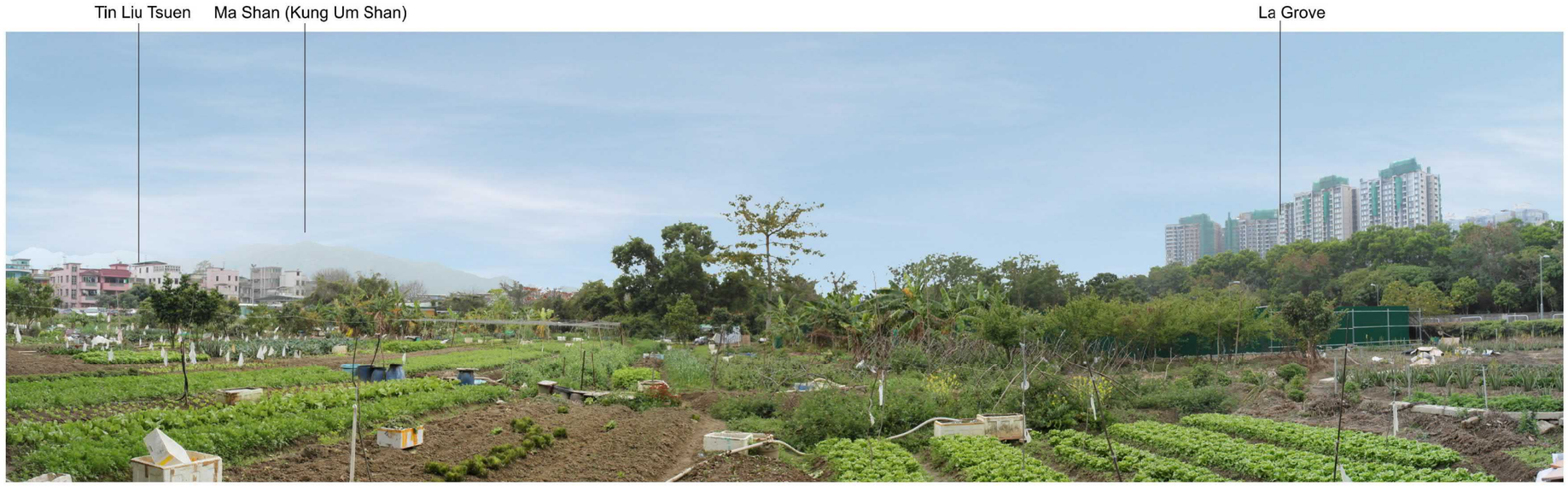
米 METRES 200 0 200 400 600 800 1 000 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLW1/20/21

圖 PLAN
5a

1



Sham Chung Tsuen - Existing View (Approx. 208m)

1

Sham Chung Tsuen - Photomontage (With mitigation at Year 10)

本圖於2020年6月1日擬備
PLAN PREPARED ON 1.6.2020

合成照片 PHOTOMONTAGES

元朗南發展區模擬規劃的合成照片
PHOTOMONTAGES OF THE INDICATIVE SCHEME
FOR THE YUEN LONG SOUTH DEVELOPMENT

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/YLW1/20/21

圖 PLAN
5b

2

Pathway near Muk Kiu Tau Tsuen - Existing View (Approx. 15m)

2

Pathway near Muk Kiu Tau Tsuen - Photomontage (With mitigation at Year 10)

本圖於2020年6月18日擬備
PLAN PREPARED ON 18.6.2020

合成照片 PHOTOMONTAGES

元朗南發展區模擬規劃的合成照片
PHOTOMONTAGES OF THE INDICATIVE SCHEME
FOR THE YUEN LONG SOUTH DEVELOPMENT

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/YLW1/20/21

圖 PLAN
5c

3

Forefront Cyber Centre - Existing View (Approx. 140m)

3

Forefront Cyber Centre - Photomontage (With mitigation at Year 10)

本圖於2020年6月18日擬備
PLAN PREPARED ON 18.6.2020

合成照片 PHOTOMONTAGES

元朗南發展區模擬規劃的合成照片
PHOTOMONTAGES OF THE INDICATIVE SCHEME
FOR THE YUEN LONG SOUTH DEVELOPMENT

規劃署
PLANNING DEPARTMENT

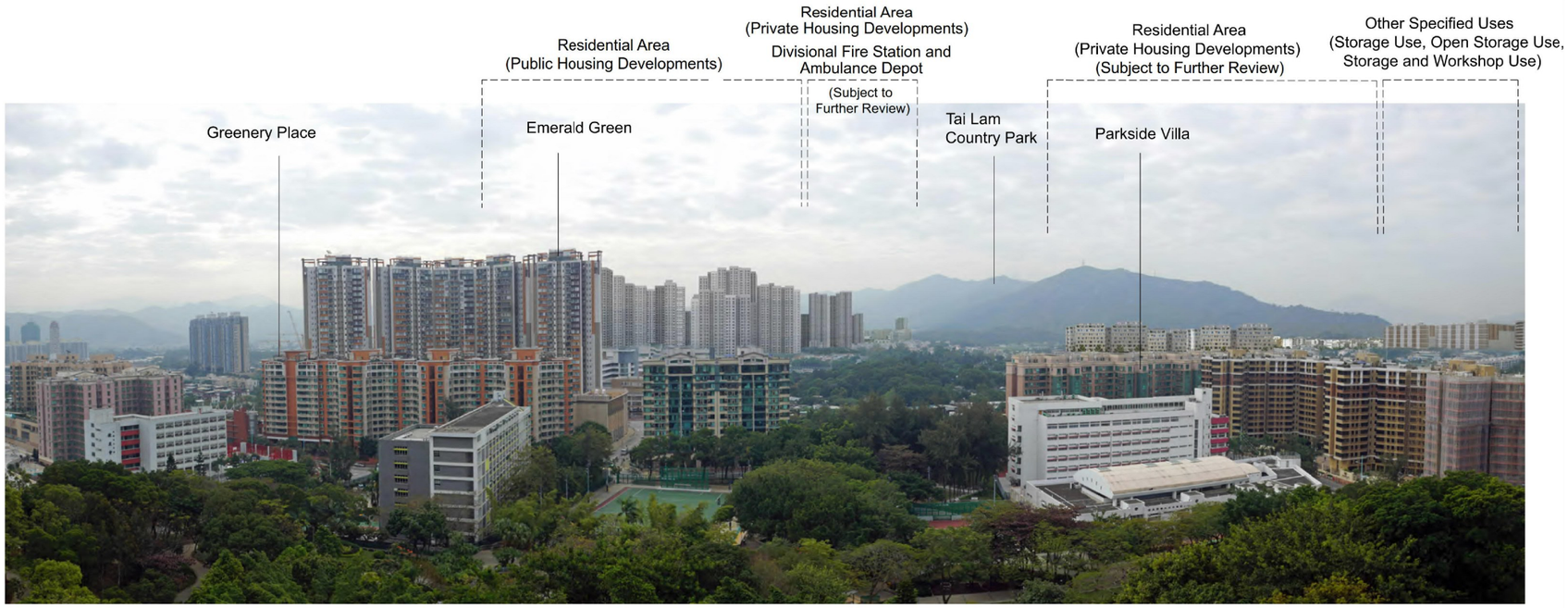
參考編號 REFERENCE No.
M/YLW1/20/21

圖 PLAN
5d

4

Yuen Long Park Tower - Existing View (Approx. 540m)

4



Yuen Long Park Aviary Pagoda - Photomontage (With mitigation at Year 10)

本圖於2020年6月19日擬備
PLAN PREPARED ON 19.6.2020

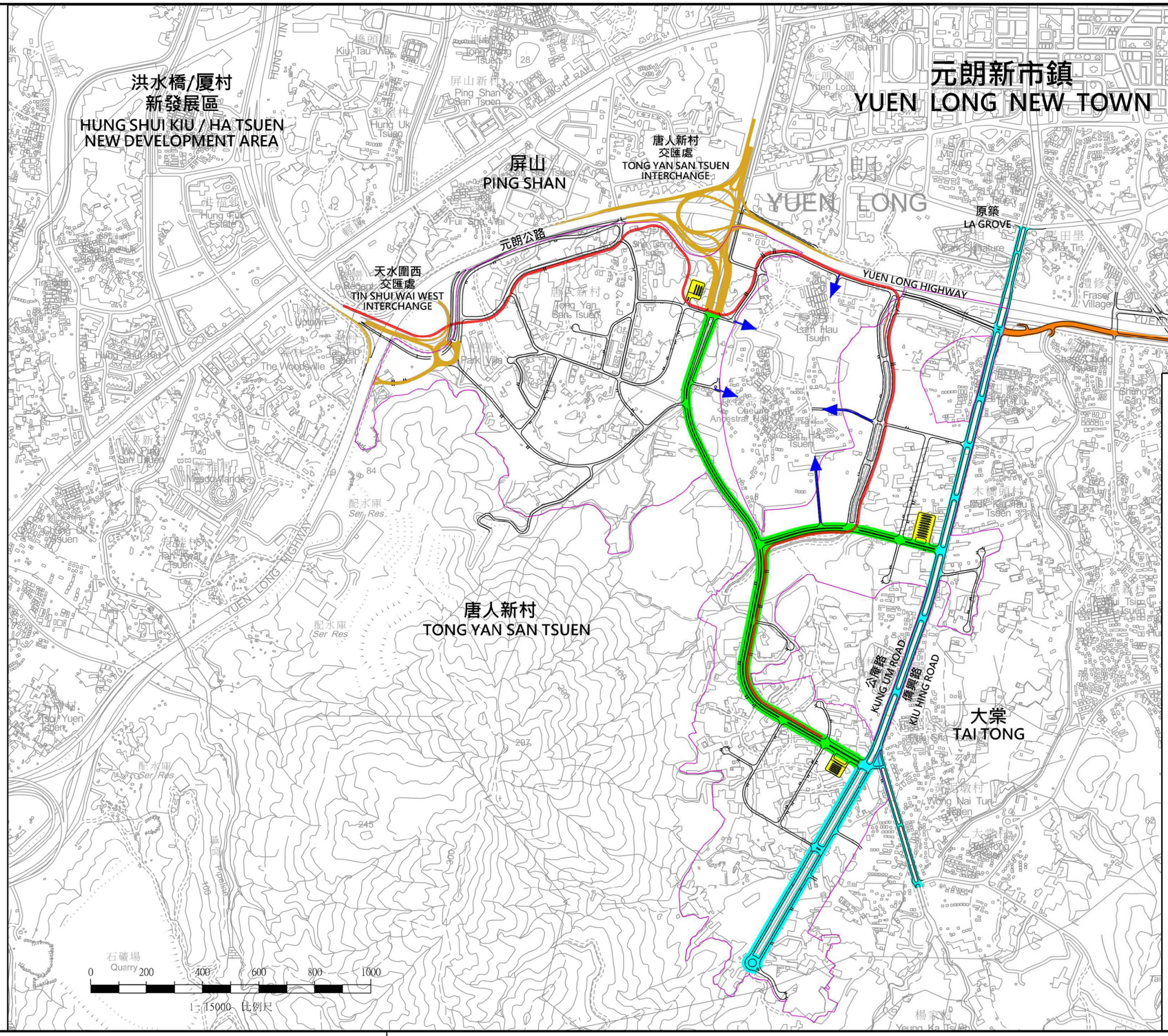
合成照片 PHOTOMONTAGES

元朗南發展區模擬規劃的合成照片
PHOTOMONTAGES OF THE INDICATIVE SCHEME
FOR THE YUEN LONG SOUTH DEVELOPMENT

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/YLW1/20/21

圖 PLAN
5e



圖例 LEGEND

發展區
DEVELOPMENT AREA

(a) 新的地區主幹道貫通發展區以連接唐人新村至沿公庵路一帶的地區
NEW DISTRICT DISTRIBUTOR ROAD RUNNING THROUGH THE DEVELOPMENT AREA CONNECTING TONG YAN SAN TSUEN WITH THE AREA ALONG KUNG UM ROAD

(b) 新的連接路可讓車輛繞過元朗公路以北的公庵路直接駁至元朗公路及元政路的擬議公共運輸交匯處
NEW SLIP ROAD ALLOWING VEHICLES TO BYPASS KUNG UM ROAD TO THE NORTH OF YUEN LONG HIGHWAY (YLH) AND FACILITATING DIRECT ACCESS TO YLH AND THE PROPOSED PUBLIC TRANSPORT INTERCHANGE (PTI) AT YUEN CHING ROAD

(c) 覆蓋部分元朗明渠以擴闊公庵路/僑興路至各自為雙線單程行車道(包括原築對出的一段公庵路/僑興路)
BOTH KUNG UM ROAD / KIU HING ROAD TO BE WIDENED TO TWO-LANE (ONE WAY) ROAD BY PARTIAL DECKING (INCLUDING SECTION OF KUNG UM ROAD/ KIU HING ROAD OUTSIDE LA GROVE)

(d) 改善唐人新村交匯處和天水圍西交匯處
IMPROVEMENT WORKS AT TONG YAN SAN TSUEN INTERCHANGE AND TIN SHUI WAI WEST INTERCHANGE

(e) 3 個位於區內的公共運輸交匯處會提供小巴、接駁巴士及長途巴士服務
3 PTIS TO BE LOCATED INSIDE DEVELOPMENT AREA TO PROVIDE MINIBUS, SHUTTLE OR FEEDER BUS SERVICES AND LONG HAUL BUS SERVICES

(f) 連接元朗南和洪水橋/厦村新發展區的環保運輸服務（研究中）
CONNECTION BETWEEN YUEN LONG SOUTH AND HUNG SHUI KIU/ HA TSUEN NEW DEVELOPMENT AREA BY ENVIRONMENTALLY FRIENDLY TRANSPORT SERVICES (UNDER STUDY)

(g) 更多道路接駁口以改善周邊鄉村與元朗南發展的連接
MORE CONNECTIONS TO ENHANCE THE ACCESSIBILITY BETWEEN YUEN LONG SOUTH AND NEARBY EXISTING VILLAGES

發展區內及相關道路(包括行人路)
ROAD INSIDE/ RELATED TO DEVELOPMENT AREA (INCLUDING FOOTPATH)

本摘要圖於2020年6月1日擬備
EXTRACT PLAN PREPARED ON 1.6.2020

元朗南發展擬議的主要交通基礎設施及改善措施
PROPOSED MAJOR TRANSPORT INFRASTRUCTURES
AND IMPROVEMENT MEASURES UNDER YUEN LONG SOUTH DEVELOPMENT

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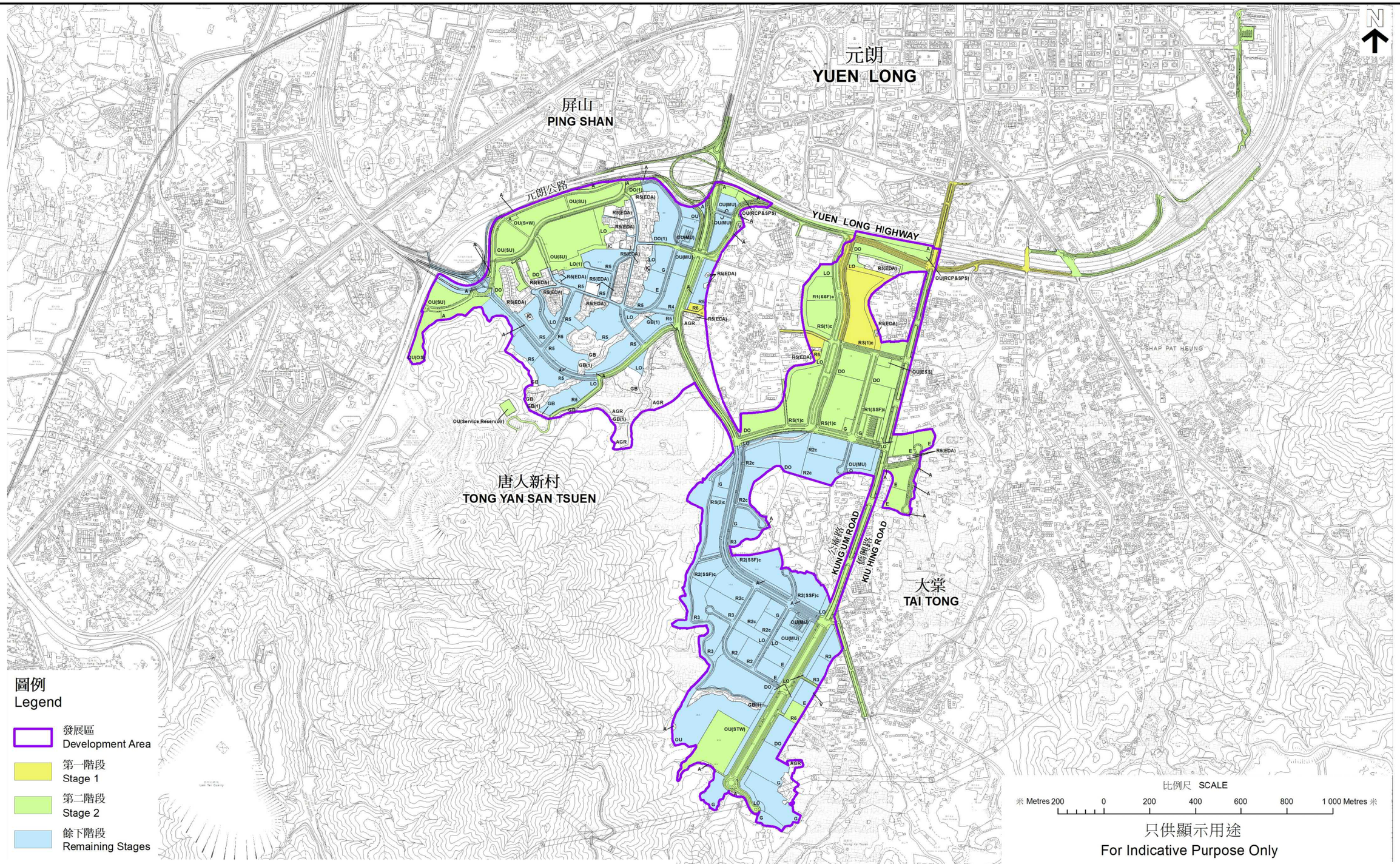
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/YLW1/20/21

圖 PLAN
6



摘自元朗南房屋用地規劃及工程研究 – 勘察研究
Extracted from the Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

有關工程的分期及每期的範圍、細節及落實時間表仍有待進一步檢討
The development phasing, as well as the extent, details and implementation programme therein, are still subject to further review

本摘要圖於2020年6月1日擬備
EXTRACT PLAN PREPARED ON 1.6.2020

元朗南經修訂的建議發展大綱階段圖
PHASING PLAN OF REVISED RECOMMENDED OUTLINE DEVELOPMENT PLAN OF YUEN LONG SOUTH DEVELOPMENT

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/YLW1/20/21

圖 PLAN
7

Appendix 1 of RNTPC Paper No. 3/20

Planning and Engineering Study for

Housing Sites in Yuen Long South

INVESTIGATION

Executive Summary

May 2020

規劃署
Planning Department

土木工程拓展署
Civil Engineering and Development Department

ARUP

Planning Department & Civil Engineering and Development Department

Agreement No. CE 35/2012 (CE) Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation

Executive Summary

May 2020

This report takes into account the particular instructions and requirements of our client.

It was not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

If there is any inconsistency or ambiguity between the English version and the Chinese version, the English version shall prevail.

Job number 228228

Ove Arup & Partners Hong Kong Ltd

ARUP

Nomenclature and Abbreviations

Abbreviations	Description
ASR	Air Sensitive Receiver
CAP	Contamination Assessment Plan
CE	Community Engagement
CNT	Conventional New Town
DA	Development Area
DC	District Council
"DO"	"District Open Space"
DP	Designated Project
EE	Expert Evaluation
EFTS	Environmentally Friendly Transport Services
EIA	Environmental Impact Assessment
EIAO	Environmental Impact Assessment Ordinance
EP	Environmental Permit
EPD	Environmental Protection Department
ER	Environmental Review
GI	Ground Investigation
GIC	Government, Institution or Community
ha	Hectare
HKPSG	Hong Kong Planning Standards and Guidelines
HSK/HT	Hung Shui Kiu/Ha Tsuen
LCA	Landscape Character Area
"LO"	"Local Open Space"
LOHAS	Lifestyle of Health and Sustainability
LR	Landscape Resource
MSB	Multi-storey Building
NDA	New Development Area
NSR	Noise Sensitive Receiver
NWNT	North-west New Territories
OVT	Old and Valuable Tree
PODP	Preliminary Outline Development Plan
PR	Plot Ratio
PTI	Public Transport Interchange
RC	Rural Committee
RODP	Recommended Outline Development Plan
SI	Site Investigation
SIA	Sewerage Impact Assessment
SPS	Sewage Pumping Station
The Study	Planning and Engineering Study for Housing Sites in YLS – Investigation, including the Planning and Engineering Review on the RODP
TKTSFWSR	Tan Kwai Tsuen South Fresh Water Service Reservoir
TSE	Treated Sewage Effluent
TSW	Tin Shui Wai
TYST	Tong Yan San Tsuen
V/C	Volume/Capacity
WR	West Rail
YLH	Yuen Long Highway
YLS	Yuen Long South
YLS STW	Yuen Long South Sewage Treatment Works

Contents

			Page
1	**Introduction**		**4**
	1.1	Background of the Study	4
	1.2	Study Objectives and Study Process	4
2	**Existing Conditions and Key Issues**		**7**
	2.1	Existing Land Use	7
	2.2	Key Issues and Constraints	7
3	**Community Engagement**		**9**
4	**Vision, Guiding Principles and Planning Considerations**		**11**
	4.1	Vision	11
	4.2	Guiding Principles	11
	4.3	Planning Concepts and Considerations	11
5	**Outline Development Plans**		**14**
	5.1	Introduction	14
	5.2	Recommended Outline Development Plan	14
	5.3	Revised Recommended Outline Development Plan	15
6	**Urban and Landscape Design**		**16**
	6.1	Urban Design Framework	16
	6.2	Planning Areas	17
	6.3	Landscape Design Framework	18
7	**Technical Assessments**		**19**
	7.1	Introduction	19
	7.2	Land Requirement Study	19
	7.3	Geotechnical Assessment	19
	7.4	Site Formation Assessment	20
	7.5	Traffic and Transport Impact Assessment	21
	7.6	Drainage Impact Assessment	26
	7.7	Sewerage Impact Assessment	27
	7.8	Water Supply and Utilities Impact Assessment	28
	7.9	Air Ventilation Assessment	29
	7.10	Socio-economic Impact Assessment	29
	7.11	Green Initiatives Study and Carbon Appraisal	30
	7.12	Sustainability Assessment	31
8	**Environmental Impact Assessment and Review**		**32**
	8.1	Introduction	32

8.2 Overall Environmental Issues 32
8.3 Air Quality 33
8.4 Noise 33
8.5 Sewerage and Sewage Treatment 35
8.6 Waste Management 35
8.7 Land Contamination 35
8.8 Landscape and Visual Impacts 36
8.9 Ecology 37
8.10 Water Quality Impact 38
8.11 Fisheries Impact 39
8.12 Cultural Heritage 39
8.13 Summary 40

9 Implementation Strategy and Programme 41
9.1 Implementation Mechanism 41
9.2 Statutory Procedures 41
9.3 Public Consultation 41
9.4 Implementation Programme 42

10 Conclusion 44

Tables

Table 5.1 Major Planning Parameters of Recommended Outline Development Plan
Table 5.2 Major Planning Parameters of Revised Recommended Outline Development Plan
Table 7.1 Major Road Links Performance at Peak Hours within Area of Influence in Years 2031, 2036 and 2038
Table 9.1 Proposed Implementation Programme

Figures

Figure 1 Yuen Long South Study Area
Figure 2 Revised Recommended Outline Development Plan
Figure 3 Urban Design Framework
Figure 4 Planning Areas
Figure 5 Key Traffic and Pedestrian Linkages
Figure 6 Development Staging Plan

1 Introduction

1.1 Background of the Study

1.1.1 To meet housing land demand, the Chief Executive announced in the 2011-2012 Policy Address to explore the possibility of converting into housing land some 150 hectares (ha) of agricultural land in North District and Yuen Long currently used mainly for industrial purposes or temporary storage, or which is deserted. The area to the south of Yuen Long New Town was identified as one of these areas for review.

1.1.2 The Development Area (DA) of Yuen Long South (YLS) reviewed under the Planning and Engineering Study for Housing Sites in YLS – Investigation (the Study) is generally bounded by Yuen Long Highway (YLH), Kung Um Road and Tai Lam Country Park, mainly in Tong Yan San Tsuen (TYST) and Tai Tong areas. The DA is close to Yuen Long, Tuen Mun and Tin Shui Wai (TSW) new towns as well as the proposed Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA). The DA could reach the main urban areas through strategic road links, such as Route 3 and YLH. The Study Area is shown in **Figure 1**.

1.1.3 YLS area is generally rural in character and has a mixture of land uses including yards for open storage, warehouses, workshops, industrial operations, residential settlements, agricultural land and fallow land. The proliferation of brownfield uses[1] has resulted in degradation of the rural environment. There is a need to better utilise the brownfield sites, to optimise YLS's development potential in meeting the territorial need on housing, and to improve the local living environment with new infrastructure.

1.2 Study Objectives and Study Process

1.2.1 In November 2012, the Planning Department and the Civil Engineering and Development Department of the Government jointly commissioned Ove Arup and Partners Hong Kong Limited to undertake the Study. The main objectives are to examine future land uses, optimise its development potential, and ascertain the feasibility and environmental acceptability of the proposed developments and the associated infrastructure works.

[1] According to the "Study on Existing Profile and Operations of Brownfield Sites in the New Territories - Feasibility Study" conducted by the Planning Department in 2019, brownfield sites are defined as "primarily agricultural land in the New Territories which has been formed and occupied by industrial, storage, logistics and parking uses".

1.2.2 Following three stages of Community Engagement (CE), the Recommended Outline Development Plan (RODP) for the YLS DA with a total planned population of about 88,000 and about 28,500 new planned flats was prepared and promulgated under the Study on 8 August 2017.

1.2.3 Subsequently, in response to wider public views and demand for more housing, particularly public housing and aspirations for more community facilities, the Government, in late 2018, decided to further explore the feasibility to suitably optimise the development intensity of the YLS DA so as to meet the keen demand on public housing and the supporting commercial and community facilities, etc.

1.2.4 Accordingly, a Planning and Engineering Review on the RODP has been undertaken in which a series of planning and technical assessments were conducted. The RODP has been revised (Revised RODP) for a total population of about 101,200, of which about 98,700 will be housed in about 32,850 new flats (constituting about 15% increase as compared with the RODP). Key changes include: to optimise the development intensity of some public housing sites and sites for accommodating brownfield operations under Stages 1 and 2 of the YLS DA; to increase the public housing component in the overall housing mix; and to provide more commercial and community facilities in the DA.

1.2.5 Specifically, the Study has:

- examined and identified the sites within the YLS DA for public and private housing developments, with supporting Government, Institution or Community (GIC) facilities, open space and/or amenities and other uses, and reviewed the boundaries of the DA;
- recommended appropriate development parameters for the development sites;
- ascertained the feasibility and acceptability of the development proposals in terms of traffic and other infrastructure capacities, urban design, air ventilation, etc.;
- carried out an Environmental Impact Assessment (EIA) under the EIA Ordinance (EIAO) and an Environmental Review (ER) to establish the environmental acceptability of the RODP and Revised RODP respectively;
- identified and proposed the engineering infrastructure works and mitigation measures that would be needed to support the development proposals; and

- conducted a three-stage CE Programme to solicit public views on the development proposals within the YLS DA.

The findings show that the proposed developments recommended under the Revised RODP are technically feasible and environmentally acceptable.

2 Existing Conditions and Key Issues

2.1 Existing Land Use

2.1.1 The YLS DA includes the TYST area in the west and the Tai Tong area along Kung Um Road/Kiu Hing Road in the east. The whole area is predominantly occupied by open storage yards, vehicle parks, warehouses and industrial workshops covering about half of the DA, clustering mainly in the areas adjacent to Kung Um Road/Kiu Hing Road.

2.1.2 Intermingled with brownfield uses are some low-rise residential developments, religious institutions, agricultural land, livestock farms and vacant land. In the TYST area, the Yeung Hau Temple, which is currently a Grade 3 historic building, and two other religious institutions (Kam Lan Koon and Chuk Lam Ming Tong) are found, surrounded by the low-rise residential clusters and a rural settlement (Sha Tseng Tsuen). The livestock farms are found to the east of the YLS DA in the Tai Tong area, where a rural settlement (Tin Lung Tsuen) is found. Adjacent to the DA are some indigenous villages including Lam Hau Tsuen, Shan Ha, Tin Liu Tsuen, Muk Kiu Tau Tsuen and Pak Sha Tsuen.

2.1.3 Set next to Tai Lam Country Park and Ma Shan (Kung Um Shan), the YLS DA has several ecologically sensitive areas, with some active agricultural land scattered around. Natural streams and secondary woodland are found to the south of the TYST area; and an egretry with breeding egrets has also been identified in the Tai Tong area. Three water channels are found within the DA, including the Yuen Long Nullah, Tin Tsuen Channel and Yuen Long (West) Nullah.

2.2 Key Issues and Constraints

2.2.1 The YLS DA consists of about 80% of private land. Resumption of private land is therefore inevitable for development. However, clearance of existing rural settlements and burial grounds should be avoided if possible to minimise social impacts. The well-established existing residential communities and the provision of new services and facilities for these existing communities should also be taken into account when formulating development proposals.

2.2.2 The proliferation of brownfield operations has degraded the environment and posed industrial/residential interface problems, such as pollution, localised flooding, traffic congestion and fire hazard. Upon clearance of the brownfield sites for the proposed developments,

improvements could be made to the overall environment. However, the interface between the retained structures and the proposed developments will create new potential issues which should be carefully addressed.

2.2.3 In terms of local traffic and connectivity, the general area is segregated by several nullahs with limited direct access to regional corridors. Kung Um Road is the only major road access running through the YLS DA in the Tai Tong area. However, this road is substandard and often used by large goods vehicles. Traffic capacities of existing local roads within the DA and connections to external roads are insufficient. Strengthening these roads/connections will be necessary so as to support the proposed developments in the DA, as well as to improve the existing local traffic conditions.

2.2.4 Both water supply and sewerage should be examined to ascertain if any upgrading works are needed. Existing overhead power lines might need to be realigned and laid underground. However, diversion of the high pressure trunk gas main should be avoided to reduce the development time frame. New infrastructure and GIC facilities could benefit existing neighbouring communities.

3 Community Engagement

3.1.1 A three-stage CE was carried out under the Study to engage the community in the planning process. Their views were taken into account in the planning and design of the YLS DA:

- The Stage 1 CE was conducted from 16 April to 16 June 2013 to solicit public views on the constraints, opportunities, key issues and guiding principles for the proposed developments in the YLS DA.
- The Stage 2 CE was conducted at the end of the Option Formulation Phase between 12 May and 14 July 2014 to collect views from the public on the Preliminary Outline Development Plan (PODP). Findings collected during the Stage 2 CE were taken into consideration in the Preferred Option Assessment Phase for the formulation of the Draft RODP. Planning and technical assessments had also been conducted to confirm the feasibility of the Draft RODP and associated infrastructure.
- The Stage 3 CE was conducted between 19 January and 19 April 2016 to seek public views on the Draft RODP. Comments and suggestions on the Draft RODP were consolidated, paving way for the finalisation of RODP.

3.1.2 During the three-stage CE, a total of 56 briefing sessions/meetings were undertaken to solicit the views of the relevant statutory and advisory boards/committees and stakeholders. Another 15 focus group meetings were undertaken to invite groups with similar interests for a more focused and detailed discussion on specific topics. A community forum was held under each stage of CE and attended by participants with different backgrounds including but not limited to local residents, members of District Council (DC) and Rural Committees (RCs), brownfield operators, non-governmental organisations, concern groups and the general public. Roving exhibitions with display panels were staged at different locations of Yuen Long, including locations within the YLS DA during all stages of the engagements.

3.1.3 During the Study, over 2,500 written submissions were sent by post, fax, email or via the electronic comment form at the Study Webpage. The public comments/suggestions received and the relevant responses in each stage of the CE were set out in the CE Reports, which were uploaded on the Study Webpage (http://www.yuenlongsouth.hk/).

3.1.4 On 8 August 2017, the RODP was promulgated. Briefings to the Town Planning Board, Yuen Long DC, Ping Shan RC and Shap Pat Heung RC, Planning Sub-Committee of the Land and Development Advisory Committee, Panel on Development of Legislative Council, and with

other relevant stakeholders were carried out from September 2017 to February 2018.

3.1.5 During these briefings, members raised concerns particularly on the development intensity of the proposed housing sites, the provision of commercial and social welfare facilities, and the adequacy of space in Multi-storey Buildings (MSBs) for accommodating the displaced brownfield operations. Similar concerns expressed during previous CEs on transport capacity, implementation schedule of transport infrastructure, and potential impacts on existing brownfield operations have also been raised.

3.1.6 Taking into account the further comments received during the said briefings, further review on the promulgated RODP has been conducted, leading to the formulation of the Revised RODP.

4 Vision, Guiding Principles and Planning Considerations

4.1 Vision

4.1.1 The YLS DA is intended to be developed as an extension of Yuen Long New Town with the vision to create a sustainable, green and liveable community providing enhanced infrastructure for the proposed developments and an improved environment.

4.2 Guiding Principles

4.2.1 Six guiding principles having regard to public aspirations have been formulated, including:

- Optimising the use of brownfield sites for housing and other land uses;
- Giving due consideration to existing communities and local characters;
- Creating a sustainable and liveable neighbourhood;
- Preserving active agricultural land as far as possible;
- Providing sufficient infrastructure to cope with the proposed developments and improving the existing rural environment; and
- Integrating with Yuen Long New Town and the surroundings.

4.3 Planning Concepts and Considerations

4.3.1 The above guiding principles have been further developed into planning concepts for the YLS DA, which are elaborated as follows:

Positioning of the YLS DA

4.3.2 As a proposed new town extension, the YLS Development would be one of the major land development projects in addressing the territory's housing needs in the medium to long term. The current brownfield sites would be optimised for housing and other uses, and the existing well-established residential communities would be retained as far as possible. Through the proposed transport infrastructure, more direct and convenient network connections would be made between the YLS DA and Yuen Long New Town and HSK/HT NDA.

Respecting the Natural Environment

Preservation of Existing Natural and Rural Resources

4.3.3 The YLS Development would respect the valuable natural assets in and surrounding the area. The country park, secondary woodland and watercourses of ecological value would all be retained with the provision of comprehensive green space.

Retention of Active Farmland

4.3.4 Active farmland would be retained as much as possible. Some existing farmland would be integrated into the future open space to promote community farming.

Protecting Pak Sha Tsuen Egretry

4.3.5 The Pak Sha Tsuen Egretry would be preserved. Non-building areas, low building areas and open space would be designated to preserve the major flight paths.

Regenerating the Environment

4.3.6 Various natural landscape features and water bodies in the YLS DA would be consolidated in a blue-green network. The blue corridors would be formed by the revitalised nullahs, the new Hillside River Corridor and the preserved natural streams. The green space network would comprise the preserved active farmland, preserved secondary woodland as well as the proposed reedbed ancillary to the sewage treatment works, in addition to the open space and amenities.

Eco-Hydraulics Approach

4.3.7 The revitalised Yuen Long Nullah and the other two existing water channels would adopt a green and eco-hydraulics approach. The existing 2.5km long concrete-lined drainage channel of Yuen Long Nullah would be upgraded as a “blue-green infrastructure”.

Bringing Nature to the People

4.3.8 With respect to the existing rural and natural contexts, an urban form with gradation of development intensities and building heights from north to south and retention of low-rise development character in TYST is proposed.

4.3.9 Comprehensive cycle tracks and pedestrian walkways are also proposed to connect the YLS DA, the Yuen Long New Town and the surrounding

hillsides around TYST. The networks function complementarily with the green space network which could offer alternative choices for movements around the DA and its surroundings.

Building for Resilient and Liveable Communities

4.3.10 The YLS Development would be a liveable green community, with the provision of local employment opportunities, open spaces and recreational facilities.

Built-in Resilience

4.3.11 Smart Green Resilient design and different styles of living are proposed for healthy living and well-being. The existing nullahs, being part of the heritage of YLS, would be improved through revitalisation works with hard and soft landscape treatments. Flood retention facilities and sustainable water management by effective usage and water recycling would be adopted.

Green and Sustainable Re-use of Reclaimed Water for Non-potable Water Supply

4.3.12 Green and sustainable re-use of Treated Sewage Effluent (TSE) from tertiary sewage treatment works as reclaimed water for non-potable water supply, including toilet flushing, would be proposed. Further polishing of small amount of TSE would be provided in the form of a reedbed before entering the revitalised Yuen Long Nullah for creation of water bodies. Please refer to Sections 7.7 and 7.8 for details.

5 Outline Development Plans

5.1 Introduction

5.1.1 Based on various considerations such as land use compatibility, accessibility and connectivity, provision and capacity of infrastructure, technical findings as well as public views received during the 3 stages of CE, the PODP, Draft RODP and RODP were formulated respectively.

5.1.2 During the evolution of these plans, adjustments that were made on plans include: the boundary of the YLS DA, land use redistribution, development intensities of sites, alignments of roads, and areas to be retained for the existing developments within the DA.

5.2 Recommended Outline Development Plan

5.2.1 After the Stage 3 CE, the RODP was promulgated in August 2017. The proposed planning parameters for the RODP are summarised in **Table 5.1**.

Table 5.1 Major Planning Parameters of RODP

Total Area	About 224 ha
Developable Area(Note)	About 185 ha
Total Population	About 88,000 (including the population of existing developments / planned development projects)
New Population	About 85,400
New Flats	About 28,500 (Public: 17,300; Private: 11,200)
Housing Mix (Housing Units)	Public 61% : Private 39%
New Employment	About 10,500 jobs
Commercial Floor Area	About 180,000 m^2
Storage and Workshop Floor Area	About 375,200 m^2
Open Storage Land Area	About 14,000 m^2

Note: Excluding existing roads and river channels, "Agriculture" and "Green Belt" zones, and retained residential and institutional developments.

5.3 Revised Recommended Outline Development Plan

5.3.1 After further taking into account the public comments received on the RODP subsequent to its promulgation as mentioned in Paragraphs 3.1.4 – 3.1.6 above, the feasibility to suitably optimise the development intensity of the YLS DA has been explored, and the Revised RODP was formulated.

5.3.2 The proposed planning parameters for the Revised RODP are summarised in **Table 5.2**. The plan is shown in **Figure 2**.

Table 5.2 Major Planning Parameters of Revised RODP

Total Area	About 224 ha
Developable Area(Note)	About 185 ha
Total Population	About 101,200 (including population of existing developments / planned development projects)
New Population	About 98,700
New Flats	About 32,850 (Public: 22,320; Private: 10,530)
Housing Mix (Housing Units)	Public 68% : Private 32%
New Employment	About 13,630 jobs
Commercial Floor Area	About 229,930 m^2
Storage and Workshop Floor Area	About 484,110 m^2
Open Storage Land Area	About 12,800 m^2

Note: Excluding existing roads and river channels, "Agriculture" and "Green Belt" zones, and retained residential and institutional developments.

5.3.3 Compared with the promulgated RODP (with a total population of 88,000), the total population of the Revised RODP has increased by 15% to about 101,200 (including the existing population of about 2,400 and about 100 from village re-site zones), limited by key traffic infrastructure capacities.

5.3.4 Under the Revised RODP, apart from the increase in overall residential units (+4,350) with an increase in public housing component (from about 60% to about 70%), the overall employment opportunities have also been increased by about 30% (+3,130).

6 Urban and Landscape Design

6.1 Urban Design Framework

6.1.1 The urban design framework is to guide the urban design of the proposed developments and the design of the public realm within the YLS DA (**Figure 3)**.

6.1.2 The overall urban design framework responds to the unique surroundings of YLS, which exists as an intersection between urban and natural, and new and old developments. Each community cluster would be designed to complement its urban or rural setting while knitting together to form one coherent YLS identity. The following eight key design principles are proposed:

- **An Urban to Rural Experience** - Through the tapering of development intensities and building heights, the YLS DA would integrate with its settings by providing high-density experience to the north near Yuen Long New Town, transitioning to low-to medium-density development in the south close to Tai Lam Country Park.
- **Green Zone** - By combining the existing secondary woodland and agricultural land in the TYST area, a Green Zone could reflect the agrarian history of the area and converge the residential communities to the green heart of the region.
- **Connectivity to Tai Lam Country Park** - The strategic backdrop of Tai Lam Country Park would be highlighted through tapering of building heights, creation of visual corridors and connectivity links. A number of connections to the Country Park (e.g. by trails) would be provided.
- **Focal Points** - Two focal points are included as a gateway to the YLS DA, connecting the area to Yuen Long New Town to the north, with commercial elements and social welfare facilities.
- **Key Activity Spine** - The north-south transition across the YLS DA is further enhanced by the provision of an activity corridor along Kung Um Road, linking the key focal points to commercial hubs and open spaces.
- **Watercourse/Water body** - The existing Yuen Long Nullah, Yuen Long (West) Nullah and Tin Tsuen Nullah are key assets to the YLS DA and would be revitalised as attractive public space, which could offer a rural and natural ambience in the urban context.
- **View Corridors** - The north-south viewing corridors between Yuen Long Park Aviary Pagoda and Tai Lam Country Park, and the enlivened Yuen Long Nullah are important elements of the

urban design framework, which could carry the view towards Tai Lam Country Park to the southern end.

- **Breezeways** - Primary roads are designed in south-to-north direction to align with the summer prevailing wind direction. Also, building heights across the YLS DA should decrease from north to south to avoid air stagnation.

6.2 Planning Areas

6.2.1 Based on the above urban design concepts, the YLS DA could be broadly defined into five Planning Areas, consisting of three distinct residential communities (i.e. *"Urban Living"*, *"LOHAS Living"* and *"Garden Community"*), a *"Green Zone"* and an *"Employment Belt"* (**Figure 4**).

"Urban Living"

6.2.2 Located close to Yuen Long New Town, the "*Urban Living"* is characterised by a vibrant and lively community with retail and recreational uses provided within the lower floors of residential buildings and/or in standalone blocks. It covers the northern part of Kung Um Road in the YLS DA. The proposed development intensity would be the highest (with total plot ratios (PRs) ranging from 2.4 to 7) among all the Planning Areas, capitalising on the proximity to Yuen Long New Town and convenient transport services.

"LOHAS Living"

6.2.3 Situated at the fringe of Tai Lam Country Park and surrounded by hillsides and rural village settlements, this neighbourhood aims to provide sub-urban experience with Lifestyle of Health and Sustainability (i.e. "LOHAS"). To take advantage of the natural assets, pedestrian links and a scenic cycle track would be provided running from the *"LOHAS Living"* along the hillslopes to the *"Green Zone"* in TYST. A lower development intensity with total PRs ranging from 2.4 to 4 has been adopted in respect of the rural setting.

"Garden Community"

6.2.4 The area covers mainly the existing low-rise residential clusters at TYST with three to four storeys. The proposed developments have paid due respect to the existing low-rise residential estates and the rural settlements with total PRs ranging from 1 to 4. The ambience of "*Garden Community"* embraced in greenery would be enhanced through the adjoining preserved secondary woodland, natural streams and the active agricultural land. A district open space ("DO") could provide experience of community farming for residents and visitors.

"Green Zone"

6.2.5 The *"Green Zone"* covers the active agricultural land and the preserved secondary woodland at the south of TYST that leads into the foothills of Tai Lam Country Park. It would optimise the rural character and create a major green node of YLS amid the *"Urban Living"*, *"LOHAS Living"* and *"Garden Community*". This area enhances the overall landscape of YLS and provides leisure and recreational functions for public enjoyment. Pedestrian paths and scenic cycle track would be planned to facilitate access by visitors and residents.

"Employment Belt"

6.2.6 Located in the northern part of TYST along YLH, the *"Employment Belt"* enhances the capability to generate employment and provide opportunity to consolidate existing open storage and rural industrial uses within the YLS DA. The proximity to YLH allows quick access of freight traffic to the strategic highway network, thereby reducing the interface problem with residential communities.

6.3 Landscape Design Framework

6.3.1 A set of interrelated landscape principles to enhance the local character, to facilitate the integration, connectivity, natural protection and enhancement are established, which could provide a resilient design and environmental improvement to the existing landscape in the five Planning Areas.

6.3.2 Set in the rural fringe and adjacent to Tai Lam Country Park, the YLS DA offers visual permeability towards natural hillsides which would be retained through a special gradating built form. The landscape framework would complement the land use planning by integrating "green/blue spines" and connecting the surrounding rural landscape with the urban heart of the DA. A hierarchy of district, local and community open spaces would be distributed according to the population density and spatial requirements. The landscape design would co-ordinate the proposed streetscapes, open spaces and other green spaces for better linkages across the DA and the surrounding areas of Yuen Long.

6.3.3 Existing high value woodland, agricultural land and heritage features would be protected and enhanced. The concept of an 'Edible Garden Landscape' would be introduced which utilises the existing high quality agricultural land as the recreational resource to serve the surrounding neighbourhoods with fresh produce.

7 Technical Assessments

7.1 Introduction

7.1.1 The following Sections summarised the findings and recommendations of the technical assessments undertaken to ascertain the feasibility of the Revised RODP. For assessment purpose, the YLS DA is divided into three sub-areas - TYST in the western part of the DA (Area 1), the area along the north-eastern part of the DA (Area 2), and the area along the south-eastern part of the DA (Area 3). The DA, showing also the three sub-areas, is shown in **Figure 1**.

7.2 Land Requirement Study

7.2.1 The whole YLS DA is about 224 ha, among which, the developable area by excluding the existing roads and river channels, "Agriculture" and "Green Belt" zones, and retained residential and institutional developments, is about 185 ha. Out of the 185 ha of land, about 150 ha (81%) are private land and about 35 ha (19%) are Government land. Further details on the number of private lots to be affected would be ascertained in the detailed design stage.

7.2.2 There are about 15 ha of active agricultural land within the YLS DA, among which an area of about 5 ha would be affected.

7.3 Geotechnical Assessment

7.3.1 Ground investigation (GI) works comprising 31 vertical drillholes were carried out in the Study to reveal the general ground condition of the YLS DA. Desktop study, interpretation and analysis of available geotechnical information together with site specific GI information have been conducted for the Study to investigate the geological and groundwater condition of the DA.

7.3.2 Part of the YLS DA falls within Scheduled Area No. 2, where the geology comprises superficial deposits overlying metamorphosed sedimentary strata (siltstones, sandstones and marble) as well as igneous rocks. The planning, design and construction works, which involve GI works, excavation, foundation or groundwater pumping may encounter some difficulties as a result of these ground conditions. The proposed developments could be affected by natural terrain hazards and could affect or be affected by existing man-made slopes and retaining walls within or in the vicinity of the DA.

7.3.3 Preliminary study for geotechnical assessment of existing man-made features, natural terrain hazards, foundation constraints, feasible foundation options and design considerations were carried out. While these potential constraints or problems can be technically solved by engineering solutions, it is recommended that the following activities should be carried out in the detailed design stage to acquire sufficient geotechnical information for review of development layout and necessary detailed site formation, infrastructure and foundation design:

- More site-specific GI shall be carried out to verify the engineering rockhead, and to identify the more refined extent of geological features adverse to development, such as cavity within the marble stratum and deeply inclined rockhead, for foundation design once the building footprints are determined;
- More groundwater monitoring shall be carried out to acquire representative groundwater table for site formation and foundation design;
- Natural Terrain Hazard Study shall be carried out during the detailed design stage to devise mitigation measures for natural terrain hazard once the footprint and type of facilities/building were determined; and
- Detailed stability assessment of man-made features affecting/to be affected by site formation works and the corresponding design of slope stabilisation measures shall be carried out in the detailed design stage.

7.3.4 It is considered at this stage that the YLS Development is geotechnically feasible.

7.4 Site Formation Assessment

7.4.1 The main consideration of the site formation philosophy is to minimise site formation works by keeping all the proposed developments and infrastructure as close to the existing ground profile as possible. In case extensive site formation works are deemed to be necessary, the formation levels are proposed to achieve an optimal cut and fill balance (the inert construction and demolition materials generated from the site formation works will be balanced off by reusing within the YLS DA).

7.4.2 Unsuitable materials such as soft clays/silts may be encountered during excavation works within the YLS DA. It is proposed to carry out appropriate soil mixing or cement mixing work to improve the physical properties of these materials such that they can be re-used on-site as general fill material.

7.4.3 Since majority of the potentially contaminated sites could not be accessed and permission could not be obtained from the site owners/ operators to carry out the site investigation (SI) works, this land contamination assessment on the potentially contaminated sites was conducted based on desktop review, review of historical aerial photos and a number of peripheral site surveys. However, the contamination in the YLS DA (if any) is expected to be localised if the key types of goods/stocks stored within the sites are not potential sources of contamination. Please refer to Section 8.7 for details.

7.5 Traffic and Transport Impact Assessment

7.5.1 The assessment aims to ascertain the effects of the proposed developments on the traffic infrastructure and transport provision in and adjacent to the Study Area of the YLS Development, including the effects of the proposed future road network to/from the surrounding road network for the proposed developments and to recommend necessary enhancement and improvements to the local transport system. The key traffic and pedestrian linkages are shown in **Figure 5**.

7.5.2 To enhance the accessibility of the YLS Development, the following improvement schemes are necessary for provision of direct access between the YLS DA and the major highway network.

Proposed Road Improvement Works and Proposed New Roads

<u>TYST Interchange</u>

7.5.3 TYST Interchange will be the main access interchange connecting the urban areas and the YLS DA via Route 3 (Country Park Section). The improved interchange will then be able to cater for all traffic movements to and from YLH, Long Tin Road and Long Hon Road. Meanwhile, a road section of Shan Ha Road between Lam Yu Road and TYST Interchange will be diverted to streamline the interchange operation. A new district distributor will be constructed running north-south through the DA connecting the TYST Interchange with Kung Um Road.

<u>Kung Um Road, Kiu Hing Road and introduction of slip road for connection to Shap Pat Heung Interchange</u>

7.5.4 The proposed improvement involves the upgrading of Kung Um Road and Kiu Hing Road which would form a pair of key district connectors to provide access between the YLS DA and adjacent developments including Yuen Long New Town. In addition, a new slip road running parallel to YLH from Kung Um Road eastward is proposed to provide

direct access to Shap Pat Heung Interchange. The proposed slip road will form an integral part of the secondary road system for a local distributor network to enhance connectivity of local areas on both sides of YLH and help alleviate the pressures on existing road junctions in the area, including the junction of Kung Um Road, Kiu Hing Road and Shap Pat Heung Road. Nevertheless, road improvement works are also proposed at the aforesaid junctions in commensurate with the local context.

TSW West Interchange

7.5.5 TSW West Interchange will be a secondary access to the YLS DA serving as a backup to avoid overloading of TYST Interchange. The proposed improvement involves construction of a new roundabout inside the DA and new slip roads to the interchange. A new single 2-lane carriageway will connect with the proposed developments in the vicinity of TYST such that the traffic could access through this interchange to TSW and HSK/HT NDA.

Other Internal Roads

7.5.6 While TYST Road, Shan Ha Road, Kung Um Road/Kiu Hing Road and Tai Tong Road will be preserved to serve as the local connection corridors between the northern and southern sides of YLH, most of the local roads within the YLS DA would be replaced by new local roads.

Car Parking Space

7.5.7 Private car, light goods van and motorcycle parking spaces and loading/unloading bays will be provided inside the YLS DA. The provision of parking spaces for different types of land uses within the DA is in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).

Road-based Traffic Impact

7.5.8 Major strategic highways including the proposed Route 11 are assumed in the traffic impact assessment. Road links and junction performances at peak hours were examined based on the Revised RODP in base year 2013 (with updated traffic surveys undertaken in 2019 taking into account the effect of road improvement works implemented by the Transport Department/the Highways Department at Pok Oi Interchange) and future years 2031, 2036 and 2038 with YLS Development scenario incorporating the introduction of the proposed road improvement schemes to determine the performance of the existing and new roads.

The base year results revealed that most assessed road links would operate at volume/capacity (V/C) ratio below 1.0 which is considered acceptable, while some would operate at V/C ratio between 1.0 and 1.2 indicating a manageable degree of congestion at peak hours.

7.5.9 Road and traffic improvement schemes proposed under the Study include those mentioned in Paragraphs 7.5.3 – 7.5.6, and the provision of feeder bus services and interchange facilities at West Rail (WR) Yuen Long Station. The results of the future years assessment on major road links are summarised in **Table 7.1**.

Table 7.1 Major Road Links Performance at Peak Hours within Area of Influence in Years 2031, 2036 and 2038

Key Corridor		Design Capacity (pcu / hr)	Traffic Flow (pcu/hr) (V/C Ratio)					
			2031 With YLS Development		2036 With YLS Development		2038 With YLS Development	
			AM	PM	AM	PM	AM	PM
Yuen Long Highway – Tin Shui Wai West Interchange & Tong Yan San Tsuen Interchange	EB	6,100	5,850 (0.96)	6,800 (1.12)	6,450 (1.05)	6,950 (1.14)	6,550 (1.07)	7,000 (1.15)
	WB		6,350 (1.04)	4,700 (0.77)	7,000 (1.15)	5,150 (0.85)	7,100 (1.17)	5,200 (0.85)
Yuen Long Highway – Tong Yan San Tsuen Interchange & Shap Pat Heung Interchange	EB	6,100	6,400 (1.05)	5,000 (0.82)	6,050 (0.99)	5,750 (0.94)	6,100 (1.00)	5,950 (0.98)
	WB		5,250 (0.86)	5,100 (0.83)	5,400 (0.88)	5,000 (0.82)	5,550 (0.91)	5,300 (0.86)
Yuen Long Highway – Shap Pat Heung Interchange & Pok Oi Interchange (Slip Road Section)	EB	4,000	2,150 (0.54)	1,700 (0.42)	2,000 (0.51)	1,800 (0.45)	2,250 (0.57)	2,000 (0.50)
	WB		1,450 (0.37)	1,550 (0.39)	1,900 (0.48)	1,850 (0.47)	2,050 (0.51)	2,100 (0.53)
Yuen Long Highway – Shap Pat Heung Interchange & Pok Oi Interchange (Viaduct Section)	EB	4,000	4,500 (1.12)	3,600 (0.90)	4,450 (1.11)	4,150 (1.04)	4,600 (1.15)	4,300 (1.08)
	WB		3,850 (0.96)	3,800 (0.95)	4,550 (1.13)	4,500 (1.12)	4,750 (1.19)	4,700 (1.17)
Yuen Long Highway – Pok Oi Interchange & Tsing Long Highway (Slip Road Section)	EB	4,000	3,300 (0.82)	1,600 (0.40)	3,000 (0.74)	2,250 (0.56)	3,100 (0.77)	2,350 (0.59)
	WB		1,950 (0.49)	1,900 (0.48)	2,250 (0.56)	1,700 (0.43)	2,300 (0.58)	1,950 (0.49)
Yuen Long Highway – Pok Oi Interchange & San Tin Highway (Slip Road Section)	EB	4,000	4,250 (1.07)	3,650 (0.92)	4,500 (1.12)	4,000 (1.00)	4,600 (1.15)	4,100 (1.03)
	WB		3,550 (0.89)	3,200 (0.80)	3,900 (0.98)	3,750 (0.93)	4,050 (1.02)	3,900 (0.97)
Long Tin Road (At-grade) – Castle Peak Road – Yuen Long & Yuen Long Highway	SB	5,600	3,150 (0.56)	1,850 (0.33)	3,400 (0.61)	3,100 (0.56)	3,600 (0.64)	3,300 (0.59)
	NB		1,850 (0.33)	2,750 (0.49)	2,050 (0.37)	3,200 (0.57)	2,200 (0.39)	3,300 (0.59)
Long Tin Road (Elevated) – Long Ping Road & Castle Peak Road	SB	3,600	2,250 (0.62)	1,500 (0.42)	2,750 (0.76)	2,500 (0.70)	2,850 (0.79)	2,650 (0.73)
	NB		1,250 (0.34)	2,350 (0.65)	1,450 (0.41)	2,450 (0.68)	1,500 (0.42)	2,500 (0.70)
Tai Lam Tunnel	SB	5,400	6,250 (1.15)	3,800 (0.71)	6,000 (1.11)	4,500 (0.83)	6,200 (1.15)	4,650 (0.86)
	NB		4,150 (0.77)	5,750 (1.07)	4,300 (0.80)	5,550 (1.03)	4,450 (0.82)	5,850 (1.08)

Key Corridor		Design Capacity (pcu / hr)	Traffic Flow (pcu/hr) (V/C Ratio)					
			2031 With YLS Development		2036 With YLS Development		2038 With YLS Development	
			AM	PM	AM	PM	AM	PM
Slip Road at Tai Kei Leng Road	EB	4,000	1,000 (0.26)	1,000 (0.25)	950 (0.23)	550 (0.13)	950 (0.24)	650 (0.16)
	WB		750 (0.19)	450 (0.11)	1,000 (0.24)	1,400 (0.35)	1,000 (0.25)	1,400 (0.35)
Yuen Ching Road	SB	1,000	50 (0.06)	50 (0.06)	100 (0.10)	100 (0.10)	100 (0.11)	100 (0.11)
	NB		50 (0.06)	50 (0.06)	100 (0.10)	100 (0.10)	100 (0.11)	100 (0.11)

Notes: EB: East Bound; WB: West Bound; SB: South Bound; NB: North Bound; pcu/hr: passenger car units per hour

7.5.10 The results revealed that with the introduction of the road improvement schemes proposed under the YLS Development, all assessed road links would operate at V/C ratio below 1.2 in future assessment years which would indicate a manageable degree of congestion at peak hours.

7.5.11 Junction improvement works/measures are proposed to alleviate the potential traffic problems at local junctions, including the junction of Kung Um Road/Kiu Hing Road/Shap Pat Heung Road and Ma Tin Road/Yuen Long Tai Yuk Road. With the proposed improvement works/measures, the traffic pressure in the area is expected to be alleviated.

7.5.12 The performance of the internal road network of the YLS DA has also been assessed, and the results indicated that all key internal road links and key junctions will operate at satisfactory level.

West Rail Line

7.5.13 A preliminary assessment on the potential impact on the WR Line arising from the YLS Development has been conducted.

7.5.14 To alleviate the existing crowdedness of the WR Line, the number of train compartments of the WR Line has been fully increased from 7-car to 8-car in 2018. Upon full upgrading of the signalling system and platform facilities for Tuen Ma Line (comprising Tuen Ma Line Phase 1, Sha Tin to Central Link (Tai Wai to Hung Hom Section) and WR Line), the carrying capacity of Tuen Ma Line can reach an hourly frequency of 24 at each direction, with 8-car trains. On this basis, the carrying capacity of the WR Line will increase by 37% over the 7-car trains operating in 2015 at an hourly frequency of about 20. MTR Corporation Limited will monitor the passenger flow and consider further enhancing the carrying capacity of WR Line by increasing the hourly frequency and acquiring more trains to cope with the passenger demands.

7.5.15 According to the preliminary assessment on the potential impact on the WR Line arising from the YLS Development, the WR Line will be a bit congested during the morning peak hour at the busiest section (i.e. from Kam Sheung Road Station to Tsuen Wan West Station) taking into account the additional urban bound railway trips to be generated by the YLS Development.

7.5.16 In the long term, the Government will timely commence studies on improving the carrying capacity of the railways in the North-west New Territories (NWNT) beyond 2031, to cope with the passenger demands.

Public Transport Provision

7.5.17 A total of three Public Transport Interchanges (PTIs) are proposed within the YLS DA, with one in each residential community. The PTIs are expected to be in place in tandem with the population intake in each of the communities.

7.5.18 To enhance connection between the YLS DA and WR Yuen Long Station, another PTI is proposed at the site for the proposed Leisure and Cultural Services Department's complex at Yuen Ching Road, which can be easily accessed from the DA via the proposed slip road running parallel to YLH.

Environmentally Friendly Transport Services

7.5.19 As an Environmentally Friendly Transport Services (EFTS) is being explored in the HSK/HT NDA to promote a green, fast, safe, efficient and comfortable transport mode, an extension of the EFTS to the YLS DA will also be explored to provide better connection between HSK/HT and the DA, as well as an alternative feeder route to WR.

7.5.20 The EFTS is expected to boost public transport share for rail and EFTS, which could encourage more users to interchange with the rail system, enjoying shorter journey time and better connectivity with the heavy rail network; and to the residential areas, employment nodes, key community facilities and railway station of the HSK/HT NDA.

Bicycle Friendly Environment

7.5.21 Cycling is encouraged in the YLS DA as a supplementary transport mode that facilitate short-distance travel in an environmentally-friendly manner. Through the provision of cycle tracks along major roads in the DA, connectivity and accessibility are strengthened between individual plots, public transport facilities and various community facilities.

7.5.22 To promote seamless connection between the proposed and existing cycling networks, the proposed cycling network of the YLS DA will be connected to Fui Sha Wai South Road near TSW West Interchange and Long Tin Road along the proposed Long Bin Housing Site near TYST Interchange.

7.5.23 Cycle parking spaces will be provided in the residential areas in accordance with the HKPSG requirement. Cycle parking areas will also be provided at some open spaces and at the hillside river corridor with scenic cycle track.

Walkability

7.5.24 To reduce the number of short motorised trips and the conflict between pedestrians and vehicles, continuous footpaths would be assured in the YLS DA and along the carriageway. An integrated pedestrian network including linkages to PTIs will be provided in the DA, so as to enhance the accessibility and connectivity.

7.5.25 A three-zone concept of "through zone", "building frontage zone" and "street furniture and the greening zone" is proposed to be adopted in the detailed design of the footpath to enhance pedestrian experience.

Summary

7.5.26 The proposed YLS Development will have manageable traffic impact on the local and nearby road links, junctions and transport facilities including the proposed pedestrian linkages and cycling network. The YLS Development is acceptable from the traffic impact perspective.

7.6 Drainage Impact Assessment

7.6.1 The Drainage Impact Assessment has reviewed the changes to the existing drainage characteristics due to the YLS Development, which will result in higher peak surface runoff and water levels in the receiving drainage systems[2], with necessary mitigation measures recommended. Due to the capacity constraints in the downstream of the existing Yuen Long Nullah and TSW drainage system, the drainage design will be further reviewed in the detailed design stage.

7.6.2 One storage tank and one retention lake with Hillside River Corridor are proposed to attenuate the increase in the 50-year peak runoff from the YLS Development. The discharges from these retention facilities

[2] During the detailed design stage, further checking is required to check against the latest design standard.

would be controlled and limited to pre-development rates to ensure no adverse drainage impacts to the downstream existing drainage system.

7.6.3 The YLS Development would affect several existing drainage systems. Diversion, realignment, re-provision and modification of these existing drainage systems have been recommended.

7.6.4 Partial decking of the Yuen Long Nullah is required to meet the traffic demand. On the other hand, certain sections of the existing Yuen Long Nullah, Yuen Long (West) Nullah and Tin Tsuen Channel are proposed to be revitalised. Both the partial decking and channel revitalisation proposals would reduce the capacities of the channels and these need to be mitigated by means of providing new/additional drainage system, e.g. proposed box culverts along Kung Um Road and Kiu Hing Road to ensure the current flood protection standards of these affected channels are not compromised. With the proposed mitigation measures as highlighted above, the YLS Development will be acceptable from drainage impact point of view.

7.7 Sewerage Impact Assessment

7.7.1 The Sewerage Impact Assessment (SIA) has reviewed the existing and planned sewerage infrastructure within and in the vicinity of the Study Area. The assessment also collected information on sewage collection, treatment and disposal arrangements in sewerage catchments of the Yuen Long Sewage Treatment Works and San Wai Sewage Treatment Works.

7.7.2 The sewage flows and loads generation from the YLS DA were estimated and the proposed sewage treatment and disposal strategy were accordingly formulated, which involves discharging the YLS sewage flows by the proposed sewerage system to a proposed on-site Yuen Long South Sewage Treatment Works (YLS STW) (also known as Yuen Long South Effluent Polishing Plant) in the southern part of the DA for treatment, followed by the reuse of the reclaimed water for non-potable uses in the DA and adjacent developments.

7.7.3 A small amount of TSE from the YLS STW (upon offsetting by credit gained from the removal of the existing livestock farms) could be discharged to the Yuen Long Nullah adjacent to the YLS STW in strict compliance with the requirement for "No Net Increase in Pollution Loading" in the Deep Bay, while a reedbed adjacent to the YLS STW is aimed to provide further polishing of the 570m^3/day TSE prior to discharging to the Yuen Long Nullah and Deep Bay.

7.7.4 It should also be noted that the YLS STW and the reclaimed water reuse facilities are separate Designated Projects (DPs) to be constructed by relevant project proponents and operated by the future operators. Separate EIA should be prepared and submitted to the Environmental Protection Department (EPD) for approval under the EIAO to apply for the Environmental Permit (EP).

7.8 Water Supply and Utilities Impact Assessment

Water Supply

7.8.1 The existing Tan Kwai Tsuen South Fresh Water Service Reservoir (TKTSFWSR), and the proposed Tan Kwai Tsuen Fresh Water Service Reservoir under Hung Shui Kiu New Development Area Planning and Engineering Study, upon expansion, will have sufficient capacity to supply fresh water to the YLS DA.

7.8.2 Fresh water primary distribution main at the east of YLH is proposed to be laid from TKTSFWSR to the YLS DA and a branch of distribution mains are proposed to be mainly laid along the proposed roads at the DA. The provision of a ring fresh water supply system is adopted to improve supply reliability.

7.8.3 A new water reclamation plant is proposed to further treat the TSE from the YLS STW to reclaimed water. After the construction of the water reclamation plant, a new reclaimed water pumping station together with the associated facilities is proposed to pump reclaimed water via pumping main to a new Reclaimed Water Service Reservoir. The location of the proposed Reclaimed Water Service Reservoir is subject to study and is tentatively proposed to be constructed to the southwest of the YLS DA with mains for distribution to the DA for flushing purpose. Similarly, the provision of a ring flushing water supply system is adopted to enhance supply reliability. The total daily demand for flushing water is around 7,900m^3/day.

Other Utilities

7.8.4 By consulting the utility undertakers, the requirements for distributing new services and upgrading existing services have been identified. The needs for new utility infrastructure within the YLS DA such as electricity substation have also been identified. Impact on the existing and tentative plans of utilities have been considered taking into account the as-built drawings provided by the utility undertakers.

7.9 Air Ventilation Assessment

7.9.1 As part of the Study, Site Wind Availability Study, Expert Evaluation (EE) and Air Ventilation Assessment Initial Study by wind tunnel tests were carried out for preparation of the PODP. Taking on-board recommendations of the EE for the Draft RODP to minimise the ventilation impact, the development plan was further refined with incorporation of wind enhancement features in the layout of land use and road. Detailed Study by Computational Fluid Dynamics was then carried out to assess and compare the ventilation performance of the RODP and Revised RODP.

7.9.2 The YLS DA was divided into three areas for assessment (Areas 1 to 3 as shown in **Figure 1**). The annual prevailing wind comes from the northeast quadrant, where all existing developments are located except those scattered village clusters between Area 1 and Area 2. The summer prevailing wind comes from the southwest quadrant such that the hill range and the proposed developments in the study area would affect the wind performance in the whole DA.

7.9.3 Under the annual and summer conditions, slight improvement in Area 2 and slightly calmer wind in Area 3 are found under the Revised RODP when compared to the layout of RODP, while Area 1 attains a similar result. The overall wind performance under the Revised RODP is similar to the RODP.

7.9.4 Relevant mitigation measures proposed under the RODP remain valid under the Revised RODP and have been maintained. These include air paths in the forms of open spaces, non-building areas and some planned roads running in parallel or up to 30-degrees to the prevailing winds in all three areas. These air paths are also connected where possible such as the connection of the two "DOs" between Shan Ha and Muk Kiu Tau Tsuen in Area 2. Also, building disposition and minimisation of the non-domestic podium coverage during the detailed design stage would also facilitate wind penetration. With the provision of these mitigation measures, no significant air ventilation impact is anticipated.

7.10 Socio-economic Impact Assessment

7.10.1 As the YLS Development would affect the existing local economic activities and agricultural activities, and various local cultural characteristics, assessments were conducted to estimate the impacts imposed.

7.10.2 Both positive and negative impacts are found. Positive impacts include the benefits brought by the YLS Development including new housing units, job opportunities, and various GIC, social and recreational facilities to the new and existing communities, improved living environment, better transport links and transport services, and preserving and enhancing the area through the preserved ecologically important features and active agricultural land. Negative impacts are those associated with the affected households and local economic activities such as displaced residents, local industries, livestock farm operators, farmers, and dissolved social network and local culture.

7.10.3 To facilitate the implementation of the YLS Development, mitigation measures such as compensation and rehousing arrangements for the affected and eligible residents, as well as assistance to local business operators, farmers, and livestock farm operators have been proposed to address the concerned negative impacts. If the socio-economic impacts could be managed properly, positive impacts could outweigh the negative impacts.

7.11 Green Initiatives Study and Carbon Appraisal

7.11.1 Green initiatives with regard to the urban design and planning, transport, renewable energy, building energy efficiency, water conservation and recycling, waste management and sustainable materials have been formulated and recommended. A carbon appraisal has also been conducted to quantify emissions that are within the project boundary; five different areas of carbon emission sources including building energy, fresh water, waste water, municipal waste and transport have been considered.

7.11.2 Key green initiatives recommended for the YLS Development comprise:

- Environmental improvement of the YLS DA through the creation of comfortable and naturally ventilated areas;
- River revitalisation of the Yuen Long Nullah, Tin Tsuen Channel and Yuen Long (West) Nullah; the proposed Hillside River Corridor with Scenic Cycle Track and Retention Lake;
- Potential application of low-carbon vehicle technologies such as electrical vehicles and bio-diesel public transport;
- Potential use of renewable energy such as solar hot water, photovoltaics and wind for carbon reduction;
- Appropriate measures for energy efficient building design during construction and operation phase;

- Overall efficiency of water to be achieved through the re-use of the TSE as reclaimed water for flushing, as well as the use of water efficient appliances;
- Use of the rainwater harvesting from roof areas and stored in rainwater tanks (as an alternative if reclaimed water is not adopted);
- Incorporation of the sustainable urban drainage concept into landscape, road and building design;
- Reductions in the amount of municipal solid waste generated and disposals through an onsite waste management plan including onsite waste separation and collection of recyclables, non-recyclables and food waste; and
- Application of recycled and low embodied carbon construction materials.

7.12 Sustainability Assessment

7.12.1 The Computer Aided Sustainability Evaluation Tool was adopted for the sustainability assessment and key sustainability indicators/issues have been identified and highlighted.

7.12.2 On the negative side, there would be a small to very small deterioration of condition with respect to carbon dioxide emitted per year, construction waste, criteria air pollutants, eco-value habitats, landfill capacity, significant landscape features, toxic air pollutants, travel distance and travel speed due to the YLS Development. Moreover, these changes are considered negligible as compared with the Hong Kong territory-wide values.

7.12.3 On the positive side, the YLS Development is expected to transform YLS into a distinct community which could meet the social, economic and environmental needs of the community, particularly on the housing aspect. The YLS Development would bring about small to very small improvement on value added contribution to gross domestic product and job creation to the economy. The indicators of education, fixed capital, freight costs, and open space provision have shown improvements. The living conditions would also be improved as indicated by the housing waiting time, private rental, and leisure and cultural activities and facilities.

7.12.4 In general, the YLS Development is considered acceptable and no insurmountable issues are foreseen in terms of sustainability.

8 Environmental Impact Assessment and Review

8.1 Introduction

8.1.1 The Study is a DP under Item 1 Schedule 3 of EIAO – engineering feasibility study of urban development projects with a study area covering more than 20 ha or involving a total population of more than 100,000. The EIA under the Study also identified a total of ten DPs under Schedule 2 of the EIAO including road works, tramways, sewage treatment facilities, drainage diversion works, etc. that require EPs prior to construction and operation of the proposed works.

8.1.2 The EIA report on the YLS Development based on the RODP proposal was approved with conditions and recommendations on 30 November 2017 by the Director of Environmental Protection. EPs for some of the DPs under Schedule 2 of the EIAO were obtained on 15 February 2018. EFTS, YLS STW and the Reclaimed Water Service Reservoir for reuse of reclaimed water are separate DPs to be constructed by relevant project proponents. Separate EIA reports for these DPs should be submitted to EPD for approval and to obtain EPs before their construction and operation in accordance with the EIAO.

8.1.3 There is no major change on the proposed supporting infrastructure under the Revised RODP of the YLS Development. An ER was carried out for the Revised RODP to identify and address possible environmental implications due to the proposed increase in development intensity.

8.2 Overall Environmental Issues

8.2.1 The approved EIA and ER have ascertained that no insurmountable environmental impacts on air quality, noise, sewerage and sewage treatment implication, waste management, water quality, land contamination, ecology, fisheries, landscape and visual, and cultural heritage were identified during both the construction and operation phases. The following Sections summarised the findings and recommendations of the approved EIA and ER undertaken to establish the environmental acceptability of the RODP and Revised RODP respectively.

8.3 Air Quality

8.3.1 Environmental impacts of key activities like site clearance, site formation, soil excavation and backfilling during the construction phase could potentially result in dust emission. The construction methodology, construction works and plant inventory at each stage of the YLS Development remain unchanged as that adopted in the approved EIA report. While the construction programme would need to be slightly adjusted to reflect the latest implementation programme for different stages of the YLS Development, it is considered that the environmental impacts during the construction stage could be properly controlled and mitigated by proper site management and suitable mitigation measures.

8.3.2 Quantitative air quality assessment indicates the cumulative air quality impacts at all representative planned and existing Air Sensitive Receivers (ASRs) could comply with the Air Quality Objectives during operation phase. Air quality impact arising from (i) industrial emission, (ii) vehicular emission from open roads, and (iii) vehicular emission from portal of the proposed underpass and full enclosure were reviewed for the two selected assessment years (i.e. Year 2028 and Year 2043). Results show that there are no exceedances at all ASRs in both assessment years. As adverse cumulative air quality impact during operation phase of the YLS Development is not anticipated, no mitigation measures are required.

8.3.3 Potential odour impact from the planned YLS STW would be adequately addressed by its future EIA study which is to be carried out by the relevant project proponent. Furthermore, the two planned Sewage Pumping Stations (SPSs) would be equipped with at least 99.5% odour removal units with exhaust outlet to be located away from the nearby ASRs as far as practicable to ensure no adverse odour impact. With the implementation of appropriate mitigation measures, it is anticipated there would be no adverse odour impact from the proposed SPSs at nearby sensitive receivers.

8.4 Noise

8.4.1 The assessment years for the road traffic noise are taken at the expected operation years of Stage 1 in Year 2028, Stage 2 in Year 2033 and Year 2053 which is the year with maximum traffic projection within 15 years upon operation of road networks or full occupation of the planned noise sensitive receivers (NSRs) in Year 2038 for Stages 3 and 4 under the Revised RODP.

8.4.2 Construction noise impact assessment associated with the use of Powered Mechanical Equipment for different stages of construction has been conducted. With the implementation of practical mitigation measures including good site management practices, use of movable noise barrier, full enclosure and retractable barrier, use of "quiet" plant and working method, construction noise impacts at all of the neighbouring residential NSRs would be controlled to acceptable levels.

8.4.3 During the operation phase, the road traffic noise impact on existing and planned NSRs within and in the vicinity of the YLS Development have been assessed. To alleviate the adverse road traffic noise impact, the following at-source mitigation measures have been proposed:

- Absorptive vertical barriers and cantilevered noise barriers along some sections of the proposed roads and Kung Um Road;
- Low Noise Road Surfacing on some road sections;
- Semi-enclosures or full enclosures at primary distributor roads at TYST Interchange and at certain location of the widened Kung Um Road;
- Nullah features/barriers along some sections of Yuen Long Nullah (Kiu Hing Road); and
- Alternative building orientation for some planned schools.

8.4.4 In addition, the locations of proposed acoustic windows for the planned residential developments within the YLS DA have been reviewed to ensure compliance of relevant noise criteria. Road traffic noise impact from the YLS Development can be properly mitigated by implementing the proposed noise mitigation measures. Residual road traffic noise impact is not anticipated.

8.4.5 Regarding the planned locations of PTIs and Electricity Sub-station, results indicate that the fixed noise source impacts at representative NSRs also comply with the relevant noise criteria.

8.4.6 An EFTS is to be explored for operation within the YLS Development. For conservative noise assessment, the rail-based EFTS was assumed for rail noise impact assessment. Results indicate that the noise impacts on NSRs would comply with the statutory requirement after incorporating some track enhancement measures. With the proposed 10m buffer distance to NSRs, the operation of EFTS would not pose adverse noise impact on the nearby NSRs.

8.5 Sewerage and Sewage Treatment

8.5.1 An SIA has been conducted for the Revised RODP to review the existing and planned sewerage infrastructure within and in the vicinity of the Study Area. As discussed in Section 7.7, a small amount of TSE from YLS STW (upon offsetting by credit gained from the removal of existing livestock farms) could be discharged to Yuen Long Nullah adjacent to the YLS STW in strict compliance with the requirement for "No Net Increase in Pollution Loading" in the Deep Bay, while the reedbed adjacent to YLS STW is aimed to provide further polishing of the TSE prior to discharging to Yuen Long Nullah and Deep Bay.

8.6 Waste Management

8.6.1 During construction phase, the amount of Construction & Demolition waste generated is estimated at a total of approximately 269,200m^3. Other types of waste to be generated during the construction phase includes general refuse, chemical waste, excavated sediments, etc. With mitigation measures such as adopting good site practices, waste reduction measures, proper storage, collection and transportation of waste, etc. as recommended in the approved EIA, no adverse waste management implications are anticipated.

8.6.2 During the operation phase, the main types of waste to be generated include municipal solid waste, chemical waste and waste from YLS STW in the form of screenings, grits and sewage sludge. A minimal amount of chemical waste could be generated, mainly from maintenance activities on the road networks and laboratories of educational institutions. The implications of screenings, grits and dewatered sludge for the planned YLS STW with a treatment capacity of about 27,000m^3/day (average dry weather flow) shall be further addressed in its subsequent EIA study. With proper handling and collection of waste as recommended in the approved EIA study, no adverse waste management implications are anticipated for the YLS Development during the operation phase.

8.7 Land Contamination

8.7.1 Since majority of the potentially contaminated sites could not be accessed and permission could not be obtained from the site owners/ operators to carry out the SI works, this land contamination assessment on the potentially contaminated sites was conducted based on desktop review, review of historical aerial photos and a number of peripheral site surveys.

8.7.2 Among the potentially contaminated sites identified, over 90% of these sites are currently used as open area storage, container storage and warehouse. However, the contamination (if any) is expected to be localised if the key types of goods/stocks stored within the sites are not potential sources of contamination.

8.7.3 Further site visits to these potentially contaminated sites are proposed once future development of these sites is confirmed. In addition, re-appraisal would be required for the surveyed sites, other remaining areas of the YLS DA and the works areas for the associated infrastructure to address any change in land use that may give rise to potential land contamination issues. Findings from the re-appraisal will be presented in a supplementary Contamination Assessment Plan (CAP). Upon approval of the supplementary CAP and completion of the environmental SI works, a Contamination Assessment Report, and where appropriate Remediation Action Plan and Remediation Report for contaminated sites identified, would be submitted to EPD for approval prior to commencement of any construction/development works.

8.8 Landscape and Visual Impacts

8.8.1 The YLS Development will inevitably result in some landscape and visual impacts during construction and operation phases. Nevertheless, the overall residual landscape and visual impacts would be acceptable with mitigation measures during the construction and operation phases.

8.8.2 Within the assessment area, there are 8 Landscape Character Areas (LCAs) and 16 Landscape Resources (LRs) identified. The LCAs within the YLS DA have varying sensitivities. However, considering the design mitigation measures to be adopted during construction and operation phases, including tree protection, preservation and transplantation; compensatory planting, compensatory woodland planting, road greening and general good site practice, engineered slopes, protection of vegetation and replanting of slopes**,** etc. it is anticipated that the impact would reduce from slight to moderate levels at year 10 of operation phase when the landscape character has been changed into urban type development, and compensatory planting achieves its full potential.

8.8.3 In terms of landscape, 63% of trees in the assessment area would be potentially affected. There are 3 Old and Valuable Trees (OVTs) within the assessment area, but outside the YLS DA. There are 77 identified

Important Trees (including Potential OVT and rare/ protected species), 34 of which are in direct conflict with the proposed developments.

8.8.4 In order to avoid or to minimise the potential impacts, the urban design framework of the Revised RODP has introduced areas zoned "GB" and "Open Space" to retain and protect these trees as far as practical. In addition, these open areas together with greening along development lots can create opportunities for mitigation measures, such as tree transplanting and compensatory plantings in-situ if retained on site is not practical. A detailed tree survey will be carried out at the later detailed design stage of the YLS Development for the number of new trees to be planted and the Tree Removal Application process, where the respective number of trees to be retained/preserved, transplanted or fell would be proposed at the detailed design stage.

8.8.5 A total of 44 visually sensitive receivers have been identified under the assessment. It is considered that the most sensitive views are those which currently experience a direct and broad connection with the wider undeveloped landscape setting. Expected visual impacts brought by the proposed YLS Development may include visual obstruction, degradation of the quality of existing views and incompatibility with the surrounding landscape setting. Proposed mitigation measures including screen hoarding, light control, use of noise barriers and compensatory planting, etc. as listed in the approved EIA report remain valid. When used in combination with measures such as visually sensitive design of infrastructure, facade treatment and colour scheme, these measures would have the capacity to reduce the level of visual impacts in the early operation phase.

8.8.6 Additional impact on the LRs within and in the vicinity of the YLS DA caused by the Revised RODP are considered negligible, and the implementation of landscape mitigation measures as proposed in the approved EIA report would still be applicable. To conclude, the adverse visual impacts will not be substantial since the proposed developments would create certain degree of visual amenity enhancement to the local community. The overall change that is to occur as a result of the YLS Development will ultimately bring about positive change.

8.9 Ecology

8.9.1 Ecologically speaking, the Revised RODP has preserved all woodland patches of significant sizes and minimised the loss of agricultural land within the YLS DA. Three lower sections with buffers of the natural

watercourses with records of the endemic crab *S. zanklon* will be retained.

8.9.2 The loss of sections of watercourse which have an ecological value and additional feeding opportunities for breeding ardeids could be mitigated and reprovided through the creation of the Hillside River Corridor and enhancement by the Retention Lake and Reedbed. Whilst there will be some minor adjustments to the departure direction of breeding ardeids from the egretry, it is considered that there is sufficient space for birds to make minor adjustments at the start of the flightline. No unacceptable residual impact is expected.

8.10 Water Quality Impact

8.10.1 During the construction phase, general construction works and works within/near watercourses may lead to various potential water quality impacts. These anticipated sources mainly include site run-off from general site operations, accidental spillage of chemicals, sewage of workforce, etc. To minimise potential impacts, good site practices and mitigation measures as per Professional Persons Environmental Consultative Committee Practice Note 1/94 "Construction Site Drainage", Environment, Transport and Works Bureau Technical Circular (Works) No. 5/2005 "Protection of natural streams/rivers from adverse impacts arising from construction works", should be implemented where practicable. Chemicals shall be stored properly in designated areas and maintenance activities shall be located away from watercourses. Proper temporary sanitary facilities (e.g. portable chemical toilet) would be provided. With full implementation of the mitigation measures, no substantial impact is anticipated from surface runoff from construction site and sewage generated from construction workforce.

8.10.2 During the operation phase, the YLS DA would bring benefits by providing sewerage infrastructure to the existing unsewered areas within the DA. Also, a new STW with treatment capacity up to tertiary level standard producing TSE for re-use as reclaimed water is proposed as discussed in Section 7.7. Among the reclaimed water, most of it will be reused for non-potable uses such as toilet flushing in the DA and in adjacent developments. Only a small amount of TSE will be discharged to a reedbed adjoining to the proposed YLS STW for further polishing before entering Yuen Long Nullah.

8.10.3 As the proposed developments would not generate a net increase in pollution loading to the receiving water in the Deep Bay Water Control

Zone, the policy of "No Net Increase in Pollution Loading" in the Deep Bay would be complied with.

8.10.4 For other potential water pollution sources arising from the YLS Development, no significant water quality impact is anticipated with the implementation of mitigation measures during the operation phase, including: avoid emergency discharge from sewage treatment works and SPSs; install proper drainage systems with silt traps and oil interceptors; adopt good practice measures to handle maintenance flushing at the proposed Reclaimed Water Service Reservoir and wastewater from storage and workshop area.

8.11 Fisheries Impact

8.11.1 A total of 51 ponds are identified within the assessment area in the approved EIA report, 9 of them are located within the YLS DA. Of these 9 ponds identified within the DA, an abandoned and dry pond will be preserved in the proposed "GB" zone and the remaining 8 will be lost due to the YLS Development. However, as these 8 ponds serve non-fisheries related purposes and are small in overall area (approximately 0.58 ha in total), the direct fisheries impacts on pond fisheries/aquaculture are considered to be negligible when taking into account the potential that these ponds could be all resumed as active fish ponds for commercial fisheries operation.

8.11.2 While the direct fisheries impact during the operation phase of the YLS DA would be negligible, the indirect impacts on fisheries resources could be impacted by surface runoff and sewage from the population within the DA. The sewage generated would be received by the proposed sewerage infrastructure under the approved EIA report. Adverse water quality impacts to fish ponds within and in the vicinity of the DA are not anticipated. Hence, no significant indirect impacts on fisheries resources due to the YLS Development are anticipated.

8.12 Cultural Heritage

8.12.1 Regarding cultural heritage, there is a Grade 3 historic building, the Yeung Hau Temple, lies within the YLS DA at TYST and should be preserved. There are two declared monuments (Cheung Ancestral Hall at Shan Ha and Tang Ancestral Hall at Ha Tsuen) within the 100m assessment area, but falling outside the DA. Moreover, there are 15 graded and 1 nil graded historic buildings being identified within the 100m assessment area, but would not be impacted by works as they are falling outside the DA.

8.12.2 The conducted desktop survey revealed that no Sites of Archaeological Interests within the YLS DA boundary and works boundary outside the DA are found. As the discovery of Song and Qing pottery near the TSW West Interchange and Shan Ha is confined to a relatively small part in Area 1 of the DA, it is recommended that this area be subject to further archaeological survey conducted after land resumption prior to construction. Appropriate mitigation measures in prior agreement with the Antiquities and Monuments Office would be proposed if deemed necessary.

8.13 Summary

8.13.1 Overall, the approved EIA and ER indicated that given the implementation of the appropriate avoidance/mitigation measures, the YLS Development would be environmentally acceptable with no insurmountable environmental problem on air quality, noise, sewerage and sewage treatment implication, waste management, land contamination, landscape and visual impacts, ecology, water quality, fisheries and cultural heritage, during both the construction and operation phases on the population and environmentally sensitive resources.

9 Implementation Strategy and Programme

9.1 Implementation Mechanism

9.1.1 Implementation options ranging from full public or full private involvement to mixed involvement of both sectors have been considered.

9.1.2 In order to ensure timely and orderly development of the YLS DA, the Enhanced Conventional New Town (CNT) Approach is proposed to be adopted, making reference to the implementation mode adopted for the Kwu Tung North/Fanling North NDAs.

9.1.3 Under the Enhanced CNT approach, the CNT approach will be the basis for implementation with the Government to resume and clear the private land planned for public works projects, public housing and private developments, carry out site formation works, and provide infrastructure before allocating land for various purposes, including disposal of land planned for private developments in the market. Prior to the resumption and clearance of land, the Government may allow in-situ land exchange applications from land owners of sites planned for private developments, subject to their meeting the specified criteria and conditions to facilitate early development.

9.2 Statutory Procedures

9.2.1 The implementation of the YLS Development requires a number of statutory procedures to comply with relevant Ordinances including:

- EIAO;
- Town Planning Ordinance;
- Lands Resumption Ordinance;
- Roads (Works, Use and Compensation) Ordinance;
- Water Pollution Control Ordinance;
- Land Acquisition (Possessory Title) Ordinance; and
- Public Health and Municipal Services Ordinance.

9.3 Public Consultation

9.3.1 The Revised RODP would be made known to the RCs and Yuen Long DC members and the public prior to the gazettal procedures under the Town Planning Ordinance, Roads (Works, Use and Compensation) Ordinance, and Water Pollution Control (Sewerage) Regulation.

Consultation with RCs and Yuen Long DC will be conducted in accordance with the established procedures.

9.3.2 The gazettal of the relevant Outline Zoning Plans will also be arranged in accordance with the Town Planning Ordinance and the public can make representations within the 2-month exhibition period as stipulated under the Ordinance.

9.4 Implementation Programme

9.4.1 In view of existing infrastructural constraints in the YLS area, particularly on the capacity of the existing road network which is of longstanding concern to the local public, and the need to ensure a balanced and incremental development with orderly relocation of about 100 ha[3] of affected brownfield operations and the rehousing of qualified clearees, the YLS Development would be implemented progressively with sufficient infrastructure to support each phase of development.

9.4.2 The YLS Development, including the associated engineering infrastructure, is proposed to be implemented in stages. The implementation programme showing the target population intake of the YLS Development is shown on **Table 9.1** and the tentative staging plan is shown in **Figure 6**.

9.4.3 Compared to the implementation plan in the approved EIA, a continuous local open space ("LO") and "DO" area along the southern edge of the MSBs has been advanced from Stage 4 to Stage 2 (i.e. the completion year changed from 2038 to 2033) under the current implementation programme. Such an advancement in the "LO"/"DO" strip could provide a buffer between the storage/workshop uses in the MSBs and residential use in TYST, and hence minimise the potential industrial/residential interface issues.

Table 9.1 Proposed Implementation Programme

Stage	Estimated First Population Intake Year
Stage 1	2028
Stage 2	2033
Stages 3 & 4	2038

Note: Subject to further review at the detailed design stage

[3] The number is based on the questionnaire survey conducted under the Study between February 2016 and June 2016. According to the "Study on Existing Profile and Operations of Brownfield Sites in the New Territories - Feasibility Study" conducted by the Planning Department in 2019, the YLS DA has about 93.9 ha brownfield sites, including 90.25 ha active brownfield sites and 3.65 ha inactive brownfield sites.

9.4.4 The planned provisions of basic GIC facilities, open spaces and other infrastructure are generally adequate to meet the demand of YLS Development.

9.4.5 The proposed implementation schedule has considered the acute demand for public housing and sites for displacement of brownfield operations. The public housing sites under the Revised RODP and associated supporting facilities at the northern section of Kung Um Road are proposed to be implemented first in response to the local sentiments over the shortage of housing supply.

9.4.6 At the same time, an area of about 11 ha between YLH and TYST is also proposed to be rezoned mainly for MSBs (with gross floor area of about 484,110m^2) and open storage development (land area of about 1.28 ha) for consolidation of brownfield uses, including some of the affected operators. To complement the population intake in the first two stages, key essential supporting infrastructure, such as road improvement works including construction of new roads and improving local roads, STW and primary schools are also proposed for concurrent implementation.

9.4.7 The current proposals for YLS DA constitute an optimised scheme, having taken into account various planning considerations and development constraints. However, in view of the overall shortage of housing land, further increase of development potential in Stages 3 and 4 areas could be explored but this would mainly hinge on the capacities of external links, such as Route 11 strategically connecting NWNT with the urban areas. The link is still under study and its capacity and configuration are yet to be finalised. Further review of the development intensity of these areas could be considered subject to the study findings of Route 11.

10 Conclusion

10.1.1 The YLS DA, which is currently located to the immediate south of the Yuen Long New Town, would be an extension of the New Town. The DA is predominantly occupied by brownfield operations including open storage yards, warehouses, rural industrial uses, intermingled with rural settlements, residential use, agricultural land and livestock farms.

10.1.2 The YLS Development aims to be a sustainable new town extension and focuses on optimal utilisation of the existing brownfield sites covering about 100 ha, which would provide around 32,850 new homes for about 98,700 residents and 13,630 employment opportunities. The total population of the DA will be about 101,200 if the existing population of about 2,400 and about 100 from village re-site zones are counted. Five well-designed planning areas are defined by a blue and green framework, comprising the *"Urban Living"*, *"LOHAS Living"*, *"Garden Community"*, *"Employment Belt"* and *"Green Zone"*.

10.1.3 Relevant technical assessments of the Study were completed for the formulation of the Revised RODP. A review of the approved EIA report has been conducted and assessments on the possible environmental implications due to the proposed optimisation in development intensity have been summarised in the ER, with appropriate mitigation measures recommended. The preliminary implementation programme for the YLS Development have also been formulated.

10.1.4 All results of the technical assessments demonstrate that the YLS Development is technically feasible in terms of land requirement, geotechnical, site formation, traffic and transport, drainage, sewerage, water supply and utilities, air ventilation, socio-economics, green initiatives and carbon appraisal, sustainability and environmental impacts.

Figures

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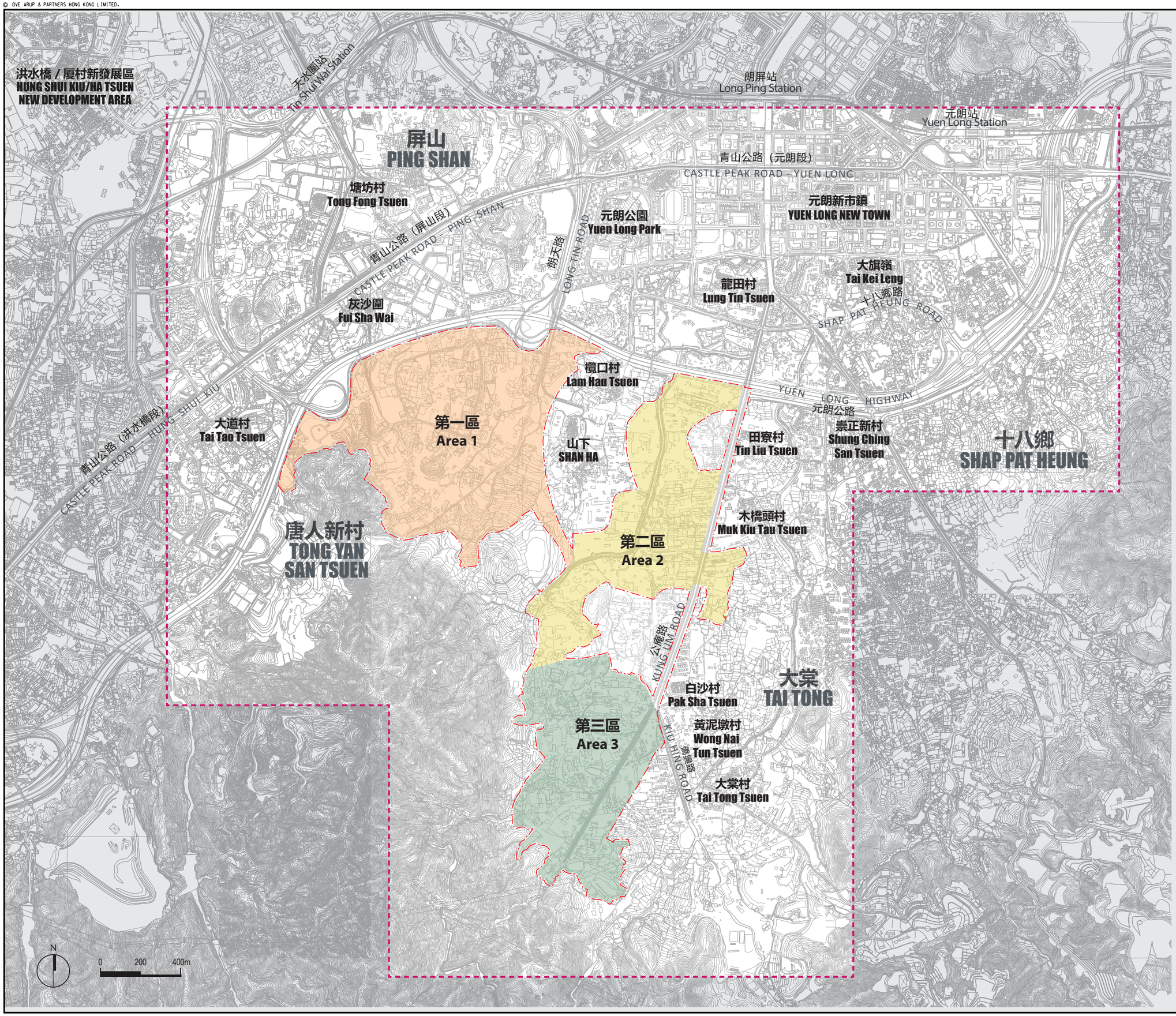

圖例 LEGEND

- 發展區 Development Area
- 研究範圍 Study Area
- 第一區 Area 1
- 第二區 Area 2
- 第三區 Area 3

Consultant

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元朗南房屋用地規劃及工程研究 - 勘查研究
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Drawing title

元朗南研究範圍
Yuen Long South Study Area

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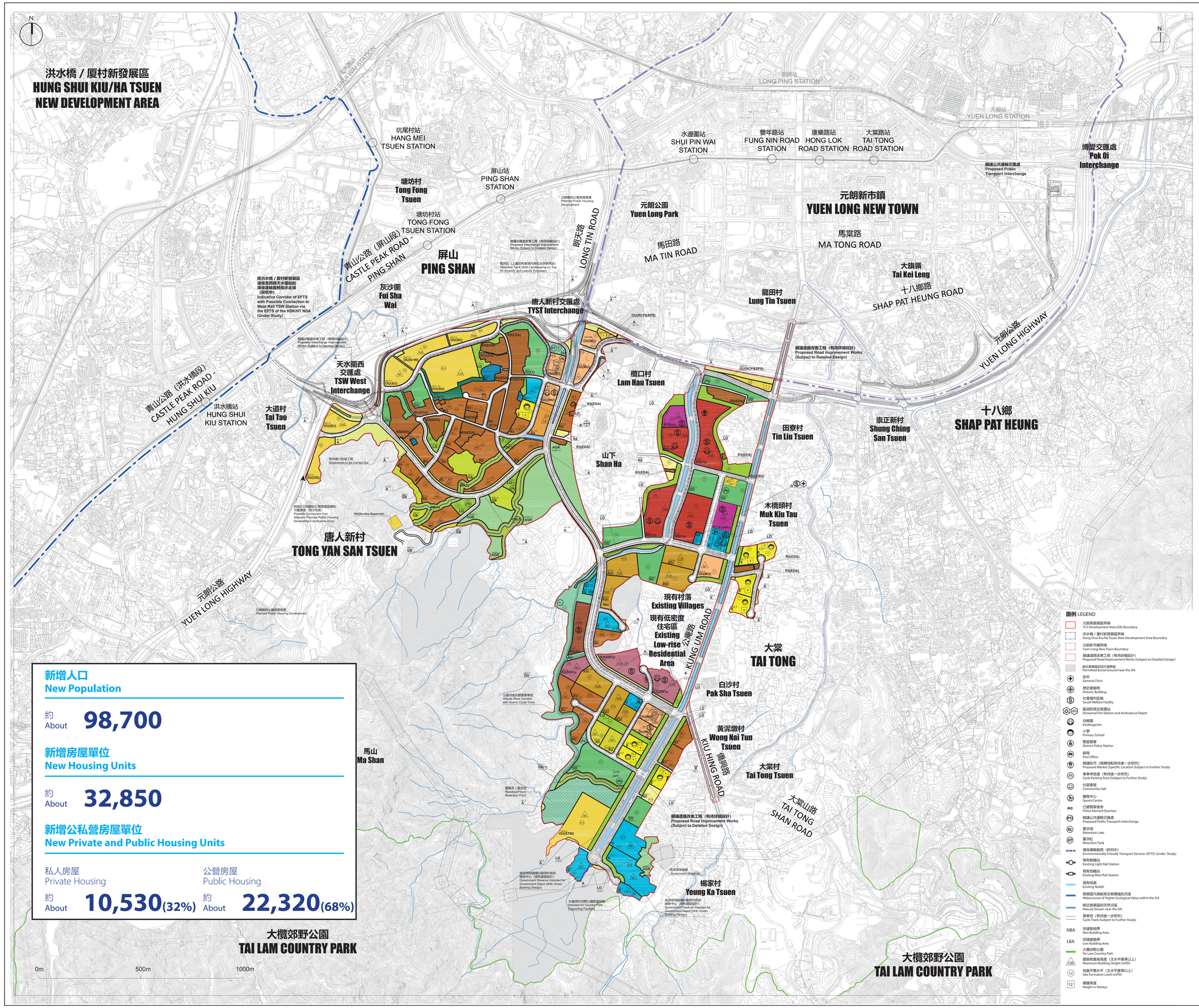

新增人口
New Population

約 About **98,700**

新增房屋單位
New Housing Units

約 About **32,850**

新增公私營房屋單位
New Private and Public Housing Units

私人房屋 Private Housing	公營房屋 Public Housing
約 About **10,530 (32%)**	約 About **22,320 (68%)**

土地用途及面積表 SCHEDULE OF USES AND AREAS

用途 USES	面積及百分比約數 APP. AREA & % 公頃 HECTARES	百分比 %
公共房屋 - 租住房屋第一區（包括商業用途） Special Residential - Public Rental Housing (Zone 1) (with Commercial) (RS(1)c)	10.6ha	4.7%
公共房屋 - 租住房屋第二區（包括商業用途） Special Residential - Public Rental Housing (Zone 2) (with Commercial) (RS(2)c)	1.6ha	0.7%
住宅發展第一區（資助出售房屋包括商業用途） Residential - Zone 1 (Subsidised Sale Flats) (with Commercial) (R1(SSF)c)	2.4ha	1.1%
住宅發展第二區（資助出售房屋包括商業用途） Residential - Zone 2 (Subsidised Sale Flats) (with Commercial) (R2(SSF)c)	5ha	2.2%
住宅發展第二區（包括商業用途） Residential - Zone 2 (with Commercial) (R2c)	9.1ha	4.1%
住宅發展第二區 Residential - Zone 2 (R2)	1.5ha	0.7%
住宅發展第三區 Residential - Zone 3 (R3)	5.5ha	2.5%
住宅發展第四區 Residential - Zone 4 (R4)	1.1ha	0.5%
住宅發展第五區 Residential - Zone 5 (R5)	15.8ha	7.1%
住宅發展第五區（現有發展區） Residential - Zone 5 (Existing Development Area) (R5(EDA))	12.8ha	5.7%
住宅發展第六區 Residential - Zone 6 (R6)	1.3ha	0.6%
鄉村式發展 Village Type Development (V)	0.1ha	0%
其他指定用途（貯物用途） Other Specified Uses (Storage Use) (OU(SU))	8ha	14.4%
其他指定用途（貯物及工場用途） Other Specified Uses (Storage and Workshop) (OU(S+W))	1.7ha	
其他指定用途（露天貯物） Other Specified Uses (Open Storage) (OU(OS))	1.3ha	
其他指定用途（污水處理廠） Other Specified Uses (Sewage Treatment Works)	4ha	
其他指定用途（混合發展） Other Specified Uses (Mixed Use) (OU(MU))	5.9ha	
其他指定用途（垃圾收集站、污水抽水站及電力支站） Other Specified Uses (RCP, SPS & ESS)	1.1ha	
其他指定用途（蓄洪缸） Other Specified Uses (Retention Tank)	0.4ha	
其他指定用途（山邊河道及觀景單車徑） Other Specified Uses (Hillside River Corridor with Scenic Cycle Track)	9.8ha	
政府 Government (G)	9.6ha	4.3%
機構或社區 Institution or Community (IC)	0.7ha	0.3%
教育 Education (E)	5.7ha	2.5%
地區休閒用地 District Open Space (DO)	13.1ha	5.8%
地區休閒用地 (1) District Open Space (1) (DO(1))	2.3ha	1.0%
鄰舍休閒用地 Local Open Space (LO)	12.2ha	5.4%
鄰舍休閒用地 (1) Local Open Space (1) (LO(1))	1ha	0.4%
美化市容地帶 Amenity (A)	6.6ha	2.9%
農業 Agriculture (AGR)	10.6ha	4.7%
綠化地帶 Green Belt	3.6ha	1.6%
綠化地帶 (1) Green Belt (1) (GB(1))	6ha	2.7%
河道、道路、路口等 River Channels, Roads, Junctions, etc.	53.4ha	23.8%
總土地用途面積 TOTAL AREA FOR LAND USES	**224ha**	**100%**

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奧雅納工程顧問
Ove Arup & Partners Hong Kong Limited

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元朗南房屋用地規劃及工程研究 - 勘查研究
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Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

Drawing Title

經修訂的建議發展大綱圖
Revised Recommended Outline Development Plan

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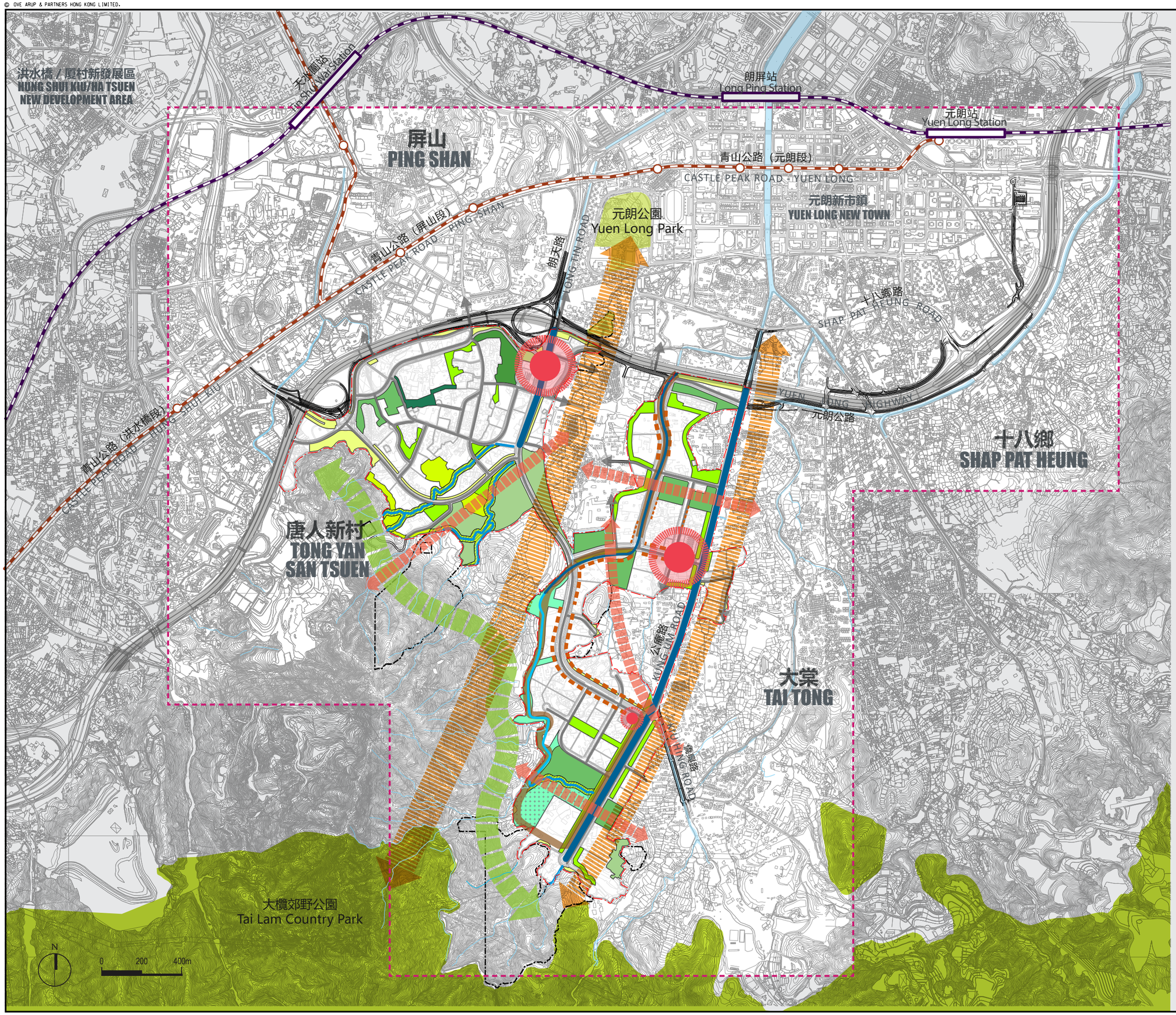

圖例 LEGEND

- 發展區 Development Area (DA)
- 研究範圍 Study Area
- 現有主要道路 Existing Key Road
- 現有輕鐵站 Existing Light Rail Station
- 現有西鐵站 Existing West Rail Station
- 活化後的明渠 Revitalised Channel
- 保留的天然河溪 Retained Natural Stream
- 擬議新水道及觀景單車徑 Proposed New Watercourse and Scenic Cycle Track
- 鄰近發展區的天然河溪 Natural Stream and Channel near the DA
- 沿河步行徑和單車徑 Riverside Walking Trail and Cycle Track
- 主要觀景廊 / 通風廊 Key View Corridor/Breezeway
- 次要觀景廊 / 通風廊 Secondary View Corridor/Breezeway
- 主要活動中心 Key Activity Node
- 臨街零售（指示性質） Retail Frontage (Indicative Only)
- 山景 Mountain Backdrop
- 擬議行人徑 Proposed Footpaths
- 鄰近發展區的認可殯葬區 Permitted Burial Ground near the DA
- 鄰舍休憩用地 Local Open Space
- 鄰舍休憩用地(1) Local Open Space(1)
- 地區休憩用地 District Open Space
- 地區休憩用地(1) District Open Space(1)
- 美化市容地帶 Amenity
- 農業 Agriculture
- 綠化地帶 Green Belt
- 綠化地帶(1) Green Belt(1)
- 其他指定用途（蓄洪缸） Other Specified Uses (Retention Tank)
- 其他指定用途（山邊河道及景觀單車徑） Other Specified Uses (Hillside River Corridor with Scenic Cycle Track)
- 蘆葦床/蓄洪池 Reedbed/Flood Retention Pond
- 元朗公園 Yuen Long Park
- 大欖郊野公園 Tai Lam Country Park

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城市設計大綱
Urban Design Framework

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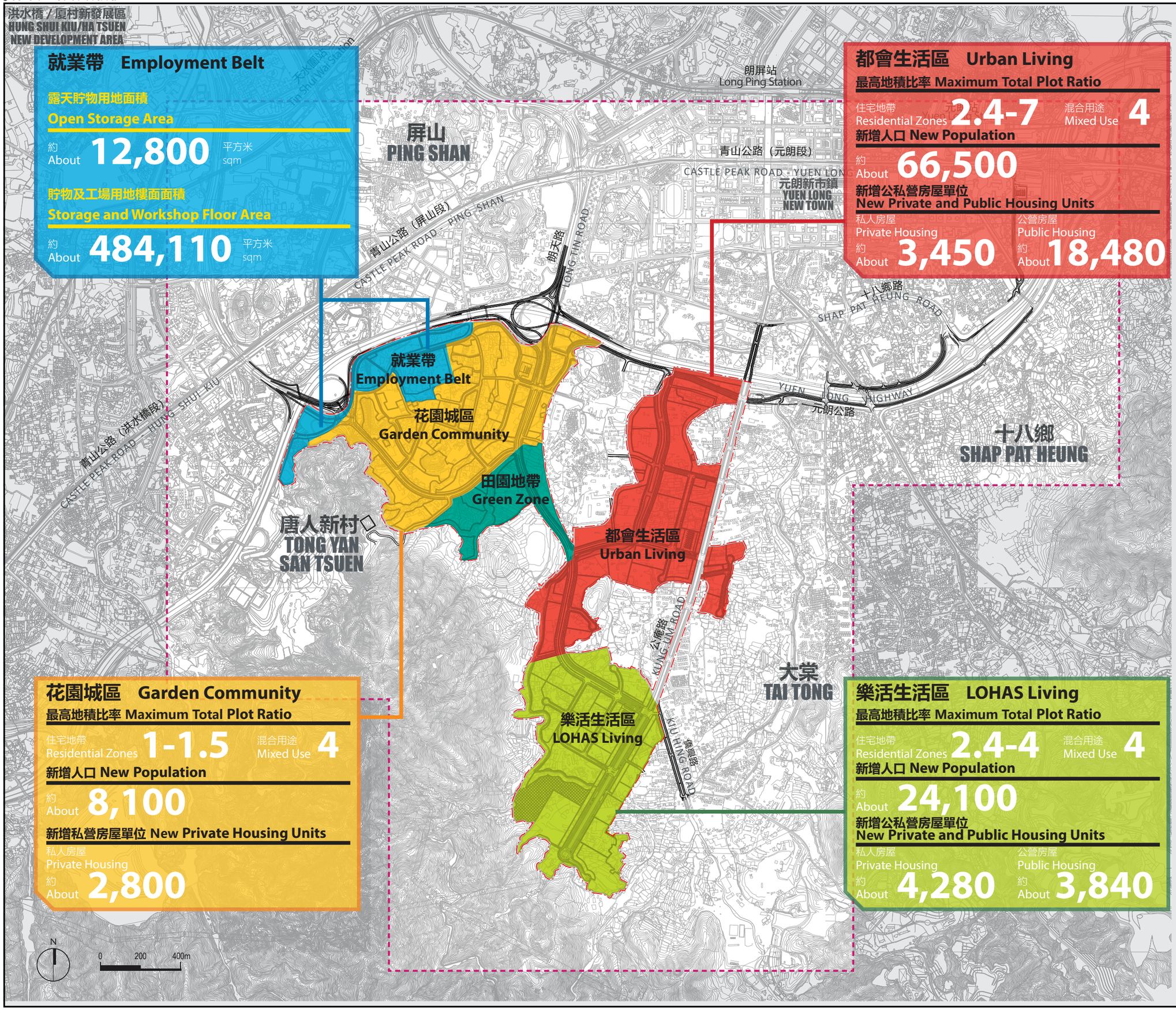

圖例 LEGEND

- 發展區 Development Area
- 研究範圍 Study Area

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規劃區
Planning Areas

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洪水橋 / 厦村新發展區
HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA

天水圍站
Tin Shui Wai Station

朗屏站
Long Ping Station

元朗站
Yuen Long Station

屏山
PING SHAN

青山公路（元朗段）
CASTLE PEAK ROAD - YUEN LONG

元朗新市鎮
YUEN LONG NEW TOWN

青山公路（屏山段）
CASTLE PEAK ROAD - PING SHAN

朗天路
LONG TIN ROAD

往元朗新市鎮
To Yuen Long New Town

唐人新村交匯處
TONG YAN SAN TSUEN INTERCHANGE

天水圍西交匯處
TIN SHUI WAI WEST INTERCHANGE

往洪水橋 / 厦村新發展區
To Hung Shui Kiu /Ha Tsuen NDA

青山公路（洪水橋段）
CASTLE PEAK ROAD - HUNG SHUI KIU

十八鄉路
SHAP PAT HEUNG ROAD

十八鄉交匯處
SHAP PAT HEUNG INTERCHANGE

元朗公路
YUEN LONG HIGHWAY

十八鄉
SHAP PAT HEUNG

唐人新村
TONG YAN SAN TSUEN

公園路
KUNG UM ROAD

橋興路
KIU HING ROAD

大棠
TAI TONG

PTI

N

0 200 400m

圖例 LEGEND

- 發展區 Development Area (DA)
- 研究範圍 Study Area
- 現有主要道路 Existing Key Road
- 現有輕鐵站 Existing Light Rail Station
- 現有西鐵站 Existing West Rail Station
- 擬議主要道路 Proposed Key Roads
- 擬議發展區道路 Proposed Roads for the DA
- 擬議公共運輸交匯處 Proposed Public Transport Interchange
- 環保運輸服務（研究中） Environmentally Friendly Transport Services (Under Study)
- 擬議單車徑 Proposed Cycle Track
- 擬議景觀單車徑 Proposed Scenic Cycle Track
- 交匯處 Interchange

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Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

Drawing title
主要交通和行人連接
Key Traffic and Pedestrian Linkages

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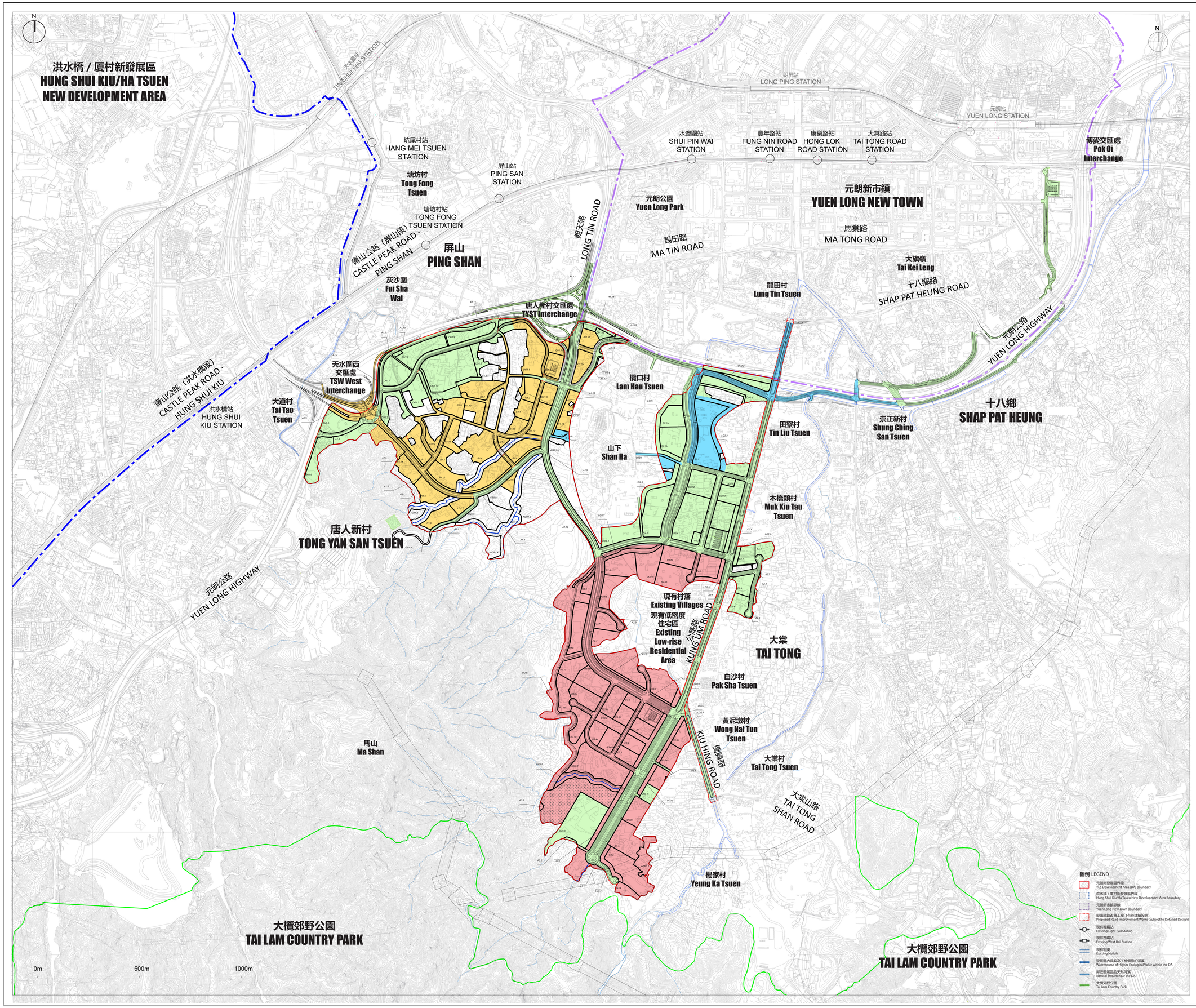

發展區 Development Area

第一階段 Stage One

第二階段 Stage Two

第三階段 Stage Three

第四階段 Stage Four

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奧雅納工程顧問
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Hong Kong Limited

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元朗南房屋用地規劃及工程研究 - 勘查研究
Agreement No. CE 35/2012 (CE) Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

Drawing Title

發展階段圖
Development Staging Plan

Drawing no.			Rev.
圖 Figure 6			
Drawn	Date 20/04/2020	Checked	Approved
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