RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

RNTPC Paper No. 4/11

For Consideration by Rural and New Town Planning Committee on 18.3.2011

PROPOSED AMENDMENTS TO THE APPROVED TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/14

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PROPOSED AMENDMENTS TO THE APPROVED TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/14

1. Introduction

The purposes of this paper are to seek Members' agreement:

(a) that the proposed amendments to the approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/14 and its Notes as shown in **Appendices II and III** respectively are suitable for exhibition for pubic inspection under section 5 of the Town Planning Ordinance (the Ordinance); and

(b) that the revised Explanatory Statement (ES) of the OZP (**Appendix IV**) should be adopted as an expression of the Town Planning Board (the Board)'s planning intentions and objectives for various land use zonings of the OZP and is suitable for exhibition together with the draft OZP.

2. Status of the Current OZP

2.1 The draft Tai Tong OZP No. S/YL-TT/13 was approved by the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance on 17.10.2006. The approved OZP, renumbered as S/YL-TT/14, was exhibited for public inspection under section 9(5) of the Ordinance on 27.10.2006.

2.2 On 6.7.2010, the CE in C referred the approved Tai Tong OZP No. S/YL-TT/14 (**Appendix I**) to the Board for amendments under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 17.9.2010 under section 12(2) of the Ordinance.

3. Background and Scopes of the OZP Amendments

Proposed Public Housing Development at the Former Au Tau Departmental Quarters site

3.1 In July 2006, the Administration decided to develop the former Au Tau Departmental Quarters site (the site) at Yau Shin Street, to the immediate east of Yuen Long Town with an area of about 3.71 ha for public rental housing (PRH) development. The development makes use of the three parcels of land formerly occupied by the Au Tau Departmental Quarters and

a sewage treatment works, which are situated on either side of Yau Shin Street that intersects Castle Peak Road to the north (**Plans 1** and **2**). The site is currently zoned partly "Government, Institution or Community" ("G/IC") and partly "Green Belt" ("GB") on the approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/14.

3.2 The proposed PRH development is to be guided by an administrative planning brief approved by the New Territories District Planning Conference on 23.2.2011 with the following major development parameters:

	Development Parameters
Gross Site Area	3.71 ha
Net Site Area	1.74 ha
Maximum Gross Floor Area (GFA)	52,100 m^2 (including about 1,700 m^2 non-domestic GFA for retail use, subject to detailed design)
Maximum Plot Ratio	3.0 (based on Net Site Area)
No. of Flats	1,240
Maximum Building Height	20 storeys with stepped building height profile
Design Population	3,500
Local Open Space	3,500 m^2

3.3 As illustrated in the conceptual layout plan prepared by Housing Department (HD), the proposed PRH development comprises three residential blocks of 16 to 20 storeys and one commercial block of 3 storeys (**Plan 3**). While the development portion will mainly fall on the western part of the site, the existing formed and natural slopes at the eastern and southern parts of the site will be maintained by HD as a landscape area with a landscape platform, trails, sitting-out area and shelters. A footbridge will also be provided to connect this landscape area with the residential blocks. The northernmost land parcel, which is about 500 m^2 in area, is proposed for a children's play area under HD's conceptual layout plan. Heights of residential blocks are staggered to create a stepped building height profile so as to blend in with the surrounding natural landscape and hilly backdrop. Construction of the proposed PRH development is scheduled to commence in mid 2012 for completion in 2015/16.

3.4 Technical assessments to ascertain the feasibility of the proposed development intensity regarding traffic, environmental, sewerage, air ventilation and visual aspects were conducted by HD. The assessments indicate that the proposed GFA and building height for the PRH development with suitable mitigation measures are technically feasible and will not create adverse impacts on the surrounding areas. Photomontages on views from Chuk San Tsuen, Castle Peak Road across the site, the playground to the northwest of the site and Yoho Town Phase 3 are attached at **Plans 3a** to **3d** for reference. A summary of the findings of the technical assessments prepared by HD is also attached at **Appendix V** for Members' reference.

3.5 To facilitate the implementation of the proposed PRH development, amendments to the current zonings of the OZP are required.

Other Revision to the Notes

3.6 The Tai Tong OZP has been approved for more than 4 years since 2006. Opportunity is also taken to revise the Notes of the OZP to accord with the latest revised Master Schedule of Notes to Statutory Plans endorsed by the Board.

4. Proposed Amendments to Matters shown on the OZP

4.1 The proposed amendments to the approved Tai Tong OZP are shown on the draft OZP No. S/YL-TT/14A at **Appendix II**. The amendment items shown on the OZP are as follows (**Plans 4 to 6**):

Items A1 and A2 – Rezoning of the former Au Tau Departmental Quarters site from "G/IC" and "GB" to "Residential (Group A)" ("R(A)")

4.2 The site of about 3.71 ha at Yau Shin Street, to the immediate east of Yuen Long Town is the former Au Tau Departmental Quarters. The site is currently zoned partly "G/IC" (about 2.81 ha) and partly "GB" (about 0.9 ha) on the OZP. It is now vacant and partly vegetated.

4.3 To facilitate the proposed PRH development, it is considered appropriate to rezone the site to "R(A)" with appropriate development restrictions on maximum GFA and building height to guide its future development taking account of the conceptual layout in **Plan 3**. Based on the proposed PRH development, a maximum total GFA of 52,100 m^2 and maximum building height restrictions would be stipulated in the Notes of the OZP and on the Plan respectively.

4.4 For clarity and better reflection of urban design intentions, building height restrictions should be expressed in terms of metres above Principal Datum (mPD). But for low-rise developments which are not expected to generate adverse visual impact, expression in terms of number of storeys could provide more design flexibility. For the subject "R(A)" zone, to maintain the stepped building height profile, two different height bands of 75mPD and 85mPD are proposed for the residential blocks of 16 and 20 storeys respectively. A maximum building height of 3 storeys is also stipulated at the northern land parcel to provide flexibility to accommodate a low-rise structure, such as commercial centre or car park.

4.5 In order to define the limit of development area and to protect the existing formed and natural slopes at the eastern and southern parts of the site, two sub-areas (Areas (a) and (b)) are designated within the "R(A)" zone. The proposed public housing development will be confined within Area (a) while 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), will be allowed within Area (b).

4.6 To allow for design feasibility, application for minor relaxation of the above GFA and building height restrictions could be considered on individual merits.

5. Proposed Amendments to the Notes of the OZP

5.1 The Notes of the approved Tai Tong OZP have been amended to cater for the proposed amendments to matters shown on the OZP as mentioned in paragraph 4 above. In addition, the Notes for "Open Storage" ("OS") zones have been amended to take into account the latest revised Master Schedule of Notes to Statutory Plans endorsed by the Board. A copy of the revised Notes of the OZP is attached at **Appendix III** with the proposed amendments highlighted for Members' consideration.

Amendment to the Notes for "Open Storage" ("OS") Zone

5.2 In accordance with the latest revised Master Schedule of Notes to Statutory Plans endorsed by the Board, "Concrete Batching Plant" under Column 2 of the "OS" zone is replaced by "Asphalt Plant/Concrete Batching Plant" to make provision for consideration of planning applications for 'asphalt production plant' use.

6. Revision to the Explanatory Statement of the OZP

6.1. The Explanatory Statement (ES) of the OZP has 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 status and planning circumstances of the OZP.

6.2 A copy of the revised ES is attached at **Appendix IV** with the proposed amendments highlighted for Members' consideration.

7. Plan Number

Upon gazetting, the OZP will be re-numbered as S/YL-TT/15.

8. Consultation

Departmental Consultation

8.1 Relevant Government bureaux/departments were consulted on the proposed

amendments to the OZP. Their comments have been incorporated, where appropriate.

Public Consultation

8.2 The Town Planning & Development Committee (TP&DC) of Yuen Long District Council (YLDC) regarding the proposed PRH development at the former Au Tau Departmental Quarters site was consulted on 20.1.2010. The TP&DC generally supported the PRH development. Extract of the minutes of the TP&DC of YLDC meeting held on 20.1.2010 is attached at **Appendix VI** (Chinese version only) for Members' reference.

8.3 The YLDC will be further consulted on the amendments during the two-month exhibition period of the draft Tai Tong OZP for public inspection under section 5 of the Ordinance.

9. Decision Sought

Members are invited to:

(a) agree to the proposed amendments to the approved Tai Tong OZP No. S/YL-TT/14 and that the draft Tai Tong OZP No. S/YL-TT/14A at **Appendix II** (to be renumbered to S/YL-TT/15 upon exhibition) and its Notes at **Appendix III** are suitable for exhibition for public inspection under section 5 of the Ordinance;

(b) adopt the revised ES at **Appendix IV** as an expression of the planning intentions and objectives of the Board for various land use zones on the Tai Tong OZP; and

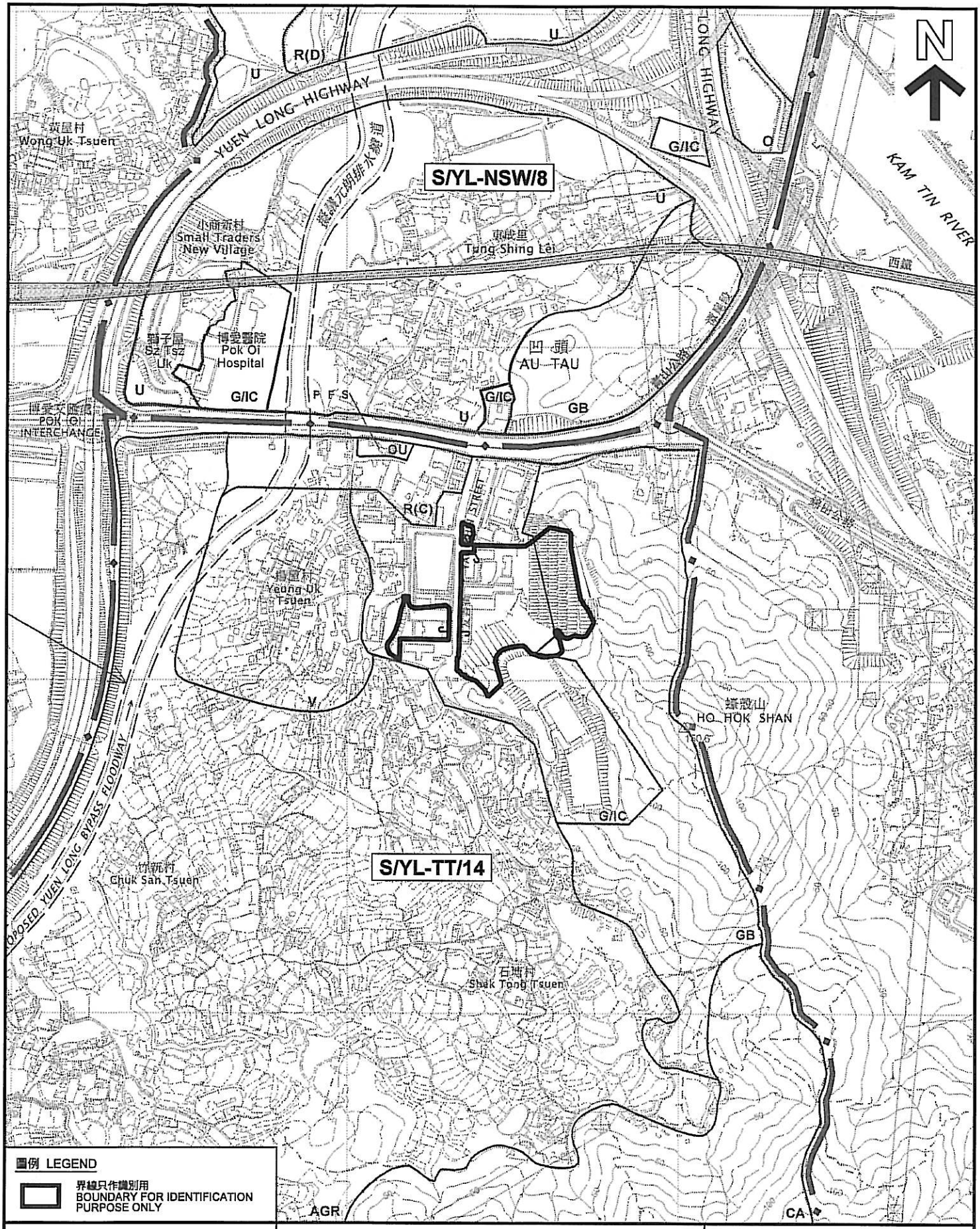
(c) agree that the revised ES is suitable for exhibition together with the draft Tai Tong OZP No. S/YL-TT/14A (to be renumbered to S/YL-TT/15 upon exhibition) and to be issued under the name of the Board.

10. Attachments

Plan 1	Location Plan for Proposed Public Housing Development at Former Au Tau Departmental Quarters Site
Plan 2	Site Plan for Proposed Public Housing Development at Former Au Tau Departmental Quarters Site
Plan 3	Conceptual Layout Plan for Proposed Public Housing Development at Former Au Tau Departmental Quarters Site
Plan 3a	Photomontage for Proposed Public Housing Development at Former Au Tau Departmental Quarters Site (View at Chuk San Tsuen)
Plan 3b	Photomontage for Proposed Public Housing Development at

	Former Au Tau Departmental Quarters Site (View at Castle Peak Road – Yuen Long Section)
Plan 3c	Photomontage for Proposed Public Housing Development at Former Au Tau Departmental Quarters Site (View at Playground of Yuen Long Government Primary School)
Plan 3d	Photomontage for Proposed Public Housing Development at Former Au Tau Departmental Quarters Site (View at Yoho Town Phase 3 Development)
Plan 4	Location Plan for Amendment Items A1 & A2
Plan 5	Site Plan for Amendment Items A1 & A2
Plan 6	Aerial Photo for Amendment Items A1 & A2
Appendix I	Approved Tai Tong OZP No. S/YL-TT/14
Appendix II	Draft Tai Tong OZP No. S/YL-TT/14A
Appendix III	Notes of the draft Tai Tong OZP No. S/YL-TT/14A
Appendix IV	Explanatory Statement of the draft Tai Tong OZP No. S/YL-TT/14A
Appendix V	Summary of the findings of the technical assessments prepared by HD
Appendix VI	Extract of minutes of the TP&DC of YLDC meeting held on 20.1.2010 (Chinese only)

PLANNING DEPARTMENT
MARCH 2011



本摘要圖於2011年2月25日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號
S/YL-TT/14 及 S/YL-NSW/8
EXTRACT PLAN PREPARED ON 25.2.2011
BASED ON OUTLINE ZONING PLANS No.
S/YL-TT/14 & S/YL-NSW/8
APPROVED ON 17.10.2006

位置圖 LOCATION PLAN

在前凹頭政府宿舍舊址的擬議公共房屋發展
PROPOSED PUBLIC HOUSING DEVELOPMENT
AT FORMER AU TAU DEPARTMENTAL QUARTERS SITE

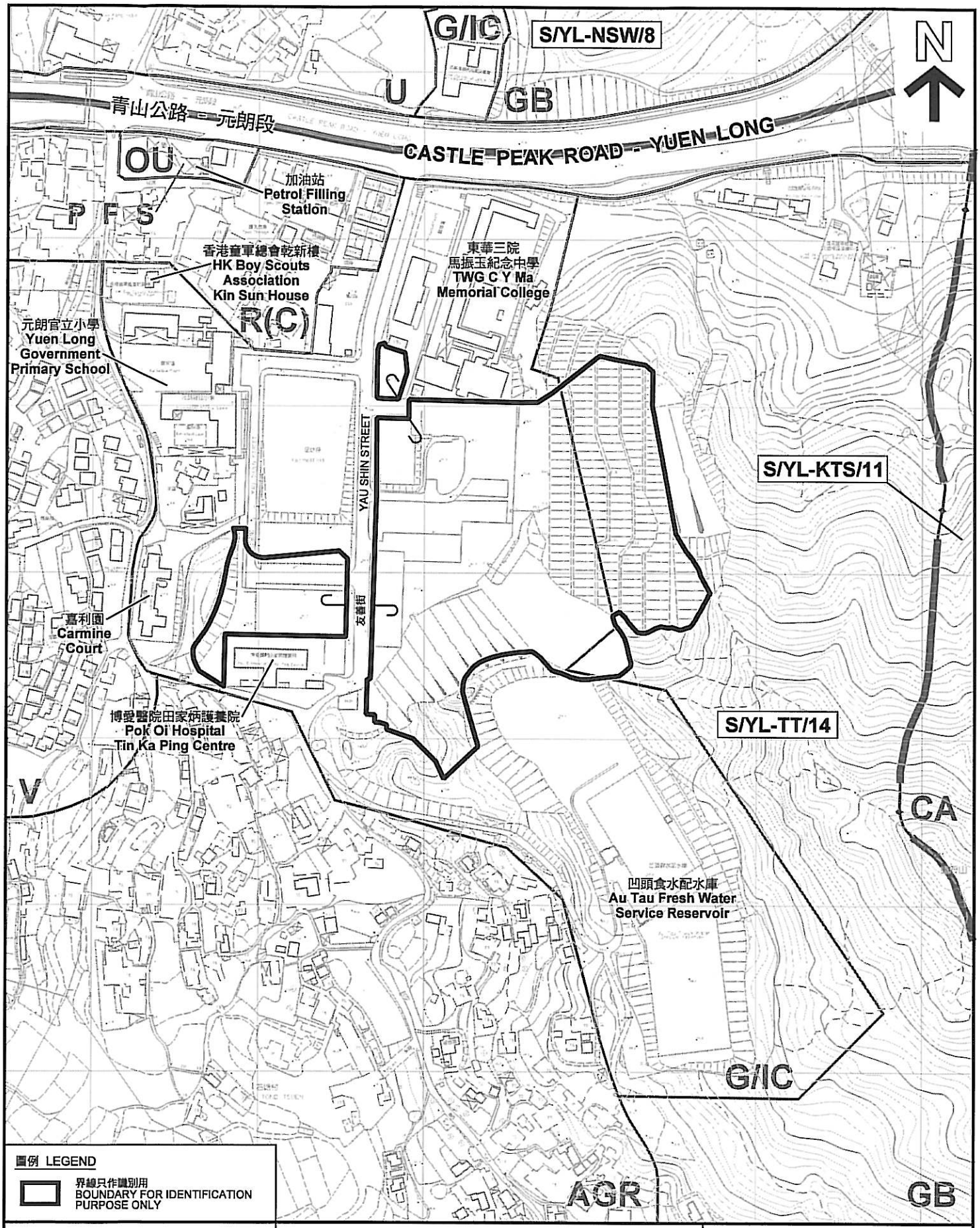
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規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE/11/2

圖 PLAN
1



圖例 LEGEND

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2011年2月25日擬備，所根據的資料為測量圖編號 6-NE-6C、10D、11A 及 15B
EXTRACT PLAN PREPARED ON 25.2.2011 BASED ON SURVEY SHEETS No. 6-NE-6C, 10D, 11A & 15B

平面圖 SITE PLAN

在前凹頭政府宿舍舊址的擬議公共房屋發展
PROPOSED PUBLIC HOUSING DEVELOPMENT AT FORMER AU TAU DEPARTMENTAL QUARTERS SITE

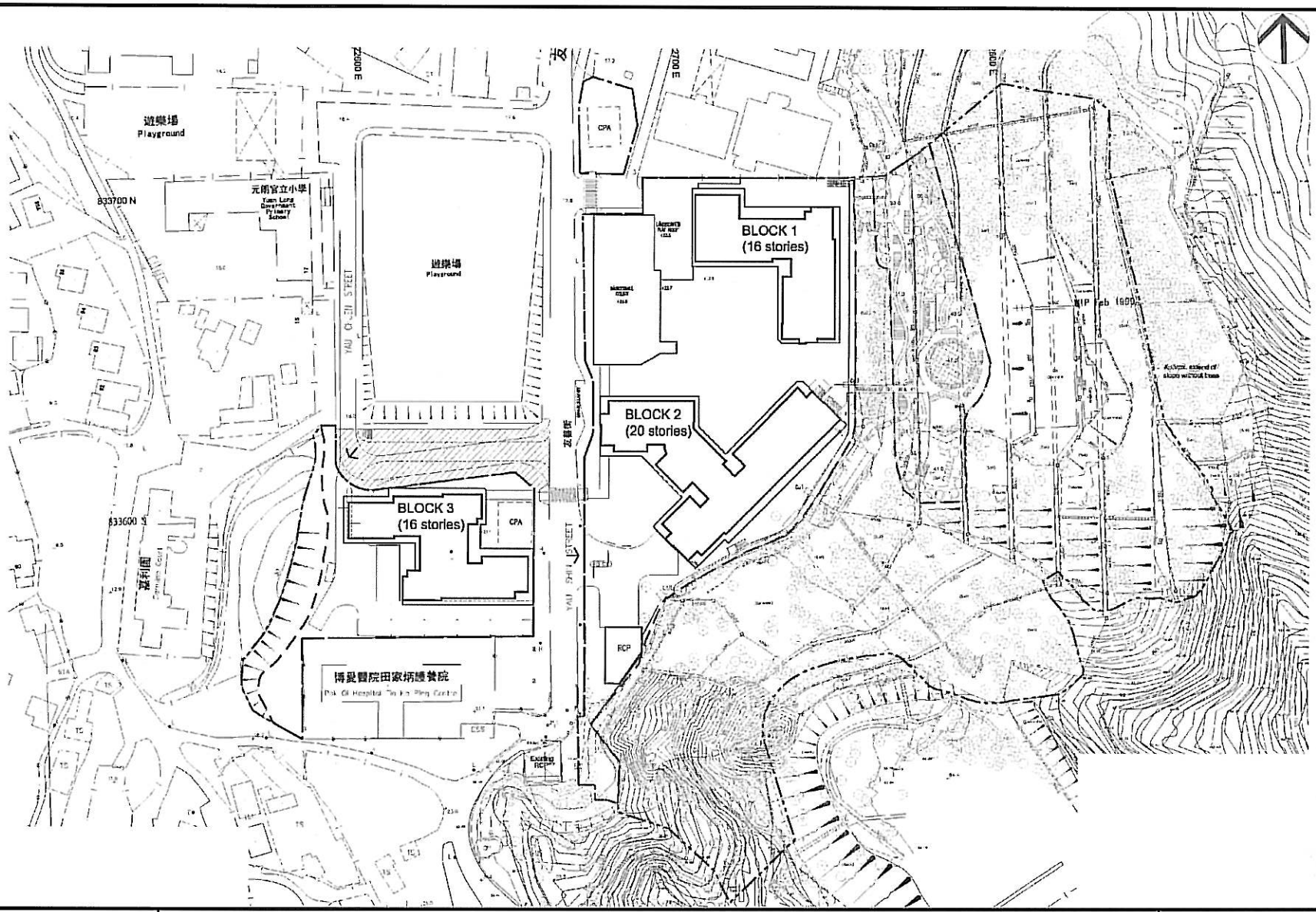
SCALE 1 : 3 000 比例尺

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PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE/11/2

圖 PLAN
2



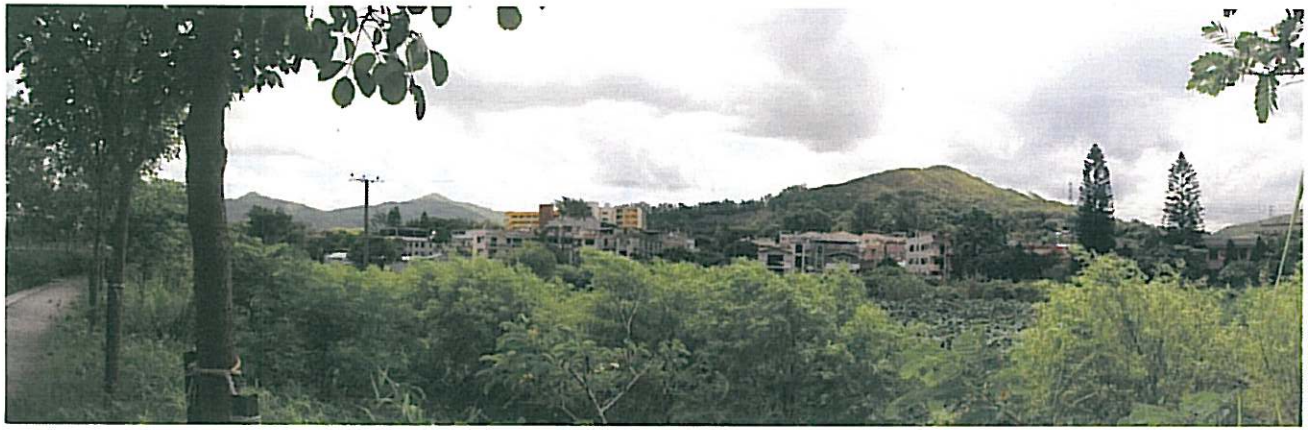
本圖於2011年2月25日擬備，
摘錄自房屋署的文件
PLAN PREPARED ON 25.2.2011
EXTRACT FROM THE HOUSING
DEPARTMENT NOTES

在前凹頭政府宿舍舊址的擬議公共房屋發展的發展概念圖
CONCEPTUAL LAYOUT PLAN FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT FORMER AU TAU DEPARTMENTAL QUARTERS SITE

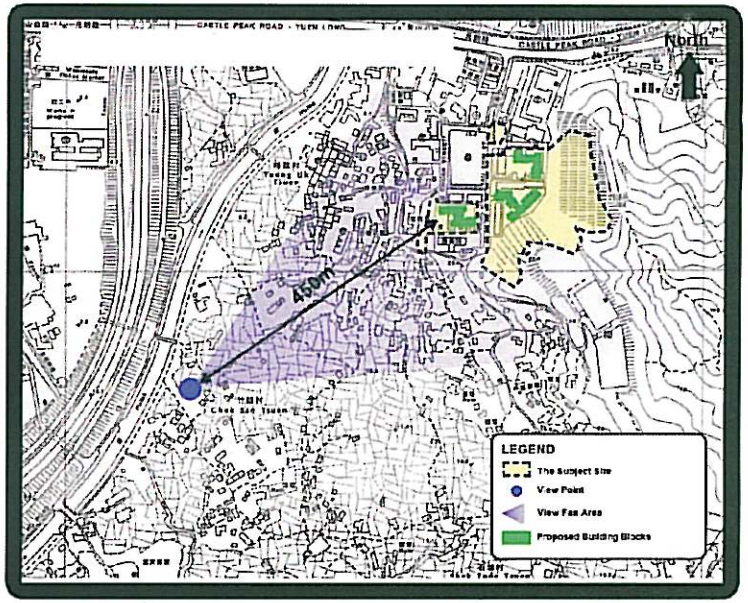
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PLANNING DEPARTMENT

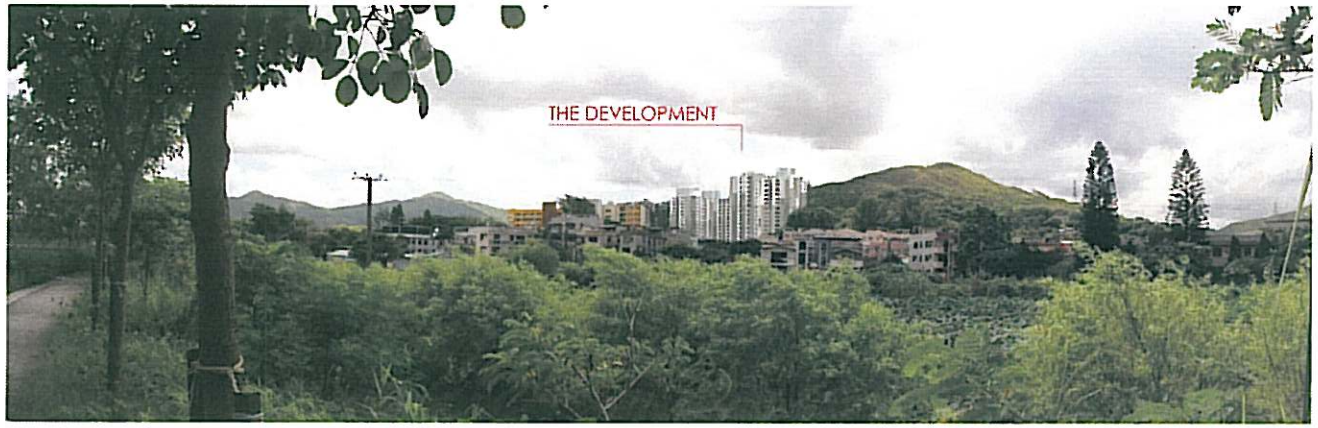
參考編號
REFERENCE No.
M/YLE/11/2

圖 PLAN
3



BEFORE 發展前





AFTER 發展後

本圖於2011年2月25日擬備，
摘錄自房屋署的文件
PLAN PREPARED ON 25.2.2011
EXTRACT FROM THE HOUSING
DEPARTMENT NOTES

在前凹頭政府宿舍舊址的擬議公共房屋發展的合成照片
（由竹新村望去）
PHOTOMONTAGE FOR
PROPOSED PUBLIC HOUSING DEVELOPMENT
AT FORMER AU TAU DEPARTMENTAL QUARTERS SITE
(VIEW AT CHUK SAN TSUEN)

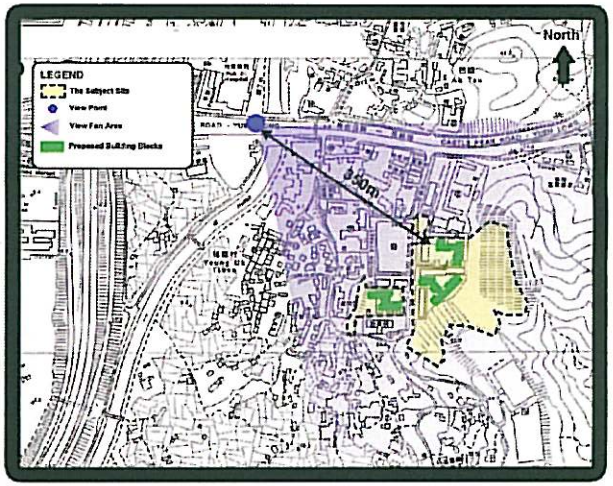
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PLANNING
DEPARTMENT

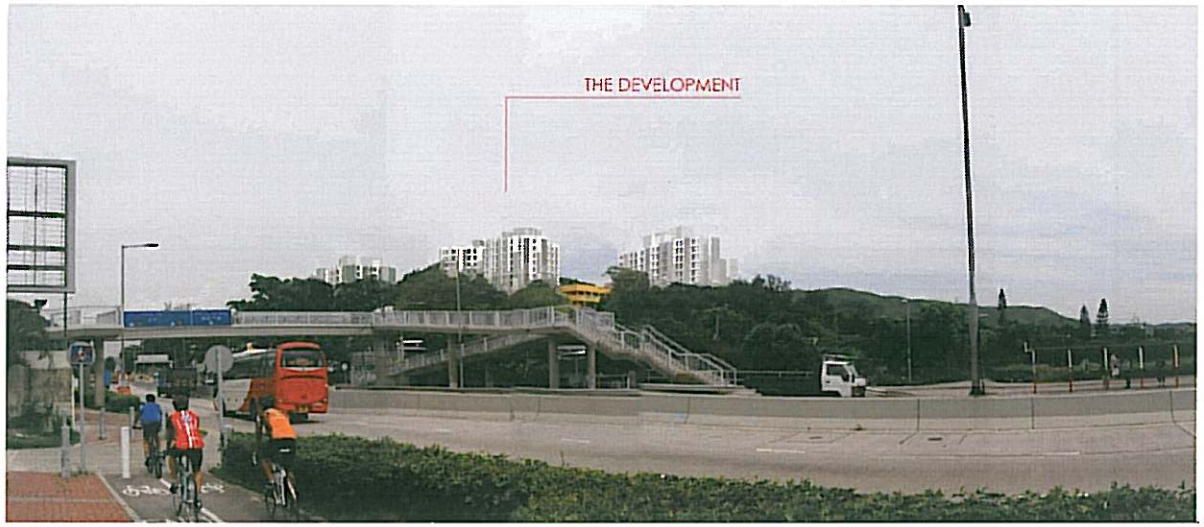
參考編號
REFERENCE No.
M/YLE/11/2

圖 PLAN
3a



BEFORE 發展前





AFTER 發展後

本圖於2011年2月25日擬備，
摘錄自房屋署的文件
PLAN PREPARED ON 25.2.2011
EXTRACT FROM THE HOUSING
DEPARTMENT NOTES

在前凹頭政府宿舍舊址的擬議公共房屋發展的合成照片
（由青山公路－元朗段望去）
PHOTOMONTAGE FOR
PROPOSED PUBLIC HOUSING DEVELOPMENT
AT FORMER AU TAU DEPARTMENTAL QUARTERS SITE
(VIEW AT CASTLE PEAK ROAD - YUEN LONG SECTION)

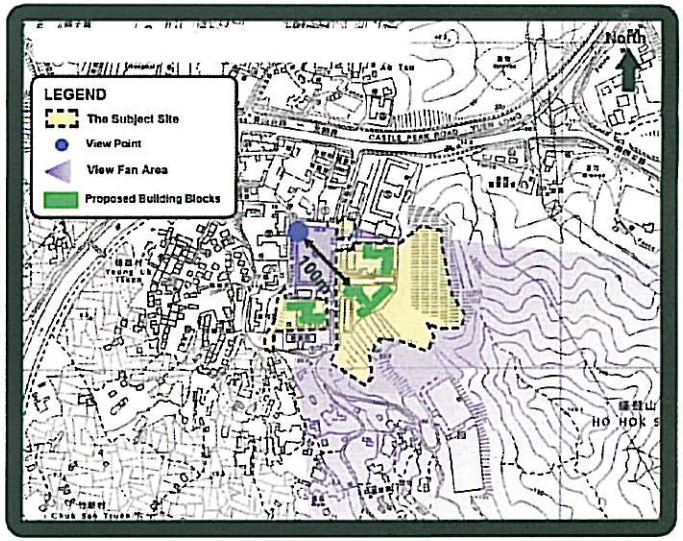
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DEPARTMENT

參考編號
REFERENCE No.
M/YLE/11/2

圖 PLAN
3b



BEFORE 發展前





AFTER 發展後

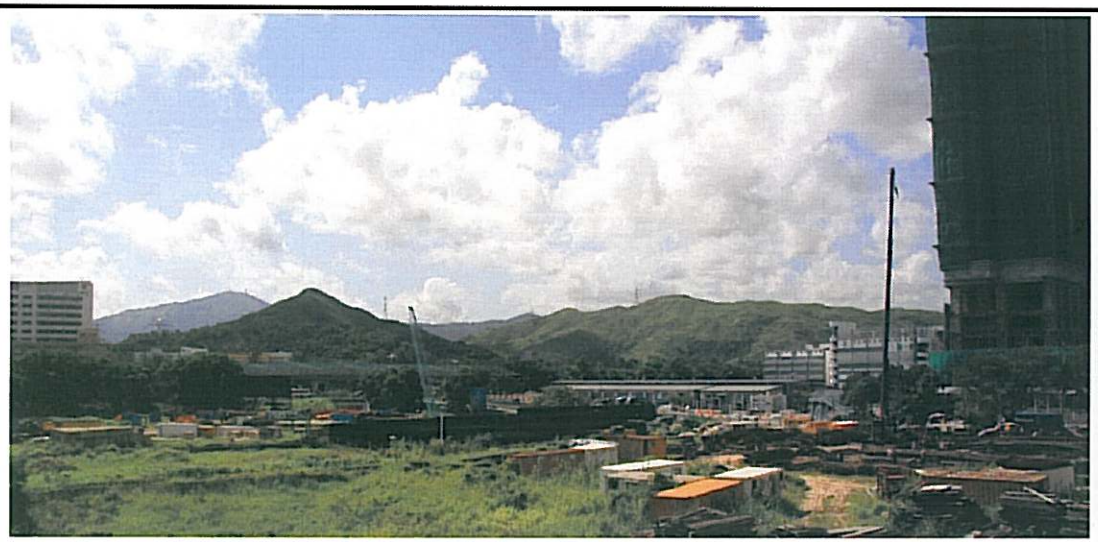
本圖於2011年2月25日擬備，
摘錄自房屋署的文件
PLAN PREPARED ON 25.2.2011
EXTRACT FROM THE HOUSING
DEPARTMENT NOTES

在前凹頭政府宿舍舊址的擬議公共房屋發展的合成照片
（由元朗官立小學遊樂場望去）
PHOTOMONTAGE FOR
PROPOSED PUBLIC HOUSING DEVELOPMENT
AT FORMER AU TAU DEPARTMENTAL QUARTERS SITE
(VIEW AT PLAYGROUND OF YUEN LONG GOVERNMENT PRIMARY SCHOOL)

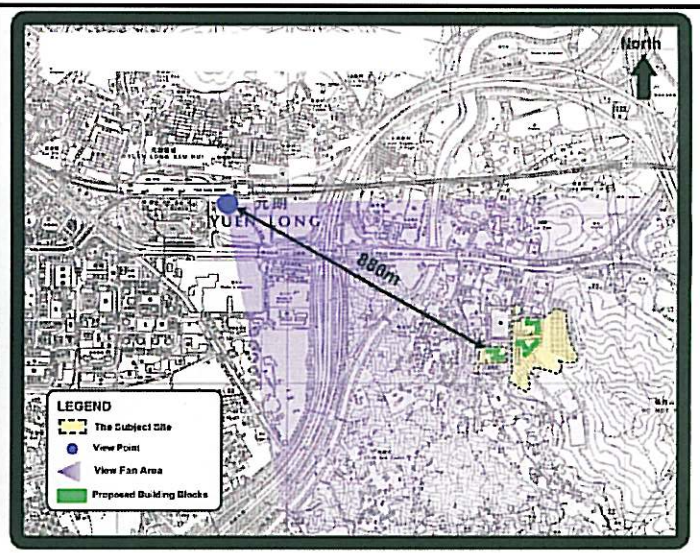
規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/YLE/11/2

圖 PLAN
3c



BEFORE 發展前





AFTER 發展後

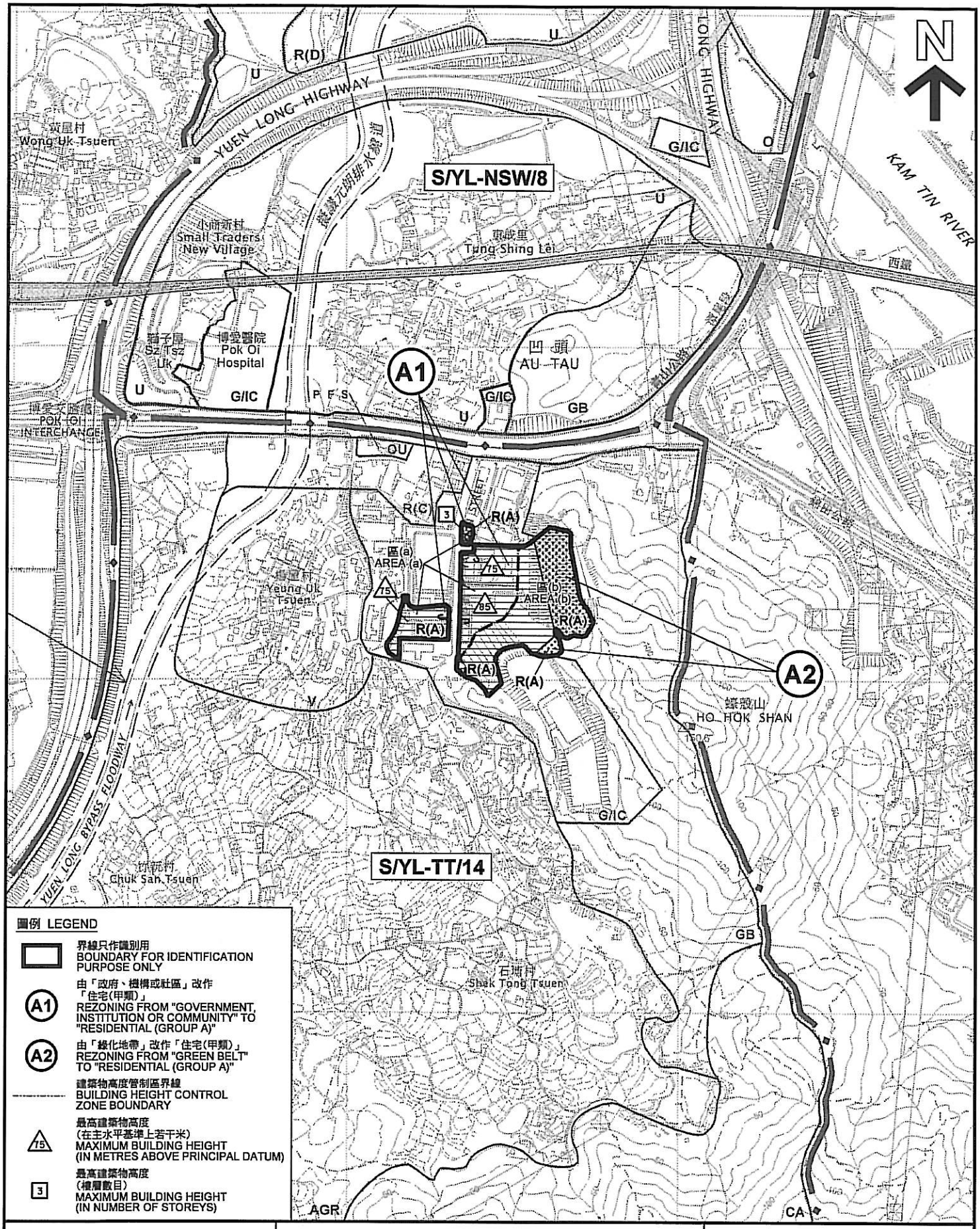
本圖於2011年2月25日擬備，
摘錄自房屋署的文件
PLAN PREPARED ON 25.2.2011
EXTRACT FROM THE HOUSING
DEPARTMENT NOTES

在前凹頭政府宿舍舊址的擬議公共房屋發展的合成照片
(由新時代廣場3期望去)
PHOTOMONTAGE FOR
PROPOSED PUBLIC HOUSING DEVELOPMENT
AT FORMER AU TAU DEPARTMENTAL QUARTERS SITE
(VIEW AT YOHO TOWN PHASE 3 DEVELOPMENT)

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/YLE/11/2

圖 PLAN
3d



圖例 LEGEND

- 界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
- A1 由「政府、機構或社區」改作「住宅(甲類)」 REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A)"
- A2 由「綠化地帶」改作「住宅(甲類)」 REZONING FROM "GREEN BELT" TO "RESIDENTIAL (GROUP A)"
- 建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY
- 最高建築物高度 (在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- 最高建築物高度 (樓層數目) MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

本摘要圖於2011年3月10日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號
S/YL-TT/14 及 S/YL-NSW/8
EXTRACT PLAN PREPARED ON 10.3.2011
BASED ON OUTLINE ZONING PLANS No.
S/YL-TT/14 & S/YL-NSW/8
APPROVED ON 17.10.2006

位置圖 LOCATION PLAN

修訂項目A1項及A2項
AMENDMENT ITEMS A1 & A2

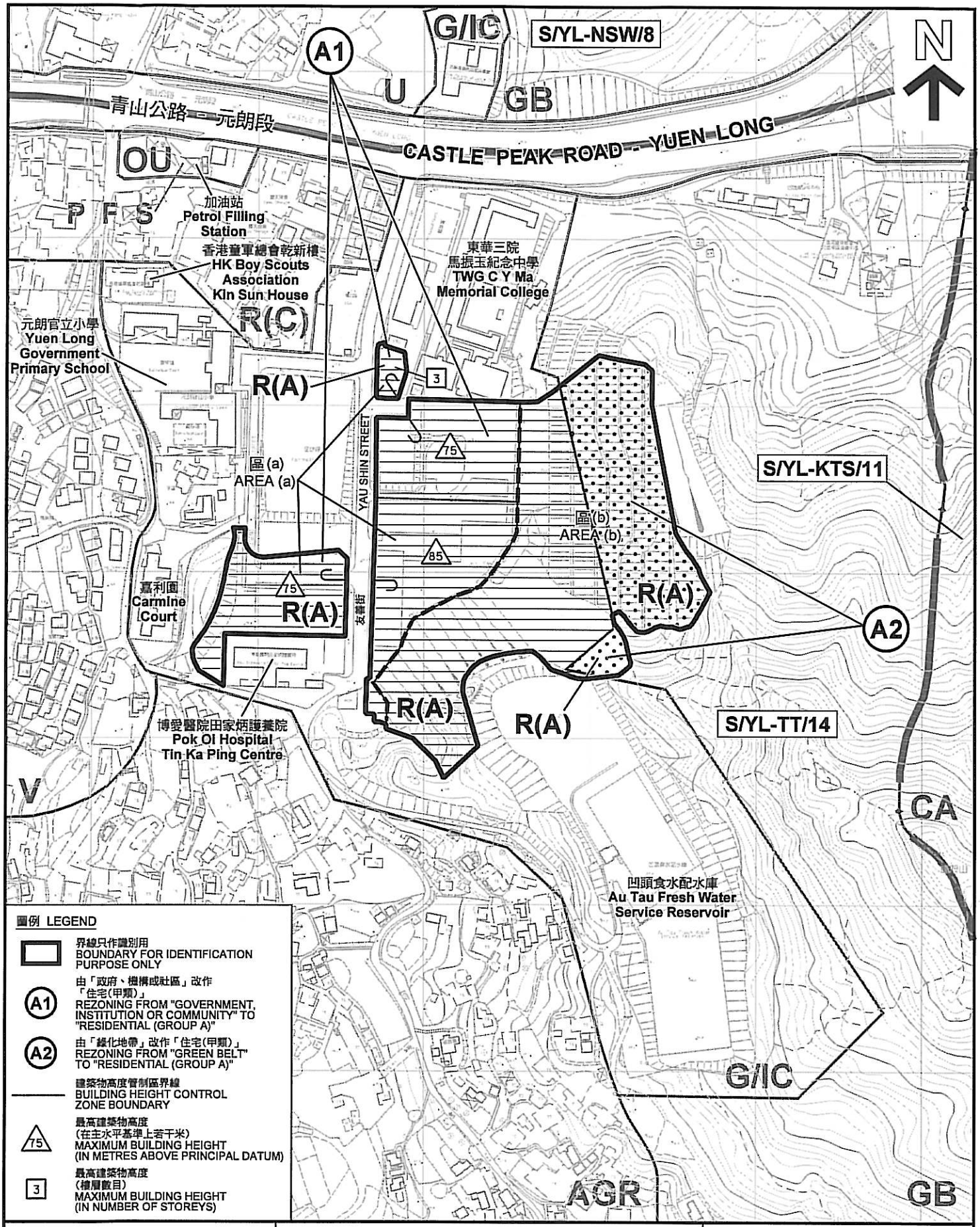
SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE/11/2

圖 PLAN
4



圖例 LEGEND

- 界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
- A1 由「政府、機構或社區」改作「住宅(甲類)」 REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A)"
- A2 由「綠化地帶」改作「住宅(甲類)」 REZONING FROM "GREEN BELT" TO "RESIDENTIAL (GROUP A)"
- 建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY
- 75 最高建築物高度 (在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- 3 最高建築物高度 (樓層數目) MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

本摘要圖於2011年3月10日擬備，所根據的資料為測量圖編號 6-NE-6C、10D、11A 及 15B
EXTRACT PLAN PREPARED ON 10.3.2011 BASED ON SURVEY SHEETS No. 6-NE-6C, 10D, 11A & 15B

平面圖 SITE PLAN

修訂項目A1項及A2項
AMENDMENT ITEMS A1 & A2

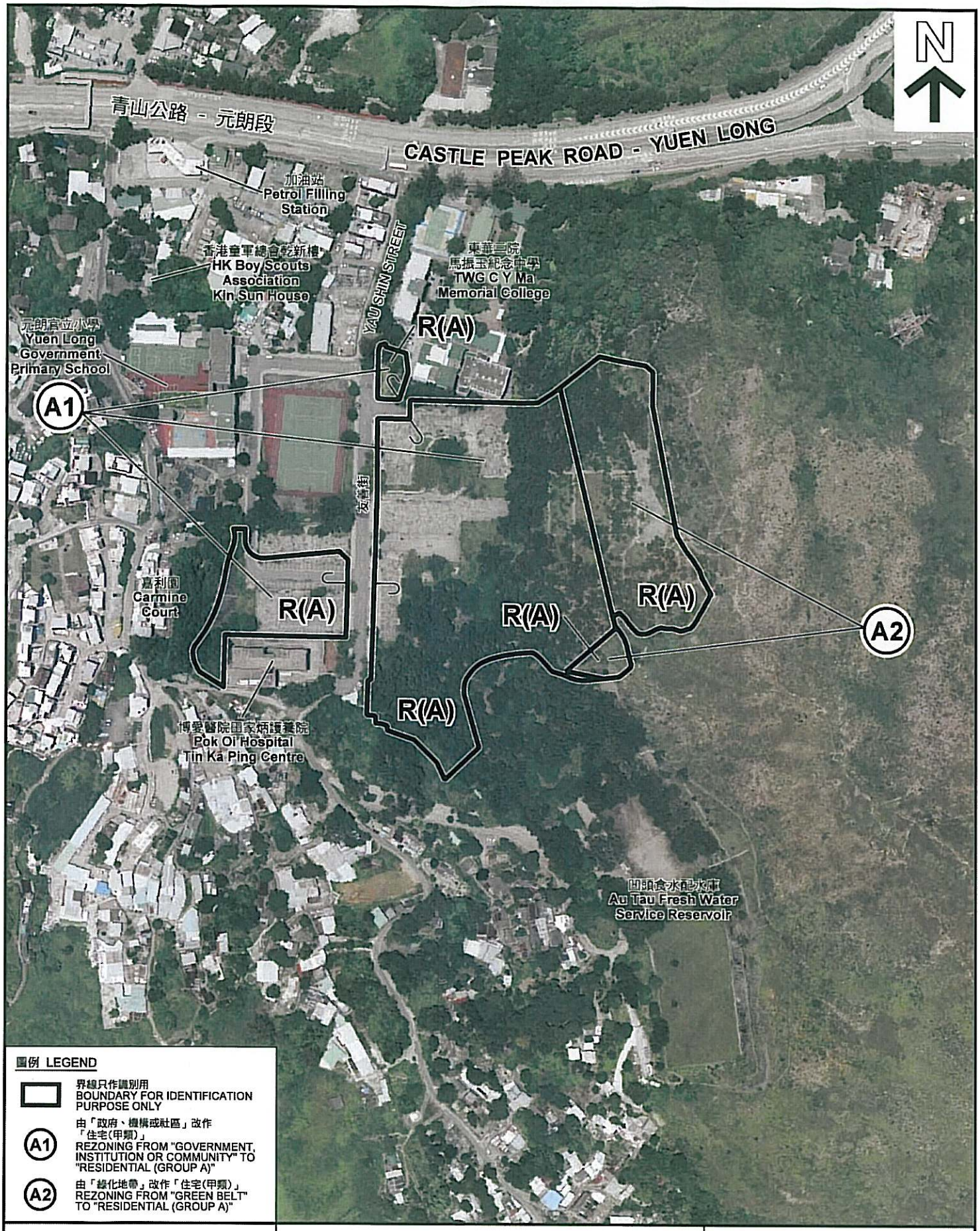
SCALE 1 : 3 000 比例尺

米 METRES 40 0 40 80 120 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE/11/2

圖 PLAN
5



圖例 LEGEND

- 界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
- A1 由「政府、機構或社區」改作「住宅(甲類)」 REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A)"
- A2 由「綠化地帶」改作「住宅(甲類)」 REZONING FROM "GREEN BELT" TO "RESIDENTIAL (GROUP A)"

本摘要圖於2011年2月25日擬備，所根據的資料為地政總署於2010年5月24日拍得的航攝照片編號 CS28568
EXTRACT PLAN PREPARED ON 25.2.2011 BASED ON AERIAL PHOTO No. CS28568 TAKEN ON 24.5.2010 BY LANDS DEPARTMENT

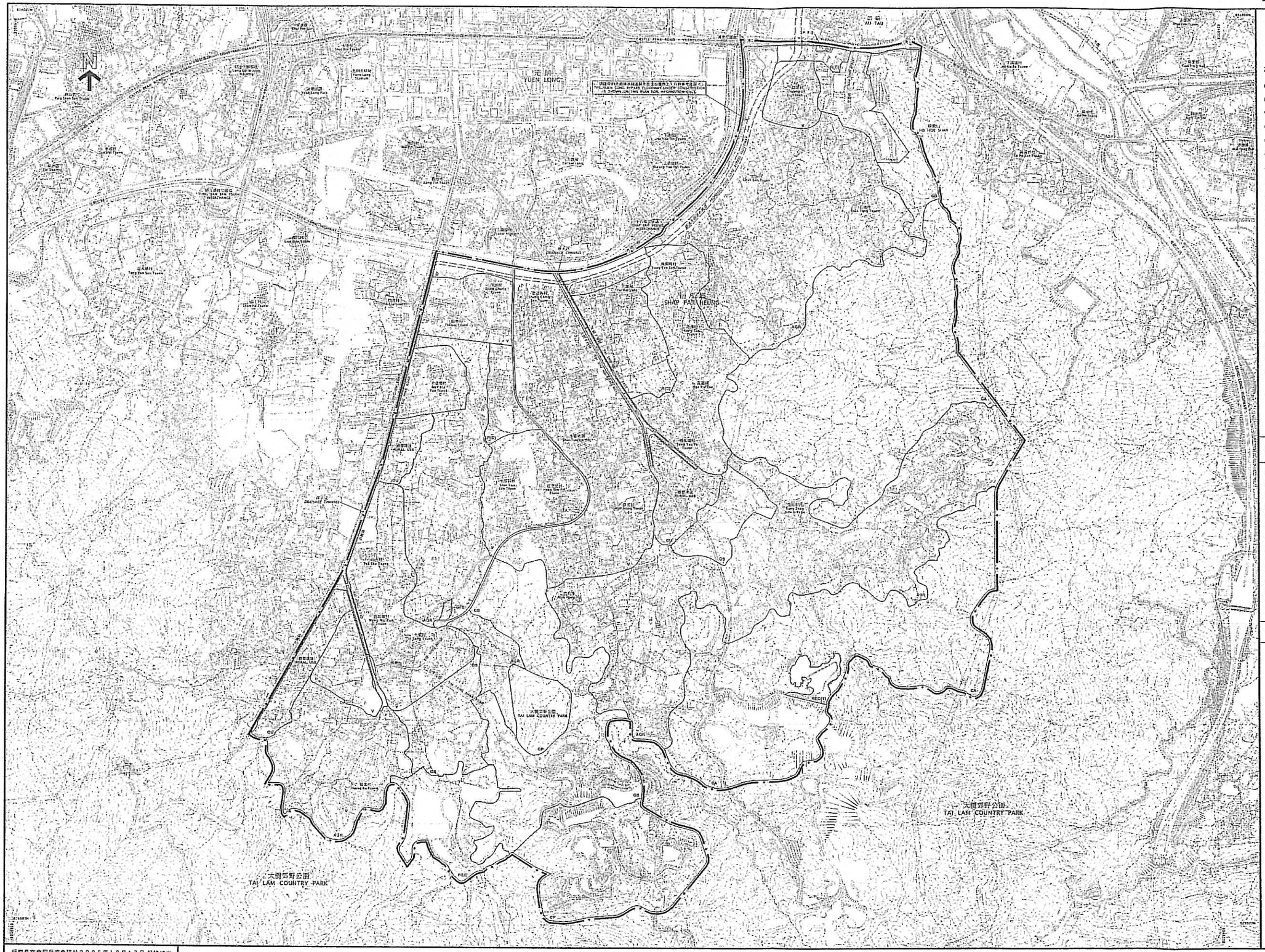
航攝照片 AERIAL PHOTO

修訂項目A1項及A2項
AMENDMENT ITEMS A1 & A2

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/YLE/11/2

圖 PLAN
6



圖例 NOTATION

ZONES		地帶
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
DRAINAGE RESERVE		排水專用範圍
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	APPROXIMATE AREA & % 約數 HECTARES	% 百分比	用途
RESIDENTIAL (GROUP C)	2.83	0.29	住宅（丙類）
RESIDENTIAL (GROUP D)	24.99	2.63	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	194.28	20.23	鄉村式發展
OPEN STORAGE	28.22	2.94	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	11.94	1.24	政府、機構或社區
OPEN SPACE	7.85	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	69.62	7.27	綠化地帶
CONSERVATION AREA	210.68	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	7.40	0.79	主要道路等
TOTAL PLANNING SCHEME AREA	960.22	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2006年10月17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 17 OCTOBER 2006

LAM Chik-ting, Tony 林植廷
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

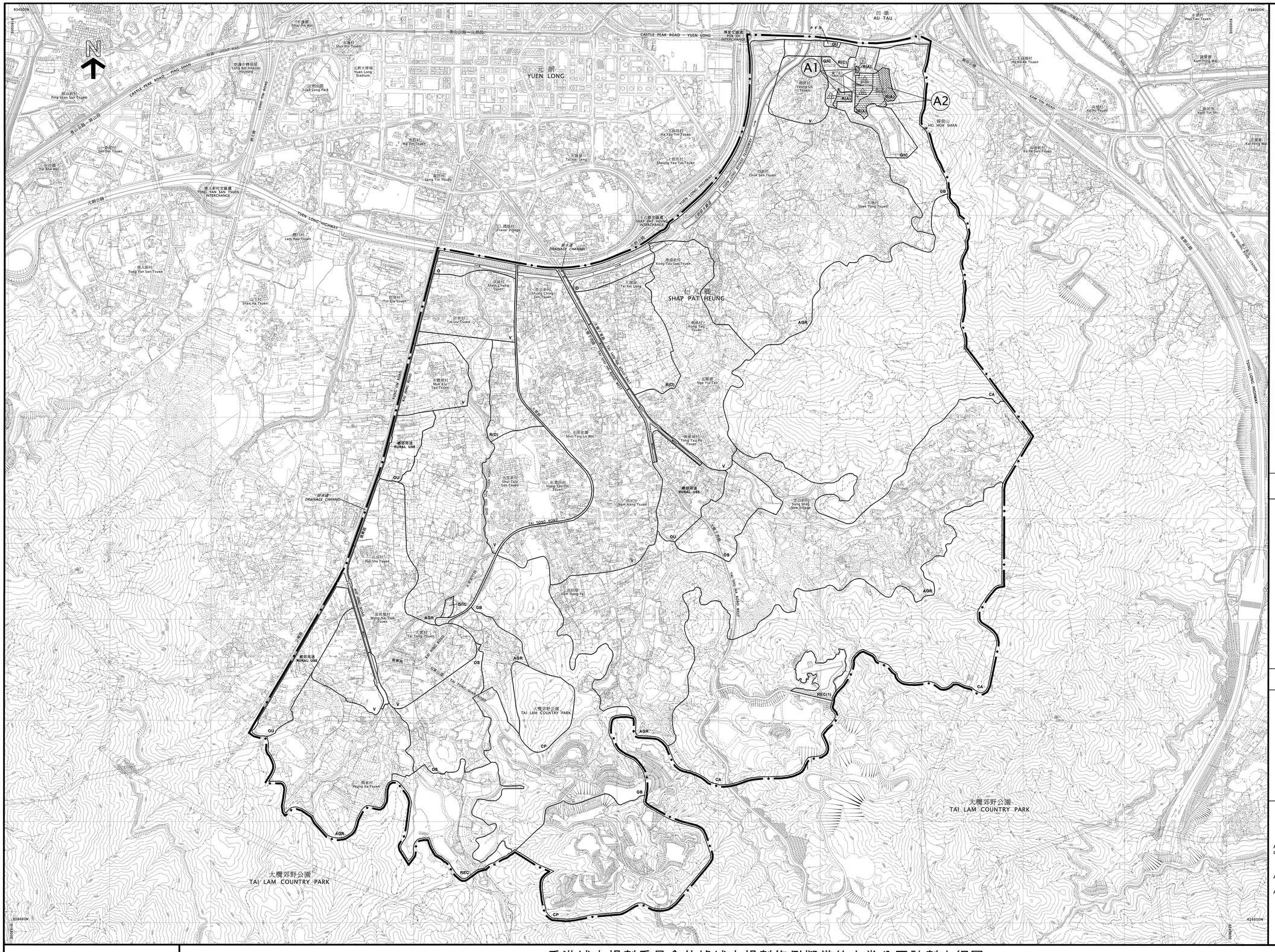
香港城市規劃委員會依據城市規劃條例擬備的大棠分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TAI TONG - OUTLINE ZONING PLAN

SCALE 1:7 500 比例尺

METRES 200 0 200 400 600 800 1000 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/14


N
CASTLE PEAK ROAD – YUEN LONG
青山公路－元朗段
博愛交匯處
PAK HOI INTERCHANGE
元朗
YUEN LONG
凹頭
AU TAU
A1
A2
好景邨
HO KING ESTATE
好景邨
HO KING HOUSE
好景商場
HO KING SHOPPING CENTRE
好景停車場
HO KING CARPARK

~~*APPROVED DRAFT*~~ TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/14*A*

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

NOTES

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

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

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

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

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

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

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

(7) Road junctions, alignment of roads and 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/14*A*

Schedule of Uses

	Page
RESIDENTIAL (GROUP A)	*1*
RESIDENTIAL (GROUP C)	*~~31~~*
RESIDENTIAL (GROUP D)	*~~53~~*
VILLAGE TYPE DEVELOPMENT	*~~75~~*
OPEN STORAGE	*~~79~~*
GOVERNMENT, INSTITUTION OR COMMUNITY	*10~~8~~*
OPEN SPACE	*11~~9~~*
RECREATION	*12~~10~~*
RECREATION (1)	*13~~11~~*
OTHER SPECIFIED USES	*14~~12~~*
AGRICULTURE	*17~~15~~*
GREEN BELT	*19~~17~~*
CONSERVATION AREA	*21~~19~~*
COUNTRY PARK	*22~~20~~*

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* *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 notices 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, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

RESIDENTIAL (GROUP 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, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(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.

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

Planning Intention

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

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
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.

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 Cable Car Route and Terminal Building 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, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(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 Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution 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 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.

~~APPROVED~~ ***DRAFT*** TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/14*A*

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

~~*APPROVED*~~ ***DRAFT*** TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/14~~*A*~~

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~~*APPROVED*~~ ~~DRAFT~~ *DRAFT* TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/14*A*

(Being ~~an~~ ***draft*** ~~Approved~~ 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*** Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/14***A***. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

2.1 The land 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 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, the OZP has been 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, the OZP has been 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.

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.

2.14 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 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

2.15 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.

2.16 ***On _____ 2011, the draft Tai Tong OZP No. S/YL-TT/15 (the Plan), incorporating amendments to rezone the area at Au Tau 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.***

3. OBJECT OF THE PLAN

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

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 and not to overload the road network in this 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 area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the

Board's website at http://www.info.gov.hk/tpb.

5. THE PLANNING SCHEME AREA

5.1 The Planning Scheme Area (the Area) 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 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.

Moved to Paragraph 3.4

~~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 should not have implications on development rights, particularly Small House applications.~~

5.~~2~~3 The Area is traversed by Tai Tong Road, Tai Shu Ha Road East and Tai Shu Ha Road West. It comprises predominantly low-lying flat land 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 of Tai Tong Road, the eastern side of Tai Shu Ha Road East and the western side of Tai Shu Ha Road West.

5.3 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.

5.4 Since mid-1980s, there has been a wide spread conversion of agricultural land and temporary structures for open storage uses and workshops respectively in the New Territories. Such conversions to open storage uses, car dump/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.

Moved to Paragraph 12

~~5.5 Several archaeological and historical places, including the Yuen Leng Archaeological Site, Tin Hau Temple, Tak On Kui and Sun Tak Kui, and the historical villages of Yeung Uk Tsuen, Chuk San Tsuen, Kong Tau Tsuen, Nga Yiu Tau, Shung Ching San Tsuen, Sham Chung Tsuen, Tin Liu Tsuen, Muk Kiu Tau Tsuen, Shui Tsiu Lo Wai, Shui Tsiu San Tsuen, Hung Tso Tin Tsuen, Nam Hang Tsuen, Pak Sha Tsuen, Wong Nai Tun Tsuen, Tai Kei Leng, Tong Tau Po Tsuen and Tai Tong Tsuen are located within the Area, while the Tai Lam Chung - Pat Heung Trackway is located in Tai Lam Country Park just outside the Area. They are worthy of preservation and any developments affecting them should be avoided as far as possible.~~

6. POPULATION

6.1 According to the 2006~~1~~ ***By***-Census, the total population of the Area was about ***21,500***~~22,092~~ persons. 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 ~~52,830~~***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 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.

7.2 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 (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 via Tai Tong Road and roads along the nullah together with sub-standard van tracks. These would limit the scope for future development.

7.2.4 As there are no public sewers and ducted drainage system in the Area, urban development should be kept to a minimum 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 substantial increase in the water demand arising from proposals for large residential development.

7.2.7 The places of archaeological and historical interests as mentioned in paragraph ~~5~~12.~~5~~ are worthy to be preserved. Prior consultation with the Antiquities and Monuments Office 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.

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 Development Strategy Review. Other than the above, buildings and places of historical and archaeological interest should be preserved in the Area 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 of 52,100m^2 and maximum building height as stipulated on the Plan. Under this zoning, commercial uses are always permitted on the lowest three floors of a 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 parcels of land at Yau Shin Street are designated as "R(A)". The public housing development 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 and 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, minor relaxation of the GFA and building height restrictions may be considered by the Board on application under section 16 of the Ordinance.

9.21 Residential (Group C) ("R(C)") : Total Area : 2.83 ha

9.21.1 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. 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.

9.21.2 An area located on the southern side of Castle Peak Road (Yuen Long Section) and 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 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.

9.32 Residential (Group D) ("R(D)") : Total Area : 24.99 ha

9.32.1 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).

9.32.2 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 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~~2.3 Two 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 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~~3 Village Type Development ("V") : Total Area : 194.26 ha

9.~~4~~3.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

9.~~4~~3.2 The boundaries of the "V" zones are drawn up having regard to the existing village environs, outstanding Small House demand for the next ten years, topography and site constraints. 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~~3.3 According to the 200~~6~~1 ***By***-Census, there were about ~~16,204~~***15,990*** persons living in those recognised villages in the Area. Adequate land has been reserved to cater for Small House demand of the indigenous villagers.

9.~~5~~4 Open Storage ("OS") : Total Area : 28.22 ha

9.~~5~~4.1 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*4.2 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.

9.*5*4.3 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*~~5~~ Government, Institution or Community ("G/IC") : Total Area : ***9.13***~~11.94~~ ha

9.*6*~~5~~.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*~~5~~.2 Two 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, ~~Government departmental quarters,~~ Pok Oi Hospital Tin Ka Ping Centre and the Au Tau Fresh Water Service Reservoir and its extension. Another area is located to the north-east of Tai Tong Tsuen which is occupied by an ~~existing~~***abandoned*** rural primary school.

9.*7*~~6~~ Open Space ("O") : Total Area 7.86 ha

9.*7*~~6~~.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*~~6~~.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 consists of fallow agricultural land and temporary structures.

9.~~8~~7 Recreation ("REC") : Total Area : 18.59 ha

9.~~8~~7.1 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~~7.2 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~~7.3 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~~8 Recreation (1) ("REC (1)") : Total Area : 3.68 ha

9.~~9~~8.1 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~~8.2 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~~9 Other Specified Uses ("OU") : Total Area : 25.27 ha

9.~~10~~9.1 "OU (Rural Use)"

Three areas of about 25.07 ha are zoned "OU" annotated "Rural Use". Two areas are located to the east of Kung Um 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 Wong Nai Tun Tsuen. Another "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). 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*9.2 "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*~~10~~ Agriculture ("AGR") : Total Area : 299.37 ha

9. *11*~~10~~.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*~~10~~.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*~~10~~.3 As filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

9.*12*~~11~~ Green Belt ("GB") : Total Area : ***68.92***~~69.82~~ ha

9.*12*~~11~~.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*~~11~~.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*~~11~~.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*~~12~~ Conservation Area ("CA") : Total Area : 210.88 ha

9.*13*~~12~~.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*~~12~~.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*~~12~~.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*~~12~~.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*~~13~~ Country Park ("CP") : Total Area : 50.18 ha

9.*14*~~13~~.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*~~13~~.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 the New Territories Circular Road (NTCR), the road network in the NWNT has been considerably improved. The completion of the Au Tau to Fairview Park section of NTCR has brought about further improvement.

10.1.2 Tai Tong Road, Tai Shu Ha Road East, Tai Shu Ha Road West and Kung Um 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.

11.2 Sewerage and Sewage Treatment

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 NTCR. Piped gas supply has been made available since the pressure reduction station at Fairview Park Boulevard started its operation in 1996.

12. CULTURAL HERITAGE

A number of graded and proposed graded historic buildings and an archaeological site are located 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.

*13~~2~~. IMPLEMENTATION

13~~12~~.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~~12~~.2 At present, 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~~12~~.3 The provision of infrastructure, such as road widening and laying of services, will be implemented through the Public Works Programme and the Local Public Works Improvement Programmes as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals can meet Government requirements.

14~~13~~. PLANNING CONTROL

14~~13~~.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate planning permission is required.

14~~13~~.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the 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~~13~~.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

14~~13~~.4 Any development, other than those referred to in paragraph 13.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 5 October 1990 on land included in the Tai Tong 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.

EXECUTIVE SUMMARY

OF TECHNICAL ASSESSMENTS

PUBLIC HOUSING DEVELOPMENT

AT EX-AU TAU DEPARTMENTAL QUARTERS

HOUSING DEPARTMENT

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Figure 2 – Conceptual Layout Plan

Figure 3 – Contour Map of the Average VR for the Baseline Scheme

Figure 4 – Contour Map of the Average VR for the Proposed Scheme

Figures 5 - 12 – Photomontages

1. INTRODUCTION

1.1 The site is zoned "Government, Institution or Community" ("G/IC") and "Green Belt" ("GB") on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/14 (***Figure 1***). With a view to facilitating public housing development, amendments to the OZP to rezone the site to "Residential (Group A)" is required.

1.2 A number of technical assessments including Traffic Impact Assessment (TIA), Environmental Assessment Study (EAS), Sewerage Impact Assessment (SIA), Air Ventilation Assessment (AVA) and Visual Assessment (VA) have been carried out to confirm the viability of the proposed public housing development. **This Executive Summary summarizes the key findings of these technical assessments.**

2. PROPOSED PUBLIC HOUSING DEVELOPMENT

2.1 The site, with an area of about 3.71 ha, comprises three separate parcels of land (**Parcels A, B and C**) that are situated on either side of Yau Shin Street (***Figure 1***) which intersects Castle Peak Road. It is bounded by a secondary school to the north, a primary school and a football field to the west, an elderly residential care home to the south and formed and natural slopes of Ho Hok Shan to the east.

2.2 The site was formerly occupied by the Au Tau Departmental Quarters (Parcel A and Parcel B including southern section of existing Yau Chuen Street). Since completion of demolition by the Architectural Services Department in mid 2008, the site has been held by the Lands Department. Parcel C (about 500 m^2 in size), a vacant site, was previously used for an ex-sewerage treatment works. This land has been incorporated into the public housing project in order to optimise its development potential.

2.3 The development would provide around 1,240 PRH flats with a design population of 3,500 approximately. A neighbourhood shopping centre around 700 sqm IFA in size is also proposed to serve the future PRH

residents as well as those from the surrounding developments.

2.4 The site would be developed with a total plot ratio of 3 based on the net site area of 1.74 ha and building heights ranging from 16 to 20 storeys. The conceptual layout plan of the proposed public housing development is illustrated in ***Figure 2***.

3. SUMMARY OF TECHNICAL ASSESSMENTS

Traffic Impact Assessment (TIA)

3.1 The building platforms of Ex-Au Tau Departmental Quarters are currently divided by two existing roads (Yau Shin Street and Yau Chuen Street). The main access to the site is Yau Shin Street - a two-way single carriageway serving both the site and extensive areas of rural land to the south. It is anticipated to remain as a public road and will bisect the two building platforms – one to the east of Yau Shin Street and another to the west (Parcel A and Parcel B). To enhance the efficiency and usefulness of the western platform (Parcel B), it is proposed to relocate a short section of Yau Chuen Street and move it to the northern edge of the platform south of the existing football field instead. The indicative configuration shown in ***Figure 2*** is relevant and assumes that the road diversion would be implemented.

3.2 The TIA for the proposed public housing development has been undertaken to assess the potential traffic implications which may be generated by the proposed development.

3.3 Assessment on the operational performance of the road network in Year 2021 has been conducted and the findings revealed that all critical junctions will have no capacity problem in both the reference (without development) and design scenarios (with development) and will be able to accommodate the generated traffic from the proposed development.

3.4 Nevertheless, to cope with Transport Department's comments, it is proposed to paint additional road markings and erect additional traffic sign to further enhance the existing traffic arrangement of the junction Castle Peak Road – Yuen Long/Yau Shin Street.

3.5 Parking facilities will be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).

3.6 In view of the comprehensive coverage of the public transport services and the available different choices on transport modes in the vicinity, the proposed development is considered to have good accessibility via the pubic transport. Nonetheless, to cope with the public transport need of the local and future residents, a new GMB lay-by has been proposed at Yau Shin Street outside the proposed development.

3.7 The TIA has demonstrated that the traffic generated by the proposed development would not cause any significant traffic impact and can be absorbed by the nearby road network. Vehicular access, pedestrian and public transport facilities provision were reviewed and appropriate recommendations have been made to ensure that the proposed development will be served by adequate pedestrian and transport facilities.

Environment Assessment Study (EAS)

3.8 The EAS has been conducted to examine the feasibility of the proposed development in terms of environmental considerations. Various noise mitigation measures including stepped building, adoption of canopy and architectural fins, etc. are recommended for incorporation into the design. With the noise mitigation measures, the percentage of noise compliance rate for the proposed development is 100% and the residents will not be subject to unacceptable traffic noise impact.

3.9 In addition, industrial emission and vehicular emission have been examined. It is concluded that no adverse impacts from industrial emission and vehicular emission are anticipated.

Sewerage Impact Assessment (SIA)

3.10 The SIA has been undertaken to assess the impact on the sewerage system from the proposed development. Mitigation measures including diversion of the sewage from sewers along Yau Shin Street to the sewers at Castle Peak Road by constructing a new sewer for connection and upgrading a section of the sewer along Yau Chuen Street are recommended. Also, for those abandoned sewers, it is proposed to be filled up with concrete.

3.11 With the recommended mitigation works, it is revealed that the sewerage networks would have sufficient capacity to cater for the proposed development. Adverse impacts on the sewerage facilities are not anticipated.

Air Ventilation Assessment (AVA)

3.12 The AVA study has been carried out to compare the wind performance of two schemes:

(a) Previous Development Scheme - This is the baseline scheme with the previous development situated at the site before demolition;

(b) Proposed Scheme – The development scheme with three new domestic buildings proposed on the site.

3.13 The AVA study result shows that the overall air ventilation performance of the Proposed Scheme is better than the Previous Development Scheme. The Site Spatial Average Velocity Ratios (SVR) and Local Spatial Average Velocity Ratios (LVR) for the Previous Development Scheme/Proposed Scheme are 0.24/0.26 and 0.24/0.24 respectively (***Figures 3 & 4***).

3.14 The improvement of ventilation performance can be attributed to the wide adoption of wind enhancement designs in the Proposed Scheme including ground floor elevated block, large building separation and wind corridors with no podium.

3.15 With all the above mentioned wind enhancement measures introduced, the Proposed Scheme achieves a higher value of the average velocity ratio in most focus areas, e.g. open space within the Development and the roads surrounding the Development compared to the Baseline Scheme. Moreover, the proposed scheme gives an up to 10% improvement of wind performance for the open space within the Development. It is primarily attributed to the implementation of large building separation of the development and elevated blocking design which are more permeable for wind to pass through the site.

Visual Assessment (VA)

3.16 The VA has been conducted to examine the possible visual impact of the proposed development on the surrounding areas. A total of eight vantage points (i.e. the points of critical visual sensitive receivers) were identified for this visual assessment. The corresponding photomontages are shown in ***Figures 5 to 12.***

3.17 The following design attributes will attenuate the visual impact of the proposed development on the surrounding areas.

- The proposed development will be in a stepped-building height profile where the height of the three building blocks will vary from 16 to 20 storeys. This will allow it to blend in with the surrounding natural landscape and hilly backdrop.

- Ample building separations between residential blocks will be provided. This will also allow natural air ventilation within the compound.

- A carefully selected color scheme will further soften the massing effect of the development and help blend the building blocks with the surrounding natural landscape.

3.18 The results of the assessment have indicated that 5 out of the 8 vantage points will be subject to various degree of visual impact from the proposed

public housing development at the Subject Site. However, the varied building height and the ample separation of the blocks together with carefully chosen color scheme and use of well-designed landscaping will attenuate the visual impact.

4. DEVELOPMENT PROGRAMME

4.1 According to the latest development programme, the proposed public housing development is scheduled to commence construction in mid 2012 for completion in 2015/16.

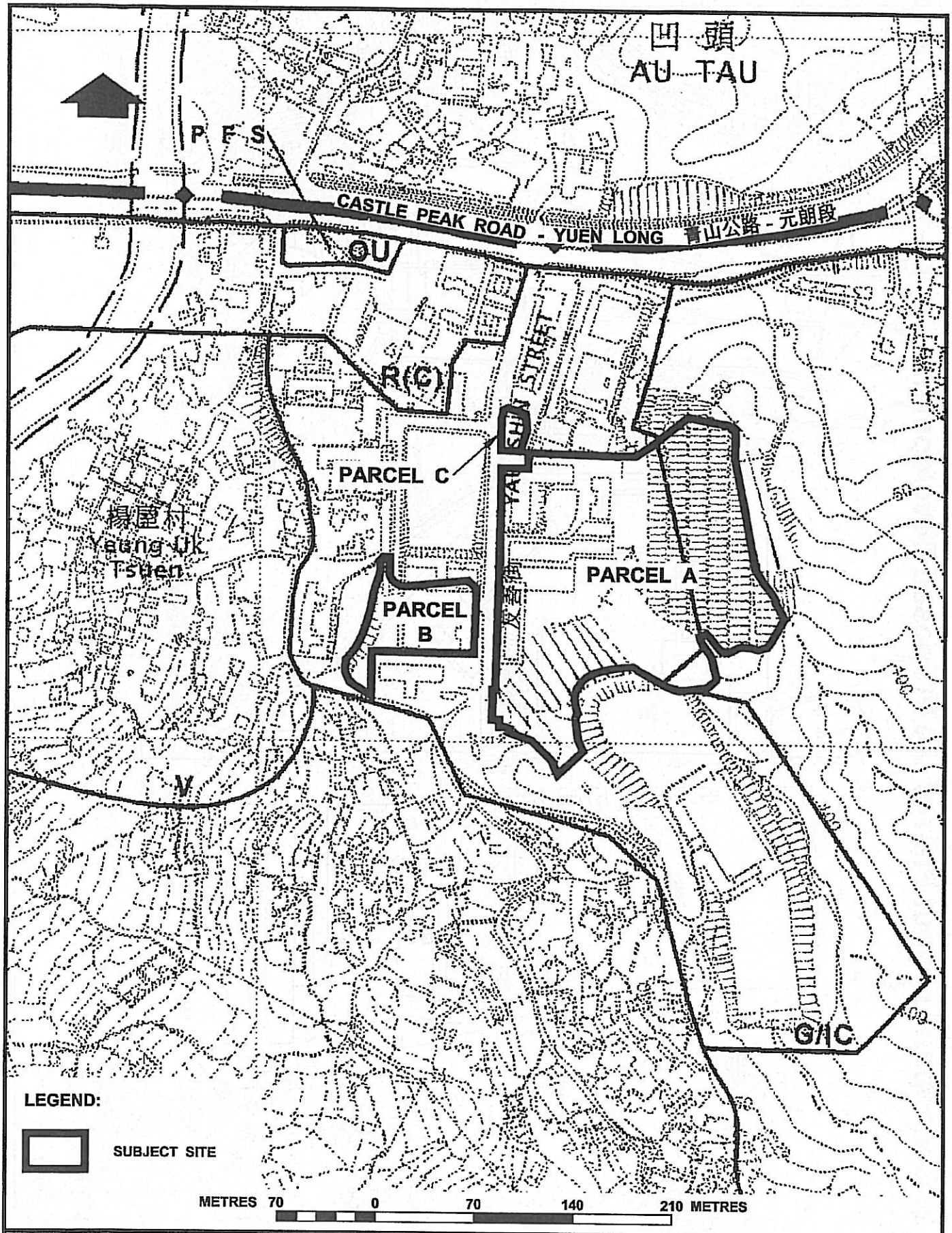
5. CONSULTATION

5.1 The Town Planning and Development Committee of Yuen Long District Council was consulted on several occasions during the period between March 2009 and January 2010, and their support of the proposed public housing development had been received.

5.2 The relevant government departments were also consulted on the proposed public housing development as well as the corresponding technical assessments, and no adverse comments had been received.

6. CONCLUSION

6.1 **In conclusion, the technical assessments undertaken including TIA, EAS, SIA, AVA and VA have demonstrated the viability of the proposed public housing development with incorporation of the appropriate mitigation measures identified.**



LOCATION PLAN - DEVELOPMENT OF EX - AU TAU DEPARTMENTAL QUARTERS

HOUSING DEPARTMENT
PLANNING SECTION

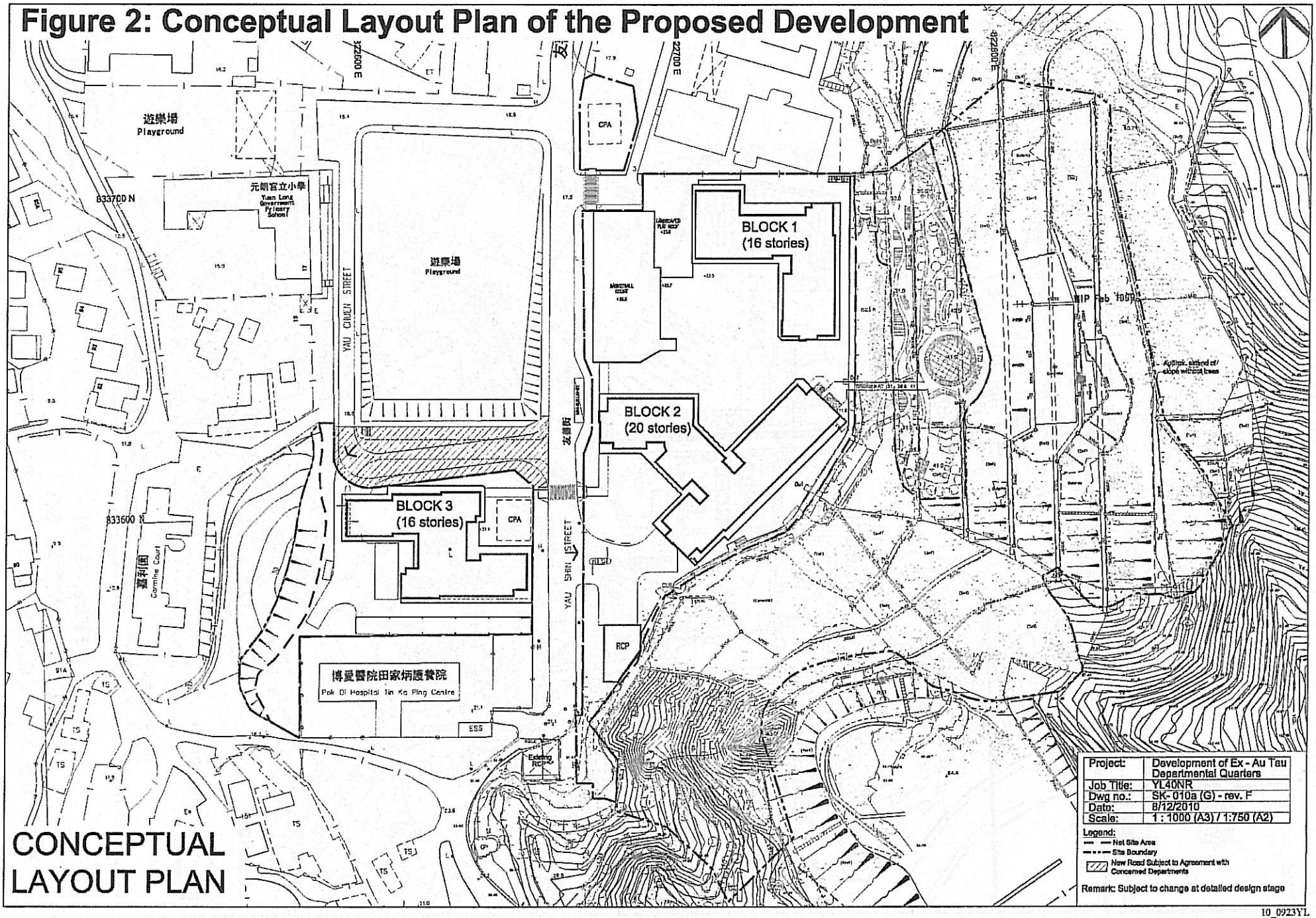
Figure 1

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Figure 2: Conceptual Layout Plan of the Proposed Development



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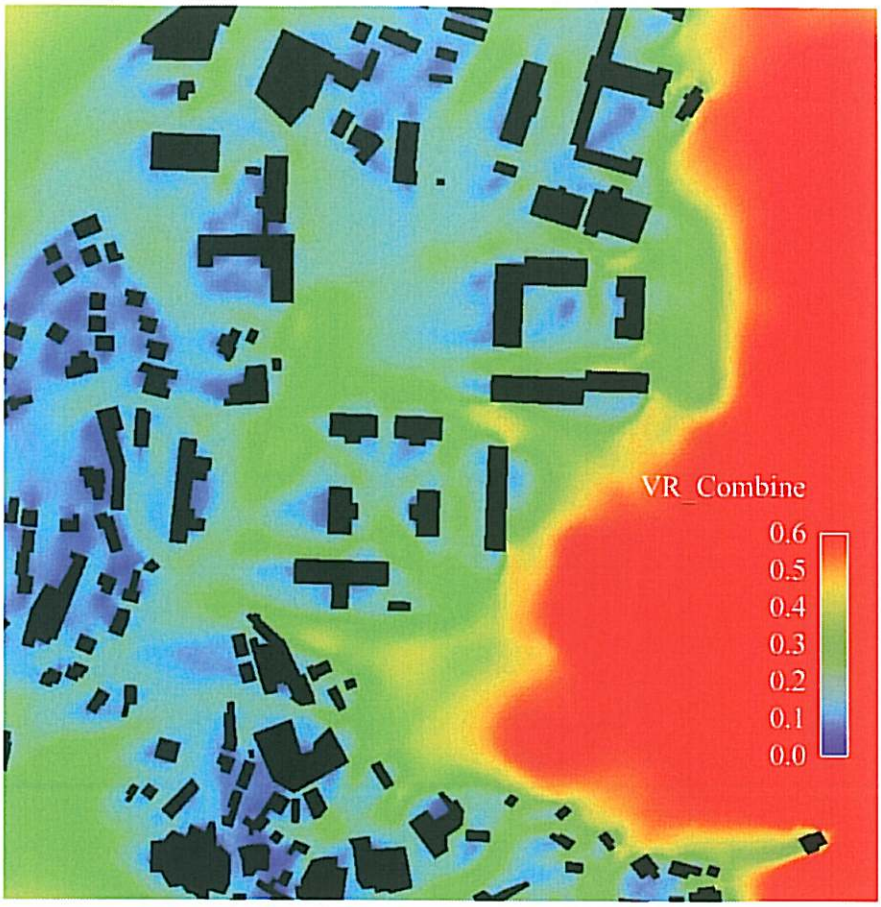


Figure 3 - Velocity Ratio for the Previous Development Scheme at pedestrian level (2m)

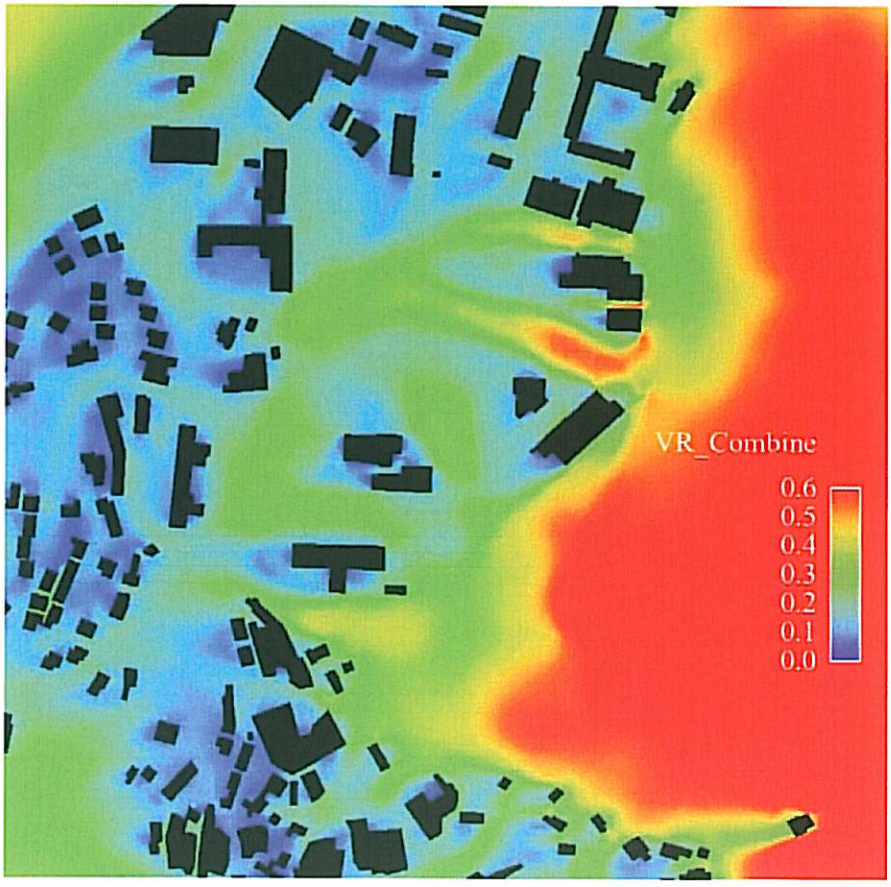


Figure 4 - Velocity Ratio for the Proposed Scheme at pedestrian level (2m)

Figure 5: Photomontage at Yoho Town Phase 1 Development

Vantage Point 1



BEFORE



AFTER

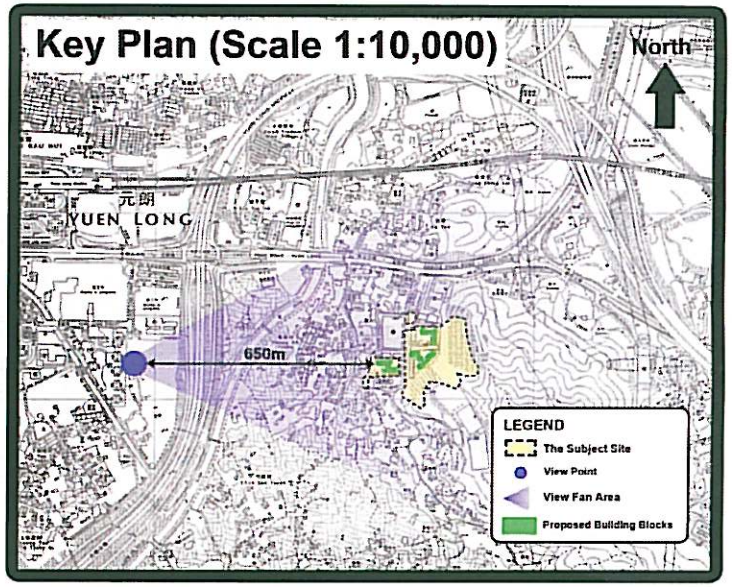
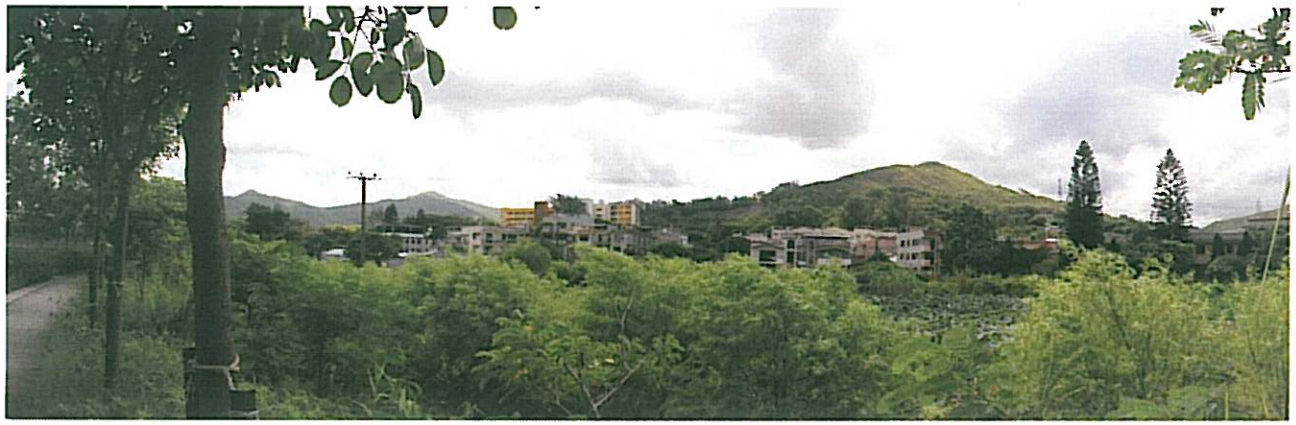
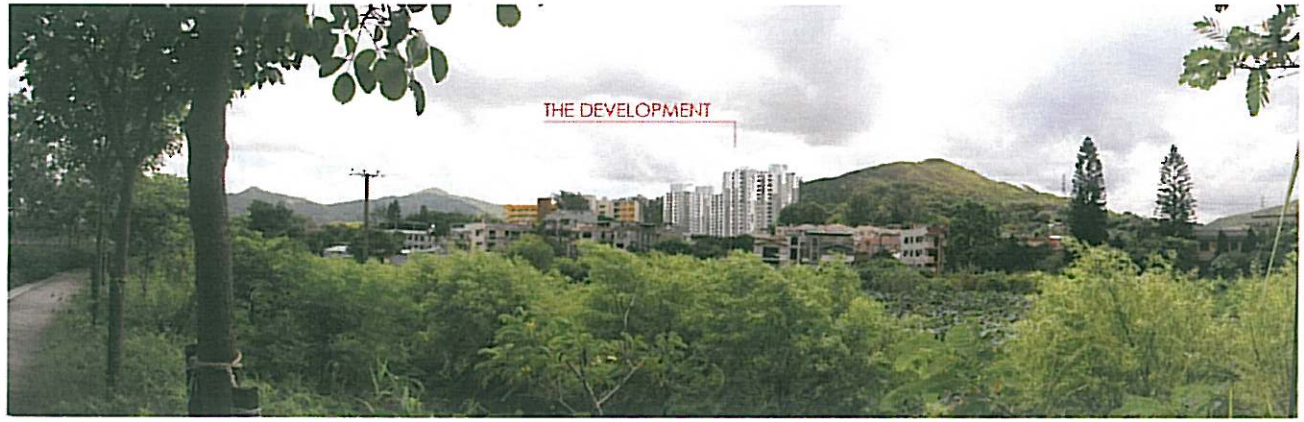


Figure 6: Photomontage at Chuk San Tsuen

Vantage Point 2



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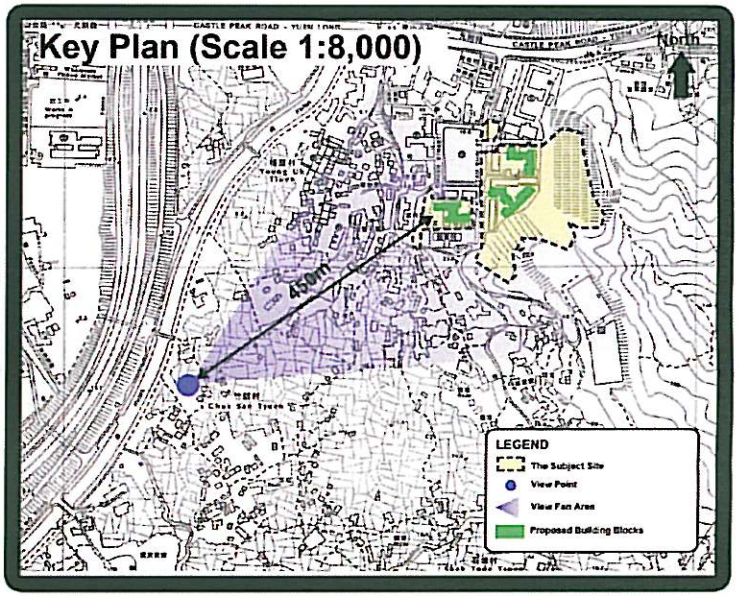
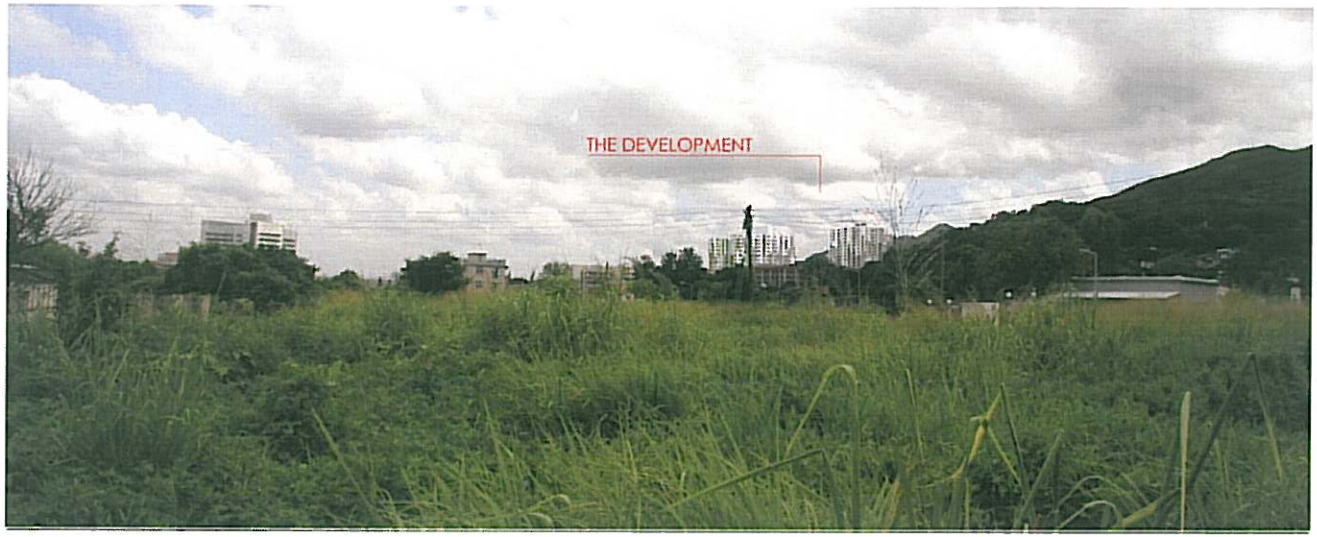


Figure 7: Photomontage at Shek Tong Tsuen

Vantage Point 3



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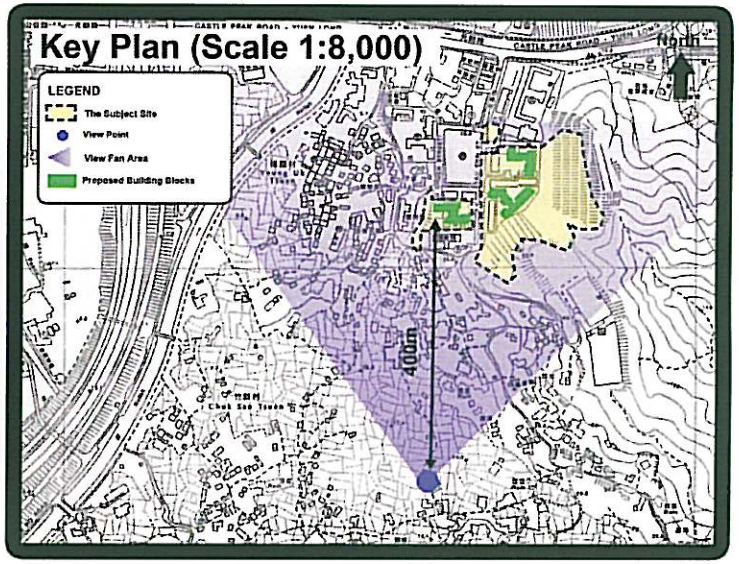
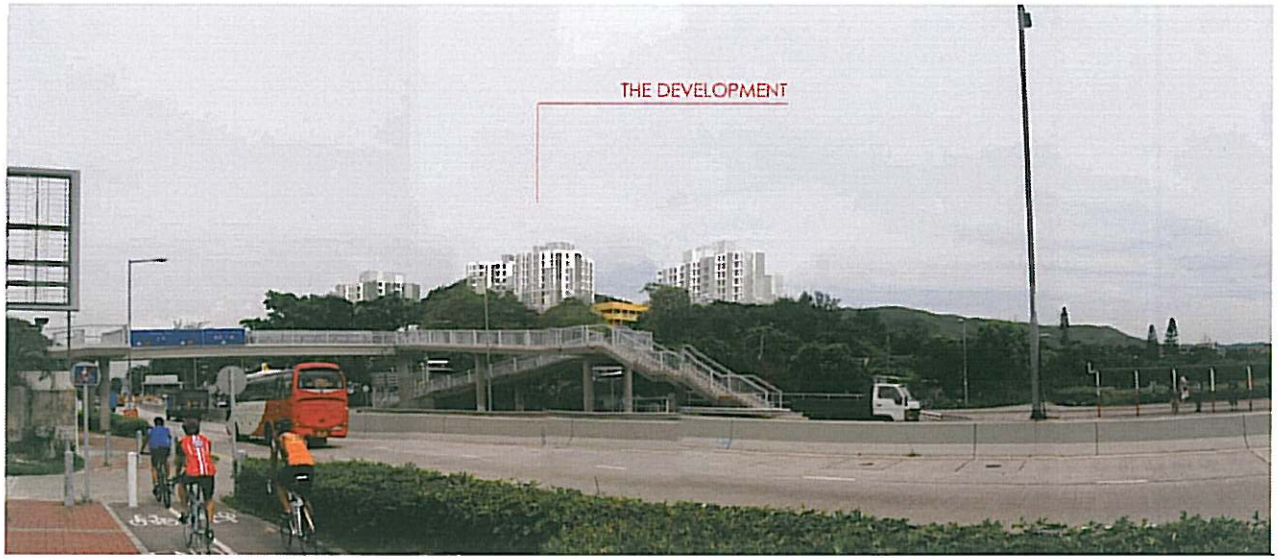


Figure 8: Photomontage at Castle Peak Road (Yuen Long Section)

Vantage Point 4



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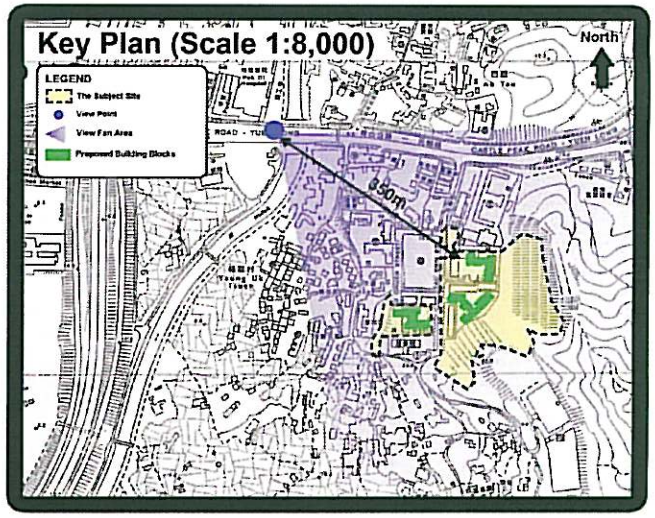


Figure 9: Photomontage at Playground of Yuen Long Government Primary School

Vantage Point 5



BEFORE



AFTER

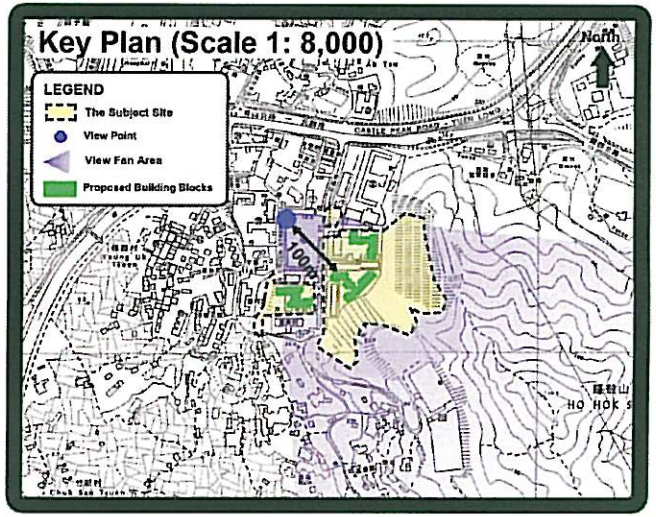
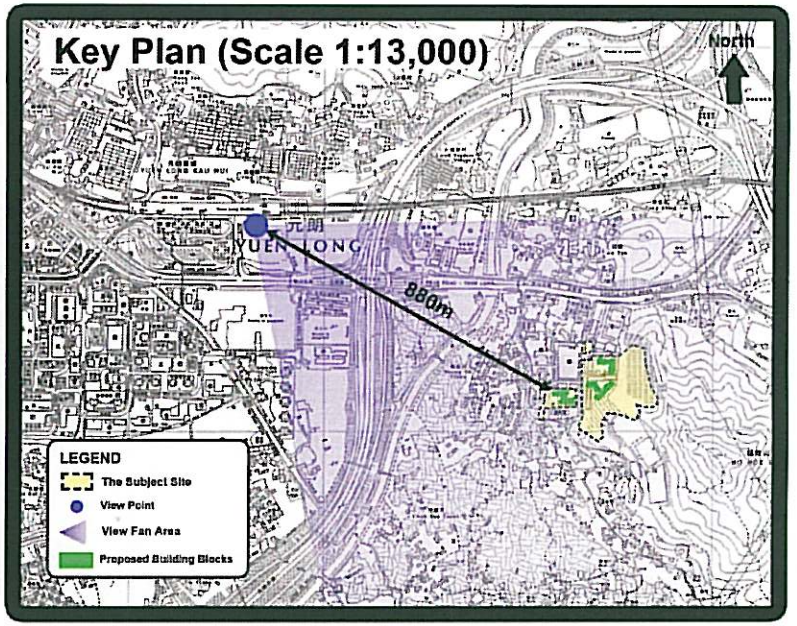


Figure 10: Photomontage at Yoho Town Phase 3 Development

Vantage Point 6



BEFORE

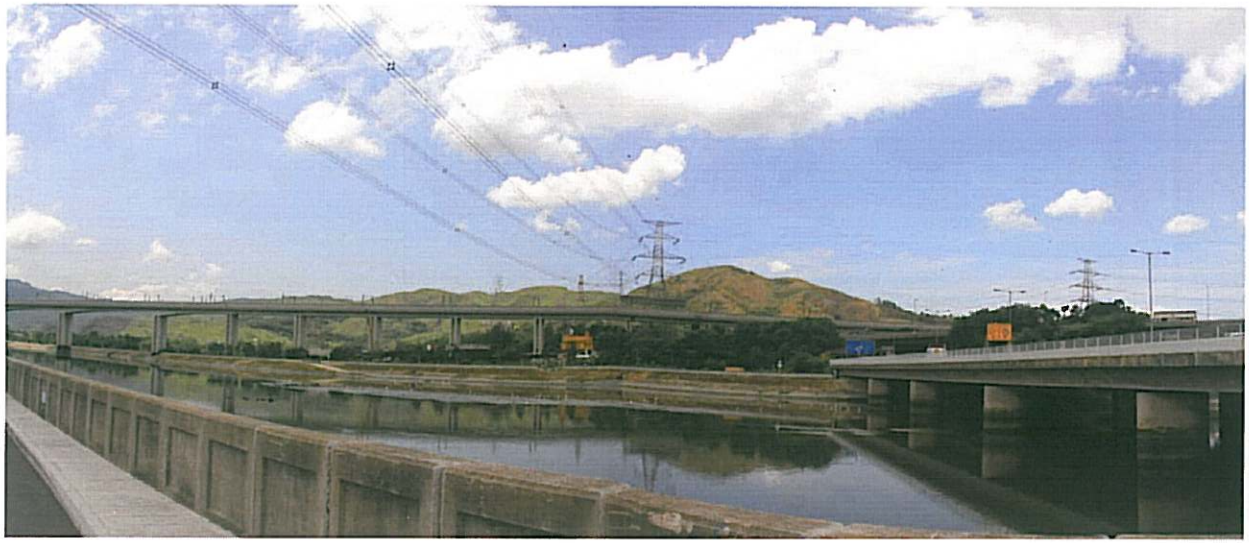




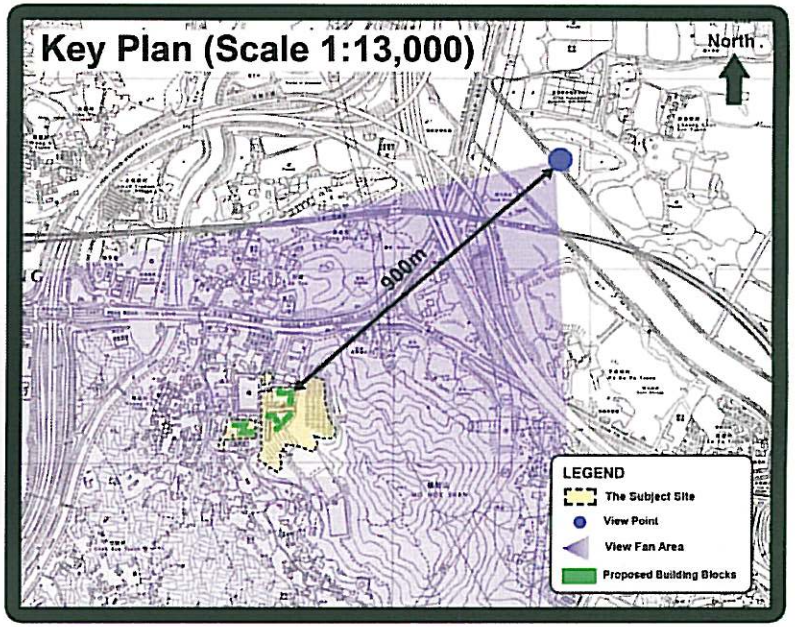
AFTER

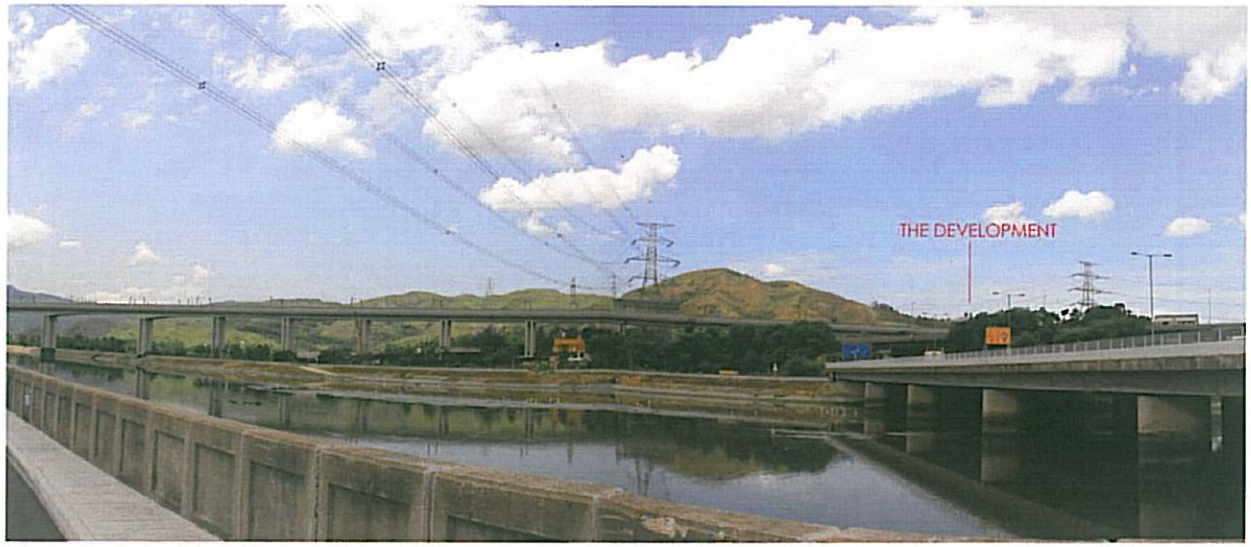
Figure 11: Photomontage at Chi Ho Road, Kam Tin River

Vantage Point 7



BEFORE





AFTER

Figure 12: Photomontage at Ha Ko Po Tsuen, Kam Tin River

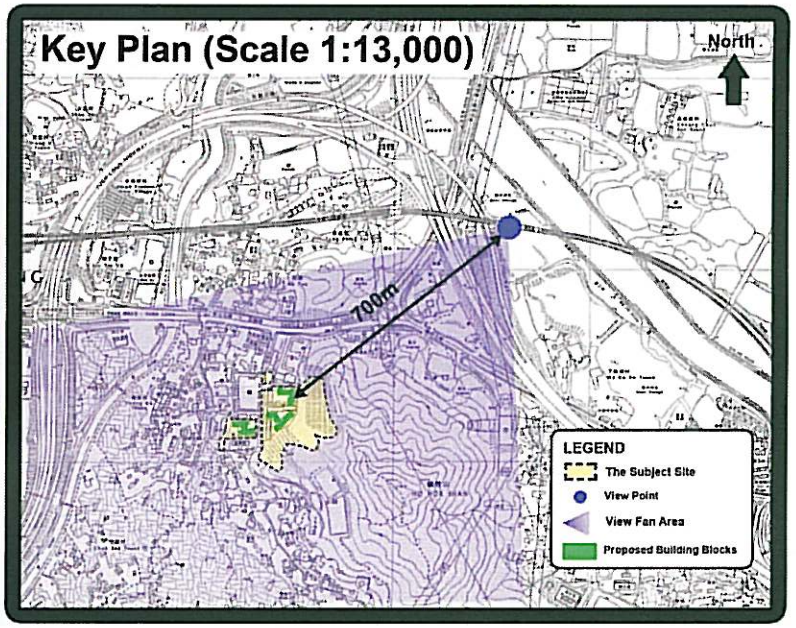
Vantage Point 8



BEFORE



AFTER



會議記錄於17.03.2010獲得通過，無須修訂。

城鄉規劃及發展委員會

二零一零年度第一次會議記錄

日　期：二零一零年一月二十日(星期三)

時　間：下午二時三十分至三時四十五分

地　點：元朗橋樂坊二號元朗政府合署大廈十三樓

元朗區議會會議廳

出席者		出席時間	離席時間
主席：	程振明議員	會議開始	會議結束
副主席：	鄧賀年議員	會議開始	會議結束
委　員：	莊健成議員	會議開始	會議結束
	馮彩玉議員, MH	會議開始	會議結束
	郭　強議員	下午 2:45	會議結束
	鄺俊宇議員	會議開始	會議結束
	黎偉雄議員	會議開始	會議結束
	林添福議員	會議開始	會議結束
	李月民議員, MH	下午 2:40	下午 3:15
	梁志祥議員, MH, JP	會議開始	下午 3:05
	梁福元議員	會議開始	會議結束
	呂　堅議員	會議開始	會議結束
	麥業成議員	下午 3:30	會議結束
	文祿星議員, MH	會議開始	會議結束
	蕭浪鳴議員	會議開始	會議結束
	戴耀華議員, MH	會議開始	會議結束
	鄧卓然議員	會議開始	會議結束
	鄧慶業議員	會議開始	會議結束
	鄧家良議員	會議開始	會議結束
	鄧貴有議員	會議開始	會議結束
	鄧胤楚議員	會議開始	會議結束
	曾憲強議員	下午 2:50	下午 3:25
	王志強議員, MH	會議開始	會議結束
	王威信議員	會議開始	會議結束
	黃裕材議員	會議開始	會議結束
	袁敏兒議員	會議開始	會議結束
增選委員：	鄭延平先生	會議開始	會議結束
	張志安先生	會議開始	會議結束

趙傑子先生	會議開始	會議結束
朱錦輝先生	下午 2:50	會議結束
方文利先生	會議開始	會議結束
文國雄先生	會議開始	會議結束
鄧自然先生	會議開始	會議結束
鄧鈺琳先生	會議開始	會議結束
黃永生先生	會議開始	會議結束

秘　書：　李佩堂先生　元朗民政事務處行政主任(區議會)3

列席者

林文明先生	元朗民政事務處高級行政主任(地區管理)
黎潔心女士	元朗地政處署理高級產業測量師/東
林永文先生	規劃署屯門及元朗規劃處高級城市規劃師/中部
譚安琪女士	康樂及文化事務署元朗區副康樂事務經理 2
陳志成先生	食物環境衞生署元朗區衞生督察
蕭劍光先生	漁農自然護理署高級農林督察(推廣)
黃志光先生	運輸署高級運輸主任(元朗)
楊志萍女士	房屋署高級建築師(二十)
蔡詩敏女士	房屋署高級建築師(八)
麥凱薔女士	房屋署高級規劃師(二)

缺席者

湛家雄議員, MH, JP	(因事請假)
周永勤議員	(因事請假)
羅建平議員, MH	(因事請假)
鄧致祥議員	(因事請假)
文國堂先生	(因事請假)
楊金雍先生	(因事請假)
張文輝議員	
文富穩議員, BBS	
黃勝棠議員	
陳汝棠先生	
林照權先生	

*　*　*　*　*

第一項：通過城鄉規劃及發展委員會二零零九年度第六次會議記錄

2. 委員一致通過上述會議記錄。

第二項：前議事項：

房屋署：

洪水橋第 13 區 — 公共房屋發展計劃

（城委會文件 2010 / 第 1 號）

前凹頭政府宿舍 — 公共房屋發展計劃

（城委會文件 2010 / 第 2 號）

3. 主席歡迎下列人士出席會議：

房屋署	
高級建築師(二十)	楊志萍女士
高級建築師(八)	蔡詩敏女士
高級規劃師(二)	麥凱薔女士
運輸署	
高級運輸主任(元朗)	黃志光先生

4. 麥凱薔女士、楊志萍女士及蔡詩敏女士簡介上述文件。

5. 委員就議題發表的意見摘錄如下：

(1) 認爲房屋署是次提交的兩個公共房屋發展計劃（公屋計劃）已因應較早前的諮詢作出相應調整，故此對是次提交的兩個公屋計劃表示支持；

(2) 指出現時計劃中的巴士總站只能容納 9 部巴士及提供約 3 條巴士路線，相信未能應付未來的實際需要，建議運輸署考慮洪水橋的長遠發展，建設大型巴士總站，以方便洪水橋附近的居民；

(3) 關注現時洪水橋輕鐵站月台狹窄的問題，擔心在洪水橋的公共屋邨入伙後，洪水橋輕鐵站未能應付未來的乘客流量；

(4) 關注凹頭公屋計劃的交通配套及康樂設施不足以應付居民的需要；

(5) 指出609號專線小巴現時未有行經石塘村一帶，故擔心在凹頭的公共屋邨入伙後，石塘村的居民更加未能使用有關的小巴服務，故建議延長609號專線小巴的路線，行經石塘村一帶，或新增一條專線小巴路線，以配合未來的實際需要；

(6) 關注凹頭公屋計劃的租金釐定準則，並建議房屋署於釐定租金時考慮租戶的經濟能力。

6. 房屋署代表綜合回應如下：

(1) 表示洪水橋公屋計劃內已預留約2000平方米的土地作增建洪水橋巴士總站之用，該署會在有需要時與運輸署商討在洪元路旁增設巴士停泊處；

(2) 指出在制訂租金準則時，一般會以區域、面積、樓宇新舊程度等作考慮因素，至於詳細的租金政策資料，會於有需要時再向委員會提供；

(3) 有關凹頭公屋計劃，房署會根據規劃準則提供足夠的康樂設施予居民使用。署方亦會向康樂及文化事務署反映委員會所提出在該區興建晨運徑的建議。

7. 黃志光先生綜合回應如下：

(1) 表示運輸署會與港鐵公司及巴士公司密切留意未來區內的發展，檢視輕鐵及巴士服務的運作情況，以及加強和調整有關服務的安排，以配合居民的需要；

(2) 指出房屋署已聘請顧問，爲洪水橋第13區一帶的道路及交通作詳細評估，運輸署將繼續與房屋署及其顧問緊密聯絡；

(3) 指出土木工程拓展署將會安排進行擴闊田廈路一帶路面的工程，以加強交通流量；

(4) 表示署方已與 609 號線專線小巴的營辦商商討加強凹頭一帶的小巴服務，並會考慮分拆路線的可行性。

8. 主席總結，大部分委員對房屋署是次提交的兩個公屋計劃表示支持，但仍關注上述計劃的相關交通配套安排，建議房屋署及運輸署因應上述意見就計劃中的交通配套安排作出相應調整。

第三項：其他事項

9. 有委員就天瑞邨對開一幅貨倉用地被用作碎石工場而發出噪音的事宜表示關注，並建議規劃署在批出臨時露天貨倉用地時訂立相關條款，以避免對附近環境產生噪音的滋擾。

10. 規劃署代表指出，經初步調查，有關地點屬政府土地，而且並未獲城市規劃委員會（城規會）發出任何規劃許可，但用地被用作碎石工場或與鄰近已獲批的露天貯存用途有關。由於有關地點爲政府土地，署方已將個案轉介予元朗地政處跟進。此外，城規會在批出有關露天貨倉用地的臨時規劃許可時，會視乎個別情況附加適當條件，以減少對附近環境的滋擾。

11. 元朗地政處代表指出，該處會作出跟進，對非法佔用官地的行爲，採取適當土地管制行動。

12. 議事完畢，會議於下午三時四十五分結束。

元朗區議會秘書處
二零一零年二月二十四日
檔號：HAD YLDC 13/30/5/9