

**PROPOSED AMENDMENTS TO THE  
APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/7**

**1. Introduction**

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

- (a) the proposed amendments to the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/7 as shown on the draft OZP No. S/YL-KTN/7A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) (**Attachment IV**) should be adopted as an expression of the Town Planning Board (the Board)'s planning intentions and objectives for various land use zonings and is suitable for exhibition together with the draft OZP.

**2. Status of the Current OZP**

- 2.1 On 31.10.2006, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kam Tin North OZP, which was subsequently renumbered as S/YL-KTN/7 (**Attachment I**). On 10.11.2006, the approved OZP No. S/YL-KTN/7 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 3.5.2011, the CE in C referred the approved Kam Tin North OZP No. S/YL-KTN/7 (the OZP) to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 20.5.2011, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

**3. The Proposed Amendments**

*Review of "Undetermined" and "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area" zones*

- 3.1 The current proposed amendments to the Kam Tin North OZP are mainly related to the review of the "Undetermined" ("U") and "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area" ("OU(CDWEA)") zones on the OZP (**Attachment I**). In this regard, a total of about 42.3 ha of land to the south and north of the Kam Tin River are zoned "U" (**Attachment I, Plans 1a and 1c**), which involves about 7% of the land covered by the OZP. The concerned areas have been designated as "U" since the first

gazettal of the OZP No. S/YL-KTN/1 exhibited on 17.6.1994 as the area was traversed by a number of planned transport networks including Route 3, the West Rail and the Northern Link (NOL) at that time. To the east of the “U” zone, an area of about 2.41 ha, is zoned “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area” (“OU(CDWEA)”) which is intended for an integrated and comprehensive development (**Plans 1a to 1c**). The area has been designated as “OU(CDWEA)” on the draft Kam Tin North OZP No. S/YL-KTN/4 since 2004. In view of the changing site context and circumstance, in particular with the completion of Route 3 (currently known as Tsing Long Highway) and the West Rail, and that the alignment of the NOL is proposed to be maintained under the ongoing “Review and Update of the Railway Development Strategy 2000”, it is considered opportune to review the long-term planning intention and land use for the concerned area. Under the land use review, 6 sites (a total of 35.53 ha)<sup>1</sup> currently falling within the “U” and the northern portion of the “OU(CDWEA)” zone are identified suitable for residential development.

- 3.2 The 2013 and 2014 Policy Addresses announced that the Government considers it is feasible to generally increase the maximum domestic plot ratio (PR) currently permitted for the development zones in part of Hong Kong Island and the New Territories by around 20% as appropriate and the development intensity of unleased or unallocated residential sites could be increased as far as allowable in planning terms. The majority of the residential developments in Kam Tin North within OZP area are subject to PR of 0.4 with some sites having a PR of about 1.0. To be in line with the relaxation of domestic plot ratio by 20%, the general principle is to adopt a PR of 1.2 with due regard to traffic and other infrastructure capacity, character of the area and the possible environmental impacts on the surrounding area. For sites with a relatively low development intensity, the potential to further increase the PR of these sites should also been examined taking into account the technical feasibility and other planning considerations.

#### *Imposition of Building Height Restrictions*

- 3.3 Under the Kam Tin North OZP No. S/YL-KTN/7, building height (BH) restrictions have been imposed on development zones including “Commercial” (“C”), “Comprehensive Development Area” (“CDA”), “Residential (Group C)1” (“R(C)1”), “R(C)2”, “Residential (Group D)” (“R(D)”), “Village Type Development” (“V”), “Industrial (Group D)” (“I(D)”) and “OU(CDWEA)”. Opportunity is taken to incorporate BH restrictions on the development zones currently without such development restrictions, namely, the “Other Specified Uses (Petrol Filling Station)” (“OU(PFS)”) and “Government, Institution or Community” (“G/IC”) zones (**Plan 1b**) to ensure planning control on the building height in the area.

---

<sup>1</sup> The Riva, a residential development proposed to be rezoned from “U” to “R(B)”, has been completed and included in the list of 6 sites.



#### 4. **Review of the “U” zone (Plans 1a and 1c)**

- 4.1 There is a total of 42.3 ha of land falls within the “Undetermined” zone to the south and north of Kam Tin River respectively (**Attachment I, Plans 1a and 1c**). The area is bisected by the existing/planned road/rail network, namely, the West Rail, the NOL, Tsing Long Highway and Castle Peak Road. In general, the area is characterized by low-rise and low-density residential settlements, village settlements, temporary structures, farmland, fish ponds and intermixed with vacant unused land. To the north and west of the “U” zone, a site at Sha Po has been approved for large scale residential development under Application No. A/YL-KTN/118 (details in paragraph 4.17 below).

##### ***“U” zone to the South of Kam Tin River (Plans 1a, 2a to 2b)***

- 4.2 The “U” zone to the south of Kam Tin River with an area about 22.3ha is currently occupied by a recently completed residential development (i.e. The Riva), temporary domestic structures, work sites for Water Supplies Department, open storage yard and an existing petrol filling station, as well as fragmented amenity areas along the road links. The West Rail viaduct traverses the northern fringe of the zone, and Tsing Long Highway and its slip road bisect the southern part of the zone. The southern portion of the zone falls within the 1km Consultation Zone (CZ) of the Au Tau Water Treatment Works (ATWTW), which is a Potentially Hazardous Installations (PHI) (**Plan 1a**).

##### **The Rezoning Proposal (Plans 2a to 2l)**

###### ***Site A1 – The Riva (about 7.05ha) (Plans 2a to 2c)***

- 4.3 Site A1 with a site area of about 70,542m<sup>2</sup> was involved in a planning application No. A/YL-KTN/127 for residential development with commercial facilities with a total PR of about 1, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 7.12.2001. Since the site fell within the CZ of the ATWTW, the applicant had conducted a hazard assessment to demonstrate that the risk aspect of the proposed development at the site was insignificant. The latest proposed amendments to the approved scheme No. A/YL-KTN/319-2 was approved with conditions on 7.1.2011 (**Attachment V**). The proposed residential development, namely The Riva, has been completed and all the approval conditions under Application No. A/YL-KTN/319-2 have also been complied with. To reflect the completed residential development, it is proposed to rezone Site A1 from “U” to “Residential (Group B)” (“R(B)”) subject to the same development restrictions of the approved scheme as follows:

Zoning Area : About 7.05ha

Proposed zoning : “R(B)”

Maximum GFA : 81,712m<sup>2</sup>

(domestic GFA of 79,497m<sup>2</sup>; and  
non-domestic GFA of 2,215m<sup>2</sup>)  
(equivalent to PR of about 1)

Building Height : 3, 12 and 23 storeys

*Site A2 - Ha Ko Po site (about 3.22ha) (Plans 2a, 2b and 2d)*

- 4.4 A site to the immediate northwest of The Riva with an area of about 1.8 ha was reserved for G/IC use to serve the local community under the planning Application No. A/YL-KTN/319-2. The G/IC site has been formed by the project proponent of The Riva and would hand over to the government. The site was previously earmarked for school development. Since a school site has been reserved in the “CDA(1)” zone at Cheung Chun San Tsuen in the longer term (paragraph 4.18 and **Plan 3a** refer), the Education Bureau advises that the subject site is not required for school development as the developments in the area may take time to materialize and there is no imminent need for school development at the site in the short run. Other government departments also have no intention to use or reserve the site for other G/IC uses. As Site A2 is located close to The Riva, there is potential to rezone the site and its adjoining area as “R(B)1” for residential development. Since the site falls within the CZ of the ATWTW, a hazard assessment has been carried out to demonstrate that the risk aspect of the proposed residential development at the site is acceptable (paragraph 6.2 refers). Opportunity has also been taken to rationalize the zoning boundary and refine the boundary of the proposed “R(B)1” zone to include the adjoining residual government land (currently under “Commercial” (“C”) zone on the OZP).
- 4.5 Taking into account the development intensity of The Riva (i.e. Site A1) which is about PR 1 and other village type developments in the vicinity, it is proposed to rezone the Site A2 from “U” and “C” to “R(B)1” with a PR of 1.2 (i.e. 20% increase for reasons as mentioned in paragraph 3.2 above). Future development in Site A2 may be susceptible to noise impacts from the West Rail in the north and Tsing Long Highway in the west. To address the noise impacts, a setback of 10m and 20m from both sides of the West Rail viaduct and from the Tsing Long Highway respectively, as well as noise barrier would be provided for the proposed residential development. The Director of Environmental Protection (DEP) advises that with the imposition of the mitigation measures, no insurmountable environmental problem is envisaged. Besides, the project proponent would be required to ascertain the impact on air ventilation induced by the proposed development at the site and other nearby developments. Such environmental measures or other technical requirements including air ventilation assessment would be specified in the future land grant/lease for development. The proposed development parameters for the “R(B)1” zone are as follows :

Zoning Area : 3.22ha

Proposed zoning : “R(B)1”

Maximum PR : 1.2

Building Height : 13 Storeys

*Sites A3 and A10 : Riverside Promenade (1.78 ha) and Site A9 (0.07ha) (Plans 2a, 2b, 2e and 2f)*

- 4.6 The government land adjoining Kam Tin River is currently occupied by a service road named Ko Po Road with amenity plantings along the roadside. With proper plantings and landscape treatments, this strip of government land (i.e. Site A3) with width ranging from 10m to 37m would have the potential to develop into a riverside promenade for local enjoyment. Hence, it is proposed to rezone the land from “U” to “Other Specified Uses” annotated “Amenity Area” (“OU(Amenity Area)”).
- 4.7 To provide a continuous riverside promenade in the southern bank of the Kam Tin River connecting the “OU(Amenity Area)” zone to the southeast, a strip of land with 150m in length and 10m in width would be designated as non-building area (NBA) at the eastern boundary of the “C” zone (Site A10). Opportunity has also been taken to rationalize the zoning boundaries of the “C” zone taking into account the relevant lot boundaries (i.e. Site A9).

*Site A4 : Undesignated G/IC site (about 0.16ha) (Plans 2a, 2b and 2g)*

- 4.8 There is a piece of vacant government land with an area of about 0.16ha at the southeastern fringe of the “U” zone. The site is accessible via the access road of The Riva / Ying Ho Road connecting to Kam Tin Road to the south. As the site is adjoining the “V” zone of Ko Po Tsuen to its east and the proposed riverside promenade to its north, it could be reserved to provide supporting Government, Institution or Community (G/IC) facility for the proposed riverside promenade or other G/IC facilities to serve the local community.
- 4.9 It is proposed to rezone the government land from “U” to “G/IC” zone with a maximum building height of 3 storeys which is generally in line with the building height of village-type developments in the adjacent area. The proposed development parameters are as follows :

Zoning Area : 0.16ha  
Proposed zoning : “G/IC”  
Building Height : 3 Storeys

*Site A5 : Ha Ko Po Tsuen Site (about 4.38 ha ) (Plans 2a, 2b and 2h)*

- 4.10 Site A5 with an area of about 4.38 ha is located to the immediate south of The Riva. It is currently occupied by some temporary structures of 2 to 3 storeys in height, a parking lot and the work sites of the Water Supplies Department (WSD). Site A5 comprises both private land (75%) and government land (25%). Given the site is located in a residential neighbourhood with existing and planned residential developments and village settlement in the vicinity, there is potential to develop the site for residential development.
- 4.11 Site A5 is abutting Kam Tin Road and Tsing Long Highway. Future development on the site would be subject to traffic noise and air pollution impacts from the concerned roads. Given the site has a long frontage of about 450m, sufficient building separations within the proposed development would also be required to facilitate wind penetration. A quantitative air ventilation

assessment should be conducted and appropriate mitigation measures such as setback, building gaps, non-building area etc. would be required. Besides, the site falls within the CZ of ATWTW and any residential development on the site would require a hazard assessment to assess the risk associated with the ATWTW (**Plan 1a**). To address these concerns, it is proposed to rezone Site A5 from “U” to “Residential (Group E)” (“R(E)”). For proposed residential developments in the “R(E)” zone, the project proponent will be required to submit a planning application together with environmental, hazard and quantitative air ventilation assessments and other relevant technical assessments for consideration of the Board.

- 4.12 Taking into consideration the development scale/intensity of the surrounding developments including The Riva (Site A1) and Ha Ko Po site (Site A2), the proposed development parameters for Site A5 are as follows :

Zoning Area : 4.38ha  
Proposed zoning : “R(E)”  
Maximum PR : 1.2  
Building Height : 13 Storeys

*Site A6 : Slopes along Tsing Long Highway (about 2.52ha) (**Plans 2a, 2b and 2i**)*

- 4.13 The slopes in between Tsing Long Highway and its slip road are currently densely vegetated. These slopes, together with a small area beneath the Tsing Long Highway flyover, are proposed to be rezoned to “OU(Amenity Area)” (about 2.52 ha) to facilitate plantings and landscaping in these areas.

*Site A7 : Hammerhead Site at the West (about 1.96 ha) (**Plans 2a, 2b, 2j to 2k**)*

- 4.14 Site A7 is located at the western fringe of the “U” zone and is bounded by Castle Peak Road, Kam Tin Road and Tsing Long Highway on three sides. The site is accessible by Castle Peak Road via a local track and is currently occupied by some temporary structures for storage and residential purposes. In view of the proposed and existing residential development in the vicinity, there is potential to develop the site for residential development.

- 4.15 In view of the development constraints including the possible noise and air pollution impact of the major roads bounding the site on three sides, and the need for separation distances from the adjacent PFS to its east (**Plan 2b**), it is proposed to rezone the site from “U” to “R(D)” to improve and upgrade the existing temporary structures into permanent buildings. Besides, the site falls within the CZ of the ATWTW. The project proponent of any future residential development will need to submit planning application together with environmental and hazard assessments and other relevant technical assessments for consideration of the Board. For the “R(D)” zone, modification or in-situ redevelopment of existing temporary structure/ building would be subject to a maximum building area of 37.2m<sup>2</sup> and a maximum building height of 2 storeys (6m). For new development or redevelopment for residential use, it would be subject to a maximum PR of 0.4 and a maximum building height of 3 storeys (9m). The proposed development parameters are as follows :

Zoning Area : 1.96ha  
Proposed zoning : “R(D)”

Maximum PR : 0.4  
Building Height : 3 Storeys (9m)

*Site A8 : Existing Petrol filling station (about 1.56 ha) (Plans 2a, 2b and 2l)*

- 4.16 A petrol filling station with liquefied petroleum gas facility is located at Kam Tin Road to serve the local area. It is proposed to rezone the site from “U” to “OU(PFS)” subject to a maximum building height of 1 storey to reflect the as-built development and the lease restrictions.

Zoning Area : 1.56ha  
Proposed zoning : “OU(PFS)”  
Building Height : 1 Storey

*“U” zone to the North of Kam Tin River (Plans 3a to 3b)*

- 4.17 To the north of Kam Tin River, there are four patches of land (Sites B1 to B4 with a total land area of about 20ha) falling within the “U” zone. The area is traversed by the planned NOL which is currently zoned “OU(Railway Reserve)” on the OZP. There is also a large area zoned “Comprehensive Development Area” (“CDA”) to the north and west. This “CDA” zone is the subject of a planning application No. A/YL-KTN/118 for a proposed residential development with commercial, G/IC and open space facilities approved with conditions by the Committee on 5.10.2001. The latest proposed amendments to the approved scheme No. A/YL-KTN/118-2 was also approved with conditions by the Committee on 7.9.2012. The proposed residential development comprises 42 residential blocks with a total plot ratio of about 0.903 and domestic building height of 6 to 16 storeys over 2 to 4 storeys podium/lobby/basement car park (**Attachment VI**). The Fishery Research Station (also known as the Au Tau Fisheries Office) of the Agriculture, Fisheries and Conservation Department (AFCD) and a meander to be preserved under Application No. A/YL-KTN/118 in the “CDA” zone, and Castle Peak Road – Tam Mi Section are located to the west (**Plans 3a and 3b**). To the east of the site is the agricultural land zoned “Agriculture” (“AGR”) generally referred to as the buffalo fields in Kam Tin. To the south is Kam Tin River, the West Rail viaduct and an area zoned “Conservation Area (1)” with reprovisioned wetland arising from West Rail and Kam Tin Bypass project. Sha Po Tsuen in “V” zone is located to the north.

#### **The Rezoning Proposal (Plans 3a to 3f)**

*Site B1 : Cheung Chun San Tsuen Site (about 17.09 ha) (Plans 3a, 3b and 3c)*

- 4.18 Site B1 is mainly occupied by some rural industrial uses such as open storage yards, workshops etc. with some vacant residential dwellings/structures and a pond/meander. The site is sandwiched between Phase I and Phase II of the adjoining “CDA” zone approved under Application No. A/YL-KTN/118-2 as mentioned in paragraph 4.17 above. To rezone Site B1 for residential development is compatible with the surrounding land uses. However, the site would be subject to the possible noise impact from the planned NOL, and that there is not yet any proper vehicular access and wetlands are encouraged to be provided/preserved, recreated or enhanced through the submission of Ecological Impact Assessment in view that there is a pond / meander within the site and

wetlands are preserved and enhanced in the adjoining Sha Po development. As such, it is proposed to rezone Site B1 from “U” to “Comprehensive Development Area” (“CDA(1)”) with maximum building height of 16 storeys to facilitate appropriate planning control over the development mix, scale, design and layout of the proposed development within the zone, taking account of environmental, ecological, traffic, air ventilation, infrastructure and other planning considerations. According to the advice of the Education Bureau, land should be reserved within the “CDA(1)” zone for a primary school development. Other appropriate G/IC including social welfare facilities would also be considered at the planning application stage.

- 4.19 Taking into account the development intensity of approved development scheme under Application No. A/YL-KTN/118-2 with PR of about 1.0 and building height ranging from 8 to 20 storeys, the conceptual layout/indicative scheme of the site (**Plan 9c**), other planned/existing developments in the vicinity including those to the south of Kam Tin River as mentioned in paragraph 4.2 above, as well as the government’s intention to increase the maximum domestic PR for the area by around 20%, Site B1 is proposed to be rezoned from “U” to “CDA(1)” subject to the following development parameters :

Zoning Area : 17.09ha  
Proposed zoning : “CDA(1)”  
Maximum PR : 1.2  
Building Height : 16 Storeys

*Site B2 : Triangular Site at the South (about 8,500m<sup>2</sup>) (Plans 3a, 3b and 3d)*

- 4.20 Site B2 comprises vegetated land and abandoned ponds. It forms part of the large piece of agricultural land to its east under “Agriculture” (“AGR”) zone i.e. the Buffalo fields in Kam Tin. The Director of Agriculture, Fisheries and Conservation (DAFC) advises that the site has high potential for agricultural rehabilitation. Hence, it is proposed to rezone Site B2 from “U” to “AGR”.

*Site B3 : East of Fishery Research Station (about 7,000m<sup>2</sup>) (Plans 3a, 3b and 3f)*

- 4.21 Site B3 is a piece of government land adjoining AFCD’s Fishery Research Station to its west. The Fishery Research Station is established to facilitate research and development of inland fisheries in Hong Kong. It comprises a few abandoned ponds and a piece of land previously as work site temporary allocated to Highways Department. As AFCD requests to reserve the site for future expansion of its station, it is proposed to rezone Site B3 from “U” to “G/IC” with a maximum building height of 1 storey for future expansion of the Fishery Research Station or other appropriate G/IC facilities.

*Site B4 : Ponds at the South (about 1.37 ha) (Plans 3a, 3b and 3e)*

- 4.22 Site B4 is a piece of government land with undisturbed ponds and vegetation. To the south of Site B4 is a reconstructed wetland under the ‘West Rail Wetland Compensation’ under the “Conservation Area (1)” (“CA(1)”) zone. The “CDA” zone to the north is a proposed ecological enhancement area with a preserved meander under the approved scheme of Application No. A/YL-KTN/118-2. In this regard, it is proposed to rezone Site B4 from “U” to “Conservation Area” (“CA”) to form a continuous conservation area stretching from the proposed ecological enhancement area in the north to the reprovisioned

wetland in “CA(1)” zone in the south.

## 5. Review of the “OU(CDWEA)” zone (Plans 1a and 1c)

5.1 The “OU(CDWEA)” zone with an area of about 2.41 ha is located to the west of Kam Tin Shi. It comprises the northern and southern portions, namely Sites C1 and C2 (**Plan 1a**), separated by the Kam Tin Bypass. The concerned site was originally zoned “AGR” in the previously approved Kam Tin North OZP No. S/YL-KTN/3. On 30.6.2000, the Committee agreed in-principle to the request (Application No. Z/YL-KTN/2) for rezoning the concerned site for a proposed residential development and agreed that a land use review for the whole “AGR” zone covering the concerned site should be taken to facilitate the amendments to the Kam Tin North OZP. The land use review was completed in 2003. In view that the southern portion was a breeding and roosting site for Greater Painted Snipe, the land use review recommended to developing the concerned site and the nearby land in a comprehensive manner with building development at Site C1 and Site C2 to be designated as a wetland reserve<sup>2</sup>. In December 2004, both Sites C1 and C2 were rezoned “OU(CDWEA)” with a maximum PR of 0.4 on the draft Kam Tin North OZP No. S/YL-KTN/4. It was also specified in the Explanatory Statement of the OZP that any development within the zone should be developed in a comprehensive manner and would require planning permission from the Board to ensure that such development would adhere to the “precautionary approach” and “no-net-loss in wetland” principle<sup>3</sup>. According to the Explanatory Statement, any building development should be located on the northern portion of the zone. The southern portion of the zone should be enhanced as a wetland reserve. During the plan exhibition period of the draft Kam Tin North OZP No. S/YL-KTN/4, an objection related to the “OU(CDWEA)” zone was received mainly on the grounds that there was no detailed information on the proposed development in the zone and there was concern on its possible impacts on the surrounding areas. After giving consideration to the objection, the Board decided not to propose any amendment to the draft OZP. The zoning and boundary of the “OU(CDWEA)” zone have remained unchanged since 2004.

5.2 In December 2008, an Application No. A/YL-KTN/317<sup>4</sup> for a proposed low-rise

---

<sup>2</sup> During the period from September to November 2004, the Kam Tin and Pat Heung Rural Committees (KT and PH RC) and the Town Planning and Development Committee (TPDC) of the Yuen Long District Council were consulted on the proposed amendments to the Kam Tin North OZP including, inter alia, the proposed “OU(CDWEA)” zone. KTRC and PHRC objected to the proposed “OU(CDWEA)” for low density residential development with wetland reserve as there was no wetland in Kam Tin and/or there was concern over private land being rezoned for “wetland/conservation” purpose, while the grounds of objection from TPDC were not related to the proposed “OU(CDWEA)” zone.

<sup>3</sup> According to the “precautionary approach”, the existing wetland is to be protected and conserved in order to maintain the ecological integrity of the wetland ecosystem as a whole. “No-net-loss in wetland” can refer to both loss in area and function. No decline in wetland or ecological functions served by the existing wetland should occur.

<sup>4</sup> In December 2008, an Application No. A/YL-KTN/317 for a proposed low-rise and low-density residential development and a proposed enhanced wetland reserve (EWR) at the “OU(CDWEA)” zone was received. The application involves a site area of about 2.4ha (including the proposed enhanced wetland reserve (EWR)) with a proposed GFA of 8,830m<sup>2</sup> (about) for Phase I and 798m<sup>2</sup> for Phase 2. The proposed total PR was about 0.4 (or PR 0.53 if the EWR was excluded from the site area) for provision of 82 houses and building height of 3 storeys

and low-density residential development and a proposed enhanced wetland reserve (EWR) at the “OU(CDWEA)” zone was received. In processing the application, both AFCD and Environmental Protection Department considered that a sustainable and practicable mechanism had yet been worked out by the applicant regarding the long-term management and maintenance of the wetland. The application was subsequently withdrawn by the applicant.

- 5.3 The “OU(CDWEA)” zone is bisected by Kam Tin Bypass with the northern portion being bounded by Kam Tin River in the north, the railway track/viaducts of the West Rail in the west and Kam Tin Bypass in the south. The southern portion is bounded by Kam Tin Bypass and Kam Tin Road in the north and west (**Plan 1c**). The site also falls within the CZ of ATWTW (**Plan 1a**). The surrounding area is predominated by residential structures/village houses under “V” zone, reconstructed wetland arising from the West Rail and Kam Tin bypass project.

#### The Rezoning Proposals (**Plans 4a to 4d**)

##### *Site C1 : Northern portion of the “OU(CDWEA)” zone (1.81ha) (**Plans 4a, 4b and 4c**)*

- 5.4 Site C1 is a piece of vacant private land overgrown with vegetation. The site is near the village clusters of Kam Tin Shi and Kam Hing Wai under the “V” zone to its north, east and south. Under the originally “OU(CDWEA) zone, residential development should be located on the subject northern portion with a PR of 0.4. The feasibility to further increase the PR has been examined and a PR of 0.8 is proposed for Site C1 taking into account the 2013 Policy Address regarding the government initiative to increase the development intensity of respective potential sites as mentioned in paragraph 3.2 above, the village type development in the vicinity, its visual compatibility with nearby land uses and the technical viability. As the site falls within the CZ of the ATWTW, hazard assessment will be required prior to any residential development. Besides, it adjoins the West Rail and Kam Tin Bypass. Future residential development thereon would be subject to noise/air pollution impacts. It is proposed to rezone Site C1 from “OU(CDWEA)” to “Residential (Group E)1” (“R(E)1”) which would require the project proponent to submit planning application together with environmental, ecological and hazard assessments and other relevant technical assessments for consideration of the Board. The proposed development parameters are as follows :

Zoning Area : 1.81ha  
Proposed Zoning : “R(E)1”  
Maximum PR : 0.8  
Building Height : 7 Storeys

##### *Site C2 : Southern portion (about 0.6 ha) (**Plans 4a, 4b and 4d**)*

- 5.5 Site C2 is a piece vacant private land overgrown with vegetation. The site was previously a breeding and roosting site for Greater Painted Snipe and other wetland-dependent birds. According to AFCD, the site has been abandoned and there is recently no record of the Greater Painted Snipe or



wetland-dependant birds of conservation importance. Nevertheless, AFCD considers that this piece of natural marsh land should be preserved as far as possible as this type of wetland habitat has been declining in the Kam Tin area. In order to preserve the conservation value of the area, it is proposed to rezone Site C2 from “OU(CDWEA)” to “CA”. DAFC advises that the site conditions have changed over time and the original breeding and roosting site in the area including the site has much reduced in size and the site has become fragmented<sup>5</sup>. As such, the potential for ecological enhancement may be limited and thus, leaving the site in natural state of the "CA" zone is appropriate. The proposed “CA” zone is in line with the “precautionary approach” and “no-net-loss in wetland” principle as the wetland will be preserved under the “CA” zone and there is no loss of wetland due to the proposed rezoning. There is a general presumption against development under this zone which would provide adequate protection for the ecological value of the wetland. As filling of land/pond or excavation of land may cause adverse drainage, environmental and ecological impacts on the areas, permission from the Board is required for such activities.

## 6. Technical Considerations

- 6.1 The recommendations of the review of the “U” and “OU(CDWEA)” zones are summarized in **Table 1** below. A total of 6 sites<sup>6</sup> have been identified for residential developments which would provide about 5,330 flats (subject to detailed design). Broad technical assessments have been conducted to confirm the feasibility of the proposed developments from risk aspect, visual and air ventilation considerations, and traffic, environmental and infrastructure aspects with due consideration on the provision of open space and GIC facilities in the area.

Table 1

Sites	Area (ha)	Proposed Zonings	Plot Ratio	Maximum Building Height	Estimated No. of Units*	Population*
A1	7.05	R(B)	1.0	3/12/23 Storeys	780	1,527
A2	3.22	R(B)1	1.2	13 Storeys	551	1,081
A5	4.38	R(E)	1.2	13 Storeys	751	1,471
A7	1.96	R(D)	0.4	3 Storeys	112	220
B1	17.09	CDA(1)	1.2	16 Storeys	2,930	6,199
C1	1.81	R(E)1	0.8	7 Storeys	206	435
<b>Total</b>	<b>35.51</b>		<b>N.A.</b>	<b>N.A.</b>	<b>5,330</b>	<b>10,934</b>

\* Based on the conceptual layouts and average flat size of 70m<sup>2</sup> (except Site A1 which is a completed residential development).

<sup>5</sup> The site and the nearby land previously zoned “AGR” on the Kam Tin North OZP were breeding and roosting site for Greater Painted Snipe. The completion of the Kam Tin Bypass has traversed the previous “AGR” zone and the site has become fragmented.

<sup>6</sup> The Riva, a residential development to be rezoned from “U” to “R(B)”, has been completed and included in the list of 6 sites.

### *Risk Aspect*

- 6.2 The major part of the “U” zone to the south of Kam Tin River and the “OU(CDWEA)” zone (**Plan 1a**) falls within the 1km CZ of the ATWTW, which is a PHI. To facilitate the proposed residential development in the government land at the Ha Ko Po site (i.e. Site A2), a hazard assessment (HA) has been carried out taking into account the planned population upon the proposed rezoning of the “U” and “OU(CDWEA)” zones. The HA confirms that the risks to the construction workers and residents of the proposed residential developments due to the on-site transport, storage and use of chlorine associated with the operation ATWTW is acceptable and the hazard assessment has been submitted to the Coordinating Committee on Land-use Planning and Control relating to PHI (CCPHI) for consideration and has been accepted by the relevant departments including Environmental Protection Department (EPD) and Civil Engineering and Development Department (CEDD). For the residential developments in the private land proposed as “R(D)”, “R(E)” and “R(E)1” zones (**Plan 1a**), the project proponent will be required to submit a HA at the planning application stage.

### *Visual Consideration*

- 6.3 The maximum building height for the proposed “CDA(1)”, “R(B)1”, “R(D)”, “R(E)” and “R(E)1” sites ranging from 3 storeys to 16 storeys (**Plan 1a**) are generally in keeping with the rural character of the area. Based on the conceptual layouts for the proposed “CDA(1)”, “R(B)1”, “R(E)” and “R(E)1” sites (**Plans 9a to 9d**), a visual appraisal (**Attachment VII**) with photomontages (**Plans 10a to 10f**) have been prepared to illustrate the possible visual impact of the potential development in “CDA(1)”, “R(B)1”, “R(E)” and “R(E)1” zones. In summary, the proposed residential developments in these zonings would not be incompatible with the low to medium-rise residential developments in the areas. The proposed residential developments would not cause adverse visual impacts and the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on this aspect. For the potential development in the proposed “R(D)” zone, no adverse visual impact is envisaged given developments in the “R(D)” zone would be restricted to a maximum building height of 3 storeys (9m) only.

### *Air Ventilation Consideration*

- 6.4 The surrounding area of the “U” and “OU(CDWEA)” zones mainly comprises low to medium-rise residential developments, village type developments and agricultural land/open ground. Based on the "Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation" (the Study), the annual prevailing wind mainly comes from the NE quadrant whilst the summer prevailing wind mainly comes from the SE and SW quadrants. Given there is ample air space for ventilation purpose and only low-density residential developments with PR ranging from 0.4 to 1.2 and building height ranging from 3 to 16 storeys are proposed for the respective zonings, it is not envisaged that the proposed amendments would result in major adverse impact on air ventilation in the area. Based on the conceptual layout for the proposed “CDA(1)”, “R(B)1”, “R(E)” and “R(E)1” zones (**Plans 9a to 9d**), building gaps with widths ranging from 10m to 40m could also be reserved in these zones to facilitate air ventilation. The potential development in the “R(D)” zone would

also be restricted to a maximum PR of 0.4 and a maximum building height of 3 storeys (9m) only. The project proponent of the residential developments in the proposed “CDA(1)”, “R(B)1”, “R(D)”, “R(E)” and “R(E)1” zones would be required to demonstrate that the residential developments would not cause adverse impact on air ventilation of the area at planning application stage or such requirement would be stipulated in the future lease / land grant.

*Traffic, Environmental and Infrastructure Aspects*

- 6.5 Based on the conceptual development schemes and the residential developments in the recently completed “R(B)” zone, the proposed “CDA(1)”, “R(B)”, “R(B)1”, “R(D)”, “R(E)” and “R(E)1” zones would provide about 5,330 flats to accommodate a population of about 10,934. The total planned population for Kam Tin North would be about 33,446.
- 6.6 Concerned government departments including EPD, Transport Department, WSD and Drainage Services Department have been consulted on the residential developments in the proposed “CDA(1)”, “R(B)”, “R(B)1”, “R(D)”, “R(E)” and “R(E)1” zones. The residential development would not cause any insurmountable problems on environmental, traffic, sewerage, drainage and water supplies aspects and the concerned government departments have no adverse comment on the proposed re-zonings. Since the sites in the proposed zonings are located close to West Rail, the planned NOL and major or local roads (including Tsing Long Highway, Kam Tin Bypass, Kam Tin Road and Castle Peak Road), EPD advises that the project proponent would be required to undertake noise impact assessment to address the railway and road traffic noise impacts for the future developments. EPD also advises that the project proponent would be required to undertake sewerage impact assessment and identify appropriate sewerage improvement measures to accommodate the increase in population. The requirements will be addressed at planning application stage or be stipulated in the future lease/land grant.

*Provision of Open Space and G/IC Facilities (Attachment VIII)*

- 6.7 Regarding the provision of open space in Kam Tin North, the district and local open space have been sufficiently provided in the district. There would be a surplus of about 5 ha planned local open space and about 1 ha planned district open space in the district.
- 6.8 As for the G/IC facilities provision, there will be deficit of about one primary school and two secondary schools. In this regard, a primary school site has been reserved in the “CDA(1)” zone at Cheung Chun San Tsuen and the shortfall can be further addressed by schools available in Yuen Long district. PlanD will explore with the Secretary for Education if the shortfall of school facilities could be addressed by provision in the adjoining area in the long term. Besides, there are deficits of 184 hospital beds, 3 kindergartens/nurseries and 3 Integrated Children and Youth Services Centres (ICYSC). The provision of such facilities would need to be carefully planned by the concerned bureaux/departments taking into account the development programme of the proposed developments. The premises-based G/IC facilities such as kindergarten/nursery and ICYSC could be incorporated in future developments/ redevelopment as appropriate. The relevant authorities/bureaux would review the provision of hospital facilities to meet the deficit at regional level.

**7. Imposition of building height (BH) restriction for “G/IC” and “OU(PFS)” (Plan 1b)**

In the Kam Tin North OZP, restrictions on development intensity and/or building height have already been included in most of the development zones, including “C”, “CDA”, “R(C)1”, “R(C)2”, “R(D)”, “V” and “I(D)”. A review has been taken to impose building height restrictions on the development zones including the “G/IC” and “OU(PFS)” zones currently without development restrictions. Appropriate building height restrictions are recommended for the respective “G/IC” and the “OU(PFS)” zones mentioned in paragraphs 8.17 and 8.18 below.

**8. Proposed Amendments to the Approved Kam Tin North OZP**

The proposed amendments to the approved OZP are shown on the draft Kam Tin North OZP No. S/YL-KTN/7A at **Attachment II**. Details of the amendment items are as follows:

**Item A1 (about 7.05ha) (Plans 2a to 2c)**

- 8.1 Rezoning of a recently completed residential development, i.e. ‘The Riva’, from “U” to “Residential (Group B)” (“R(B)”) zone with a total domestic GFA of 79,497m<sup>2</sup> and non-domestic GFA of 2,215m<sup>2</sup> and a maximum building height (BH) of 23 storeys, 12 storeys and 3 storeys.

**Item A2 (about 3.22ha) (Plans 2a, 2b and 2d)**

- 8.2 Rezoning of Ha Ko Po site from “U” and “C” to “R(B)1” zone with a maximum PR of 1.2 and a maximum BH restriction of 13 storeys for residential development.

**Item A3 (about 1.42ha) (Plans 2a, 2b and 2f)**

- 8.3 Rezoning a strip of land at the eastern fringe of the “U” along Kam Tin River from “U” to “OU(Amenity Area)” zone for provision of a proposed riverside promenade along Kam Tin River.

**Item A4 (about 0.16ha) (Plans 2a, 2b and 2g)**

- 8.4 Rezoning of the site at the eastern corner of the “U” zone from “U” to “G/IC” zone with a maximum BH restriction of 3 storeys for provision of G/IC facilities.

**Item A5 (about 4.38ha) (Plans 2a, 2b and 2h)**

- 8.5 Rezoning of a site to the immediate southwest of The Riva from “U” to “R(E)” zone with a maximum PR of 1.2 and maximum BH of 13 storeys for residential development.

**Item A6 (about about 2.52ha) (Plans 2a, 2b and 2i)**

- 8.6 Rezoning the areas adjoining Tsing Long Highway and its slip road from “U” to “OU(Amenity Area)” zone for amenity and landscape plantings purpose.

**Item A7 (about 1.96ha) (Plans 2a, 2b, 2j and 2k)**

- 8.7 Rezoning of an area to the west of Tsing Long Highway from “U” to “R(D)”

zone. Alteration or in-situ redevelopment of existing temporary structure/building in the “R(D)” zone would be subject to a maximum building area of 37.2m<sup>2</sup> and a maximum building height of 2 storeys (6m). For new development or redevelopment for residential use, it would be subject to a maximum PR of 0.4 and a maximum building height of 3 storeys (9m).

**Item A8 (about 1.56ha) (Plans 2a, 2b and 2l)**

- 8.8 Rezoning of an area to the west of Tsing Long Highway from “U” to “OU(PFS)” zone with maximum BH of 1 storey to reflect the as-built situation.

**Item A9 (about 703m<sup>2</sup>) (Plans 2a, 2b and 2e)**

- 8.9 Rezoning of two sites adjoining the “C” zone to the north of the West Rail from “U” zone to “C” zone to rationalize the boundaries with the adjoining zones and the relevant lots.

**Item A10 (about 0.36ha) (Plans 2a, 2b and 2f)**

- 8.10 Designation of a non-building area under the “C” zone at the eastern boundary near Kam Tin River for provision of a riverside promenade.

**Item B1 (about 17.09ha) (Plans 3a, 3b and 3c)**

- 8.11 Rezoning of an area to the south of Sha Po Tsuen near Cheung Chun San TSuen from “U” to “CDA(1)” zone with maximum PR of 1.2 and maximum BH of 16 storeys for comprehensive residential development.

**Item B2 (about 0.85ha) (Plans 3a, 3b and 3d)**

- 8.12 Rezoning of an area to the east of the planned NOL from “U” to “AGR” zone as an extension of the adjoining “AGR” zone to the east.

**Item B3 (about 0.7ha) (Plans 3a, 3b and 3f)**

- 8.13 Rezoning of an area adjoining the AFCD Fishery Research Station (FRS) from “U” to “G/IC” zone with maximum BH of 1 storey for future expansion of the FRS or other appropriate G/IC facilities.

**Item B4 (about 1.37ha) (Plans 3a, 3b and 3e)**

- 8.14 Rezoning of an area to the west of the planned NOL from “U” to “CA” zone for conservation purpose.

**Item C1 (about 1.81ha) (Plans 4a, 4b and 4c)**

- 8.15 Rezoning of a site to the north of Kam Tin Bypass from “OU(CDWEA)” to “R(E)1” zone with a maximum PR of 0.8 and a maximum BH of 7 storeys for residential development.

**Item C2 (about 0.6ha) (Plans 4a, 4b and 4d)**

- 8.16 Rezoning of a site to the south of Kam Tin Bypass from “OU(CDWEA)” to “CA” zone for conservation purpose.

**Items D1, D2, D3, D4, D5 and D6 (Plan 1b)**

- 8.17 Imposition of BH restrictions on the following sites zoned “G/IC” to reflect the as-built situation or planned G/IC development:

- (a) Item D1: Fung Kat Heung Portal (about 2,370 m<sup>2</sup>) (**Plans 6a to 6c**) – BH restriction of 1 storey

The Fung Kat Heung Portal has been allocated to Water Supplies Department (WSD) under a Permanent Government Land Allocation (GLA-YL184) since 10.11.1998. There is currently no building on site but the Engineering Conditions governing the site restricts a height limit of the structure erected on site to not more than 10.7m above the mean formation level. The site will be subject to a BH restriction of 1 storey.

- (b) Item D2: AFCD Fishery Research Station (about 23,188 m<sup>2</sup>) (**Plans 7a to 7c**) – BH restriction of 1 storey

The proposed BH restriction reflects the as-built situation.

- (c) Item D3: Kam Tin Low Flow Pumping Station (about 4,291 m<sup>2</sup>) (**Plans 8a to 8c**) – BH restriction of 2 storeys

The proposed BH restriction reflects the as-built situation.

- (d) Item D4: The Salvation Army Kam Tin Integrated Service Centre (about 3,006 m<sup>2</sup>) (**Plans 8a to 8c**) – BH restriction of 5 storeys

The Salvation Army Kam Tin Integrated Service Centre is currently under a lease for Lot No. 2066 in D.D. 109. The proposed BH restriction reflects the as-built development on site and the lease restrictions.

- (e) Items D5 and D6 : The existing Kam Tin Clinic (about 5,836 m<sup>2</sup>) (Item D5) and adjoining area to the east and southwest (about 7,262 m<sup>2</sup>) (Item D6) (**Plans 5a to 5c**) – BH restrictions of 2 and 3 storeys respectively

The proposed BH restrictions reflect the as-built situation of the existing clinic and a proposed Kam Tin Pat Heung Sports Centre located to the immediate east of the existing clinic.

Item E (about 3,145 m<sup>2</sup>) (**Plans 5a, 5b and 5d**)

- 8.18 Imposition of BH restriction of 1 storey on the “OU(PFS)” zone to reflect the as-built situation and the restriction under lease

**9. Proposed Amendments to the Notes of the OZP (Attachment II)**

The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarized as follows:

9.1 “R(B)” zone

R(B)

- (a) Incorporation of a new set of Notes for the “R(B)” zone with stipulation of domestic Gross Floor Area (GFA) not exceeding 79,497m<sup>2</sup>,

non-domestic GFA not exceeding 2,215m<sup>2</sup> and building height (BH) as stipulated on the Plan with minor relaxation clause for GFA and BH restrictions;

R(B)1

- (b) Incorporation of a new set of Notes for the “R(B)1” zone with stipulation of PR restriction of 1.2 and maximum BH of 13 storeys with minor relaxation clause for restrictions of PR and BH;

9.2 “R(E)” zone

R(E)

- (c) Incorporation of a new set of Notes for the “R(E)” zone with stipulation of PR restriction of 1.2 and maximum BH of 13 storeys with minor relaxation clause for PR and BH restrictions;

R(E)1

- (d) Incorporation of a new set of Notes for the “R(E)1” zone with stipulation of PR restriction of 0.8 and maximum BH of 7 storeys with minor relaxation clause for restrictions of PR and BH;

9.3 “CDA” zone

CDA(1)

- (e) To include a “CDA(1)” sub-zone with stipulation of PR restriction of 1.2 and maximum BH of 16 storeys with minor relaxation clause for restrictions of PR and BH;

9.4 “R(D)”

- (f) Incorporation of a remark in the Notes for the “R(D)” zone to stipulate that for land not previously falling within the “R(D)” zone, any filling of pond or excavation of land would require planning permission;

9.5 “G/IC”

- (g) Incorporation of a remark in the Notes for the “G/IC” zone to stipulate that developments would be subject to maximum BH (in terms of number of storeys) as indicated on the OZP with minor relaxation exemption clauses for the BH restriction;

9.6 “OU(PFS)”

- (h) Incorporation of a remark in the Notes for the “OU(PFS)” zone to stipulate that developments would be subject to maximum BH of one storey as indicated on the OZP with minor relaxation clause for the BH restriction;

9.7 “AGR”

- (i) Incorporation of a remark in the Notes for the “AGR” zone to stipulate

that for land not previously falling within the “AGR” zone, any filling of land/pond and excavation of land would require planning permission;

9.8 “CA”

- (j) Incorporation of a remark in the Notes for the “CA” zone to stipulate that for land not previously falling within the “CA” zone, any filling of land/pond and excavation of land would require planning permission;

9.9 “C”

- (k) Incorporation of a remark in the Notes for the “C” zone to include a minor relaxation clause for a non-building area as indicated on the OZP;

9.10 “I(D)”

- (l) To revise the user term ‘Concrete Batching Plant’ to ‘Asphalt Plant/Concrete Batching Plant’ in Column 2 of the Notes for the “I(D)” zone to be in line with the revised Master Schedule of Notes;

9.11 “OU(Amenity Area)”

- (m) Incorporation of a new set of Notes for the “OU(Amenity Area)” zone.

9.12 “OU(CDWEA)”

- (n) The Notes for the “OU(CDWEA)” has been deleted.

**10. Revision to the ES of the OZP (Attachment IV)**

The 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 various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

**11. Plan Number**

Upon gazetting, the Kam Tin North OZP will be renumbered as S/YL-KTN/8.

**12. Consultation**

12.1 The proposed amendments have been circulated to the following Government bureau / departments and their comments (if any) have been incorporated into the proposed amendments to the OZP as appropriate :

- (a) Secretary for Development;



- (b) Secretary for Education;
- (c) Secretary for Security;
- (d) Chief Architect/Central Management Division 2, Architectural Services Department;
- (e) Chief Building Surveyor/New Territories West, Buildings Department;
- (f) Chief Engineer/Development(2), WSD;
- (g) Chief Engineer/Mainland North, DSD;
- (h) Chief Estate Surveyor/Railway Development, LandsD;
- (i) Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department;
- (j) Chief Highway Engineer/NTW, Highways Department;
- (k) Chief Town Planner/Urban Design & Landscape, PlanD;
- (l) Commissioner for Transport;
- (m) Commissioner of Police;
- (n) Director of Agriculture, Fisheries and Conservation;
- (o) Director of Electrical and Mechanical Services;
- (p) Director of Environmental Protection;
- (q) Director General of Civil Aviation;
- (r) Director of Fire Services;
- (s) Director of Health;
- (t) D of Social Welfare;
- (u) Director of Leisure and Cultural Services;
- (v) District Lands Officer/Yuen Long, Lands Department;
- (w) District Officer (Yuen Long), Home Affairs Department; and
- (x) Project Manager (New Territories West), CEDD.

12.2 The Yuen Long District Council and Kam Tin Rural Committee will be consulted during the exhibition period of the draft Kam Tin North OZP No. S/YL-KTN/8 for public inspection under section 5 of the Ordinance.

### 13. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Kam Tin North OZP No. S/YL-KTN/7 and that the draft Kam Tin North OZP No. S/YL-KTN/7A (to be renumbered as S/YL-KTN/8) at **Attachment II** and its Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Kam Tin North OZP No. S/YL-KTN/7A (to be renumbered as S/YL-KTN/8) as an expression of the planning intention and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the draft OZP.

**14. Attachments**

<b>Attachment I</b>	Approved Kam Tin North OZP No. S/YL-KTN/7 (reduced to A3 size)
<b>Attachment II</b>	Draft Kam Tin North OZP No. S/YL-KTN/7A
<b>Attachment III</b>	Notes of the draft Kam Tin North OZP No. S/YL-KTN/7A
<b>Attachment IV</b>	Explanatory Statement of the draft Kam Tin North OZP No. S/YL-KTN/7A
<b>Attachment V</b>	Master Layout Plan of The Riva (under application No. A/YL-KTN/319-2)
<b>Attachment VI</b>	Master Layout Plan of the Sha Po Development (under application No. A/YL-KTN/118-2)
<b>Attachment VII</b>	Visual Appraisal in relation to Proposed amendments to Kam Tin North OZP
<b>Attachment VIII</b>	Provision of Major GIC Facilities in Kam Tin North
<b>Plans 1a and b</b>	Overview of Proposed Amendment Items
<b>Plan 1c</b>	Aerial Photo for the area covered by the Proposed Amendment Items
<b>Plan 2a</b>	Site Plan of the “U” zone to the south of Kam Tin River
<b>Plan 2b</b>	Aerial Photo of the “U” zone to the south of Kam Tin River
<b>Plan 2c</b>	Site Photos of Site A1 - completed development of The Riva
<b>Plan 2d</b>	Site Photos of Site A2 - the proposed residential site at Ha Ko Po
<b>Plan 2e</b>	Site Photos of Site A9 - the area adjoining the “C” zone to be rezoned from “U” to “C”
<b>Plan 2f</b>	Site Photos of Sites A3 and A10 - the waterfront promenade along Ko Po Road and the non-building area in “C” zone
<b>Plan 2g</b>	Site Photos of Site A4 - the undesignated “G/IC” zone
<b>Plan 2h</b>	Site Photos of Site A5 - the area to the south of The Riva to be rezoned “R(E)”
<b>Plan 2i</b>	Site Photos of Site A6 - the amenity area along Tsing Long

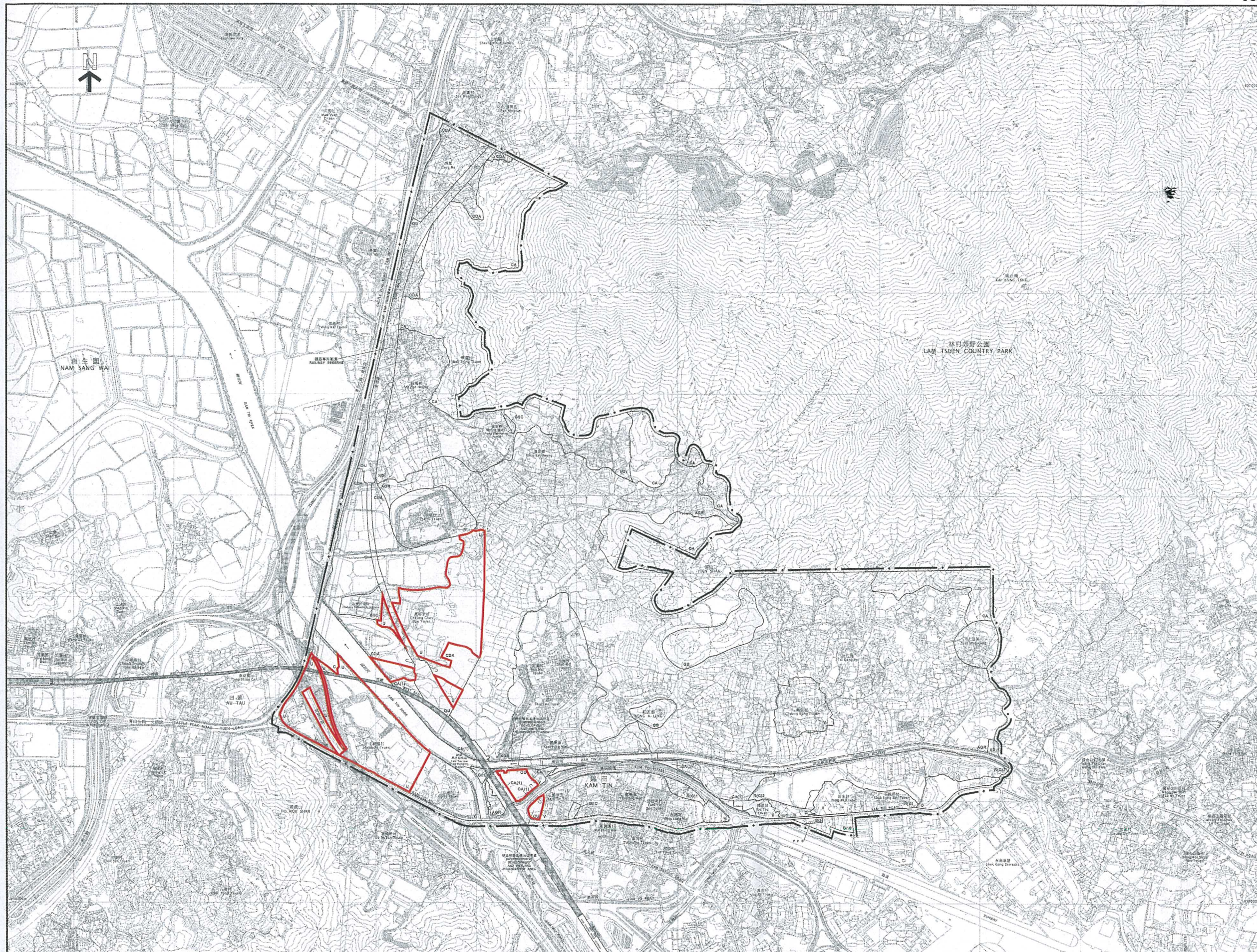
Highway

<b>Plan 2j and k</b>	Site Photos of Site A7 - the temporary structures at the proposed “R(D)” zone
<b>Plan 2l</b>	Site Photos of Site A8 - the existing PFS to be rezoned to “OU(PFS)”
<b>Plan 3a</b>	Site Plan of the “U” zone to the north of Kam Tin River
<b>Plan 3b</b>	Aerial Photo of the “U” zone to the north of Kam Tin River
<b>Plan 3c</b>	Site Photos of Site B1 - the proposed “CDA(1)” zone
<b>Plan 3d</b>	Site Photos of Site B2 - the existing pond proposed as “AGR” zone
<b>Plan 3e</b>	Site Photos of Site B4 - the proposed “CA” zone and the nearby meander
<b>Plan 3f</b>	Site Photos of Site B3 - the proposed “G/IC” zone
<b>Plan 4a</b>	Site Plan of Sites C1 and C2 - the site bounded by West Rail and Kam Tin River and on both sides of Kam Tin Bypass
<b>Plan 4b</b>	Aerial Photo of Sites C1 and C2 - the site bounded by West Rail and Kam Tin River and on both sides of Kam Tin Bypass
<b>Plan 4c</b>	Site Photos of Site C1 - the site bounded by West Rail, Kam Tin River and north of Kam Tin Bypass
<b>Plan 4d</b>	Site Photos of Site C2 - the site bounded by Kam Tin Bypass and Kam Tin Road
<b>Plan 5a</b>	Site Plan of Sites D5, D6 and E - the “G/IC” and “OU(PFS)” zones south of Kam Tin Road
<b>Plan 5b</b>	Aerial Photo of Sites D5, D6 and E - the “G/IC” and “OU(PFS)” zones south of Kam Tin Road
<b>Plans 5c and 5d</b>	Site Photos of Sites D5, D6 and E - the “G/IC” and “OU(PFS)” zones
<b>Plan 6a</b>	Site Plan of Site D1 - the “G/IC” zone at the Fung Kut Heung Portal
<b>Plan 6b</b>	Aerial Photo of Site D1 - the “G/IC” zone at the Fung Kut Heung Portal
<b>Plan 6c</b>	Site Photos of Site D1 - the “G/IC” zone at the Fung Kut Heung Portal

<b>Plan 7a</b>	Site Plan of Site D2 - the “G/IC” zone at the AFCD Fisheries Research Station
<b>Plan 7b</b>	Aerial Photo of Site D2 - the “G/IC” zone at the AFCD Fisheries Research Station
<b>Plan 7c</b>	Site Photos of Site D2 - the “G/IC” zone at the AFCD Fisheries Research Station
<b>Plan 8a</b>	Site Plan of Sites D3 and D4 - the “G/IC” zone for the Kam Tin Low Flow Pumping Station and the Salvation Army Home for the Elderly and Kindergarten
<b>Plan 8b</b>	Aerial Photo of Sites D3 and D4 - the “G/IC” zone for the Kam Tin Low Flow Pumping Station and the Salvation Army Home for the Elderly and Kindergarten
<b>Plan 8c</b>	Site Photos of Sites D3 and D4 - the “G/IC” zone for the Kam Tin Low Flow Pumping Station and the Salvation Army Home for the Elderly and Kindergarten
<b>Plans 9a to 9d</b>	Proposed Conceptual Layout Plans for the “R(B)1”, “R(E)”, “CDA(1)” and “R(E)1” zones
<b>Plans 10a to 10f</b>	Photomontages for the “R(B)1”, “R(E)”, “CDA(1)” and “R(E)1” zones

**PLANNING DEPARTMENT**  
**APRIL 2014**



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP C)	R(C)	住宅(丙類)
RESIDENTIAL (GROUP D)	R(D)	住宅(丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL (GROUP D)	IND	工業(丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COMMUNICATIONS		交通
WEST RAIL AND STATION		西鐵及車站
WEST RAIL AND STATION (UNDERGROUND)		西鐵及車站(地下)
WEST RAIL AND STATION (ELEVATED)		西鐵及車站(高架)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
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	大約面積及百分比 APPROXIMATE AREA & % 公頃 HECTARES	% 百分比	用途
COMMERCIAL	1.43	0.25	商業
COMPREHENSIVE DEVELOPMENT AREA	40.36	6.74	綜合發展區
RESIDENTIAL (GROUP C)	19.29	3.05	住宅(丙類)
RESIDENTIAL (GROUP D)	5.80	0.97	住宅(丁類)
VILLAGE TYPE DEVELOPMENT	30.17	13.38	鄉村式發展
INDUSTRIAL (GROUP D)	37.17	6.21	工業(丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	4.60	0.77	政府、機構或社區
OPEN SPACE	4.46	0.74	休憩用地
OTHER SPECIFIED USES	19.48	3.26	其他指定用途
UNDETERMINED	42.34	7.07	未決定用途
AGRICULTURE	228.64	36.20	農業
GREEN BELT	10.49	1.75	綠化地帶
CONSERVATION AREA	67.39	11.25	自然保育區
DRAINAGE CHANNEL	14.70	2.45	排水道
MAJOR ROAD ETC.	23.41	3.92	主要道路等
TOTAL PLANNING SCHEME AREA	599.00	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31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 31 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錦田北分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KAM TIN NORTH - OUTLINE ZONING PLAN

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

規劃署運籌城市規劃委員會指示製備  
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/YL-KTN/7





圖例		NOTATION	地帶
ZONES			
COMMERCIAL	C		商業
COMPREHENSIVE DEVELOPMENT AREA	CDA		綜合發展區
RESIDENTIAL (GROUP B)	R(B)		住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)		住宅 (丙類)
RESIDENTIAL (GROUP D)	R(D)		住宅 (丁類)
RESIDENTIAL (GROUP E)	R(E)		住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	V		鄉村式發展
INDUSTRIAL (GROUP D)	I(D)		工業 (丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC		政府、機構或社區
OPEN SPACE	O		休憩用地
OTHER SPECIFIED USES	OU		其他指定用途
OTHER SPECIFIED USES (AMENITY AREA)	OU(A)		其他指定用途 (美化市容地帶)
AGRICULTURE	AGR		農業
GREEN BELT	GB		綠化地帶
CONSERVATION AREA	CA		自然保育區
COMMUNICATIONS			交通
RAILWAY AND STATION			鐵路及車站
RAILWAY AND STATION (UNDERGROUND)			鐵路及車站 (地下)
RAILWAY AND STATION (ELEVATED)			鐵路及車站 (高架)
MAJOR ROAD AND JUNCTION			主要道路及路口
ELEVATED ROAD			高架道路
MISCELLANEOUS			其他
BOUNDARY OF PLANNING SCHEME			規劃範圍界線
DRAINAGE RESERVE			排水專用範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY			建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)			最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)			最高層數目
PETROL FILLING STATION			加油站
NON-BUILDING AREA			非建築用地

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	1.50	0.25	商業
COMPREHENSIVE DEVELOPMENT AREA	57.46	9.59	綜合發展區
RESIDENTIAL (GROUP B)	10.27	1.71	住宅 (乙類)
RESIDENTIAL (GROUP C)	18.29	3.05	住宅 (丙類)
RESIDENTIAL (GROUP D)	7.79	1.30	住宅 (丁類)
RESIDENTIAL (GROUP E)	6.19	1.03	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	80.17	13.38	鄉村式發展
INDUSTRIAL (GROUP D)	37.17	6.21	工業 (丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	5.46	0.91	政府、機構或社區
OPEN SPACE	4.45	0.74	休憩用地
OTHER SPECIFIED USES	18.64	3.11	其他指定用途
OTHER SPECIFIED USES (AMENITY AREA)	3.96	0.66	其他指定用途 (美化市容地帶)
AGRICULTURE	229.89	38.35	農業
GREEN BELT	10.49	1.75	綠化地帶
CONSERVATION AREA	89.35	14.56	自然保育區
DRAINAGE CHANNEL	14.70	2.45	排水道
MAJOR ROAD ETC.	23.42	3.93	主要道路等
TOTAL PLANNING SCHEME AREA	599.00	100.00	規劃範圍總面積

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

核准圖編號 S/YL-KTN/7 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/YL-KTN/7

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE		按照城市規劃條例第5條 展示的修訂
AMENDMENT ITEMS A1,A2		修訂項目 A 1, A 2 項
AMENDMENT ITEM A10		修訂項目 A 10 項
AMENDMENT ITEMS A3,A6,A8		修訂項目 A 3, A 6, A 8 項
AMENDMENT ITEMS A4,B3		修訂項目 A 4, B 3 項
AMENDMENT ITEM A5		修訂項目 A 5 項
AMENDMENT ITEM A7		修訂項目 A 7 項
AMENDMENT ITEM A9		修訂項目 A 9 項
AMENDMENT ITEM B1		修訂項目 B 1 項
AMENDMENT ITEM B2		修訂項目 B 2 項
AMENDMENT ITEM B4		修訂項目 B 4 項
AMENDMENT ITEM C1		修訂項目 C 1 項
AMENDMENT ITEM C2		修訂項目 C 2 項
AMENDMENT ITEMS D1,D2,D3,D4,D5,D6		修訂項目 D 1, D 2, D 3, D 4, D 5, D 6 項
AMENDMENT ITEM E		修訂項目 E 項

(參看附表)  
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的錦田北分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KAM TIN NORTH - OUTLINE ZONING PLAN

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

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

圖則編號  
PLAN No. S/YL-KTN/7A



APPROVED DRAFT KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/7A

(Being an Approved ~~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"; *and* "Conservation Area (1)" ~~and "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement 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"; *and* "Conservation Area (1)" ~~and "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement 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"; **and** "Conservation Area (1)" and ~~"Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement 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"; **and** "Conservation Area (1)" and ~~"Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area"~~, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

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

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

~~(13) In the "Undetermined" zone, all uses or developments except those specified in~~

~~paragraphs (8) and (11)(a) above require permission from the Town Planning Board.~~

- (1413) 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* Kam Tin North  
Outline Zoning Plan No. S/YL-KTN/7A

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	3
<b>RESIDENTIAL (GROUP B)</b>	<b>6</b>
RESIDENTIAL (GROUP C)	68
RESIDENTIAL (GROUP D)	810
<b>RESIDENTIAL (GROUP E)</b>	<b>12</b>
VILLAGE TYPE DEVELOPMENT	<del>10</del> 14
INDUSTRIAL (GROUP D)	<del>12</del> 16
GOVERNMENT, INSTITUTION OR COMMUNITY	<del>14</del> 18
OPEN SPACE	<del>15</del> 20
OTHER SPECIFIED USES	
Comprehensive Development and Wetland Enhancement Area	<del>16</del>
Railway Reserve	<del>19</del> 24
Petrol Filling Station	<del>20</del> 25
<i>Amenity</i>	<b>26</b>
AGRICULTURE	<del>21</del> 27
GREEN BELT	<del>23</del> 29
CONSERVATION AREA	<del>25</del> 31
CONSERVATION AREA (1)	<del>27</del> 33

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Education Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Government Refuse Collection Point Hospital Office Petrol Filling Station

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping center serving the neighbourhood.

(Please see next page)

COMMERCIAL (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 0.8, a maximum site coverage of 30% and a maximum building height of 7 storeys including 1 storey of basement, 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, site coverage and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) *Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Eating Place Educational Institution Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Institutional Use (not elsewhere specified) Library Market Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

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

Remarks

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (x) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (xi) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) For the "Comprehensive Development Area" zone in Sha Po and near Cheung Chun San Tsuen, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 345,400m<sup>2</sup>, a maximum non-domestic gross floor area of 10,000m<sup>2</sup> and a maximum building height of 14 storeys.
- (d) For the "Comprehensive Development Area" zone in Long Ha, 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 4 storeys.
- (e) *For the "Comprehensive Development Area (1)" zone at Cheung Chun San Tsuen, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.2 and a maximum building height in terms of number of storeys as stipulated on the Plan.*
- (ef) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area and building height restrictions stated in paragraphs (c), and ~~(d)~~ *to (e)* above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (fg) In determining the maximum plot ratio/gross floor area for the purposes of paragraphs (c), and ~~(d)~~ *to (e)* above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room; *and* caretaker's office, *or* ~~and~~ caretaker's quarters, ~~or~~ *and* recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.



**RESIDENTIAL (GROUP B)**

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

**Planning Intention**

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

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

**Remarks**

- (a) *On land designated "Residential (Group B)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 79,497m<sup>2</sup>, a maximum non-domestic gross floor area of 2,215m<sup>2</sup> and the maximum building height in terms of number of storeys as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.*
- (b) *On land designated "Residential (Group B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.2 and the maximum building height in terms of number of storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.*
- (c) *In determining the maximum number of storey(s) for the purposes of paragraphs (a) and (b) above, any basement floor(s) may be disregarded.*
- (d) *In determining the maximum GFA/plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, 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.*
- (e) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

RESIDENTIAL (GROUP 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	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Institutional Use (not elsewhere specified)
	Library
	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) On land designated "Residential (Group C) 1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.8, a maximum site coverage of 40% and a maximum building height of 4 storeys (12m), or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) On land designated "Residential (Group C) 2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, *and* caretaker's office, or ~~and~~ caretaker's quarters, ~~or~~ *and* recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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 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<sup>2</sup> 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' uses, other than those to which paragraph (a) above shall apply, 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).
- (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) ***On land previously falling within the "Residential (Group D)" zone on the Kam Tin North OZP No. S/YL-KTN/7, 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.***
- (f) ***On land not previously falling within the "Residential (Group D)" zone on the Kam Tin North OZP No. S/YL-KTN/7, as set out in paragraph (e) above, any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.***

**RESIDENTIAL (GROUP E)**

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

**Planning Intention**

***This zone is intended for residential development with the provision of environmental mitigation measures. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental constraints.***

(Please see next page)

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

**Remarks**

- (a) *On land designated "R(E)", no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.2 and a maximum building height in terms of number of storeys as stipulated on the Plan or the plot ratio and height of the existing building, whichever is the greater.*
- (b) *On land designated "R(E)1", no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.8 and a maximum building height in terms of number of storeys as stipulated on the Plan or the plot ratio and height of the existing building, whichever is the greater.*
- (c) *In determining the maximum number of storey(s) for the purposes of paragraphs (a) and (b) above, any basement floor(s) may be disregarded.*
- (d) *In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, 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.*
- (e) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*



VILLAGE TYPE DEVELOPMENT

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

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

Eating Place  
Library  
School  
Shop and Services

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the 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.

INDUSTRIAL (GROUP D)

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

Planning Intention

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

(Please see next page)

INDUSTRIAL (GROUP D) (cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the 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, site coverage and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Firing Range
Government Use (not elsewhere specified)	Flat
Hospital	Funeral Facility
Institution Use (not elsewhere specified)	Helicopter Landing Pad
Library	Holiday Camp
Market	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	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.

(please see next page)

**GOVERNMENT, INSTITUTION OR COMMUNITY**

**Remarks**

- (a) *No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (b) *In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.*
- (c) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

OPEN SPACE

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

Planning Intention

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

Remarks

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

OTHER SPECIFIED USES

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

For "Comprehensive Development and Wetland Enhancement Area" only

Agricultural Use (Fish Pond Culture only)	Eating Place
Nature Reserve	Field Study/Education/Visitor Centre
Wetland Habitat	Flat
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	House (other than New Territories — — Exempted House) —
	Nature Trail
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Religious Institution
	School
	Shop and Services
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended for conservation and enhancement of ecological value and functions of the existing wetland through consideration of application for development or redevelopment under the "private-public partnership approach". Low density private residential or passive recreational development within this zone in exchange for committed long term conservation and management of the existing wetland within the development site may be permitted subject to the "no net loss in wetland" principle and planning permission from the Town Planning Board.

(Please see next page)



OTHER SPECIFIED USES (cont'd)

For "Comprehensive Development and Wetland Enhancement Area" only (cont'd)

Remarks

- (a) ~~Application for permission of use or development shall be in the form of a comprehensive development scheme with minimum filling of wetland and no decline in the wetland function within and near the development site. An applicant shall prepare a layout plan and other documents showing the following information for consideration of the Town Planning Board:~~
- ~~(i) the proposed land uses, development parameters, the nature, position and heights of all buildings to be erected in the area;~~
  - ~~(ii) a wetland habitat creation plan and a wetland conservation and enhancement scheme, including their detailed design, wetland buffer proposals, a long term maintenance and management plan, and monitoring and implementation mechanism;~~
  - ~~(iii) an environmental impact study report, including but not limiting to an ecological impact assessment and a visual impact assessment, to examine any possible environmental, ecological and visual problems that may be caused to or by the proposed development during construction and after completion and the proposed mitigation measures to tackle them;~~
  - ~~(iv) landscape proposals;~~
  - ~~(v) a traffic impact study report to examine any possible traffic problems that may be caused by the proposed development and the proposed measures to tackle them;~~
  - ~~(vi) a drainage and sewerage impact study report to examine any possible flooding, drainage, sewerage and associated problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;~~
  - ~~(vii) programming, phasing and implementation schedule of each component of the proposed development (including the wetland conservation and enhancement scheme); and~~
  - ~~(viii) such other information as may be required by the Town Planning Board.~~

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Comprehensive Development and Wetland Enhancement Area" only (cont'd)

Remarks (cont'd)

- (b) ~~The "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area" ("OU(CDWEA)") zone comprising two portions of land separated by Kam Tin Bypass to the west of Kam Tin Shi is intended for integrated development in a comprehensive manner. The layout plan referred to in paragraph (a) above shall cover the entire "OU(CDWEA)" zone. Any building development shall be located on the northern portion of the zone to the north west of Kam Tin Bypass. The southern portion of the zone to the south east of Kam Tin Bypass shall be enhanced as a wetland reserve.~~
- (c) ~~No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 7 storeys (+26mPD) including car park.~~
- (d) ~~In determining the maximum plot ratio for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as 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 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.~~

OTHER SPECIFIED USES (cont'd)

---

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

---

For "Railway Reserve" only

Railway Reserve

Government Use  
Public Utility Installation  
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for railway development.

(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 *development* of petrol filling station.

Remarks

- (a) *No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (b) *In determining the maximum number of storey for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.*
- (c) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

**For "Amenity Area" only**

***Amenity Planting***

***Government Use***

***Public Utility Installation***

***Utility Installation for Private Project***

**Planning Intention**

***This zone is intended primarily for the provision of landscaping and planting to enhance the environment.***

AGRICULTURE

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

Planning Intention

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

Remarks

- (a) *On land previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.*

(Please see next page)

AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) ***On land previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, 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 Kam Tin North Outline Zoning Plan No. S/YL-KTN/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:***
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
  - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.
- (c) ***On land not previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, as set out in paragraphs (a) and (b) above, any filling of pond/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 Kam Tin North Outline Zoning Plan No. S/YL-KTN/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:***
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
  - (i) 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
<p>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</p>	<p>Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range Flat Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project</p>

(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)	Barbecue Spot
Country Park *	Field Study/Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
Nature Trail	Government Use (not elsewhere specified)
On-Farm Domestic Structure	Holiday Camp
Wild Animals Protection Area	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

- \* 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.

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.

(Please see next page)

CONSERVATION AREA (cont'd)

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) ***On land previously falling within the "Conservation Area" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, 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.***
- (c) ***On land not previously falling within the "Conservation Area" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.***

CONSERVATION AREA (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Nature Reserve Wetland Habitat Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use Nature Trail Public Utility Installation Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to conserve the ecological value of wetland. There is a general presumption against development in this zone. The primary intention is to discourage development unless it is required to support the conservation of the wetland or the development is an essential infrastructure project with overriding public interest.

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, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

~~APPROVED~~ **DRAFT** KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/7A

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT  
APPROVED *DRAFT* KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/74

<u>CONTENTS</u>	<u>PAGE</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	23
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	34
6. POPULATION	45
7. OPPORTUNITIES AND CONSTRAINTS	45
8. GENERAL PLANNING INTENTION	56
9. LAND-USE ZONINGS	
9.1 Commercial	67
9.2 Comprehensive Development Area	67
<b>9.3 Residential (Group B)</b>	<b>8</b>
<b>9.34</b> Residential (Group C)	<b>79</b>
<b>9.45</b> Residential (Group D)	<b>810</b>
<b>9.6 Residential (Group E)</b>	<b>10</b>
<b>9.57</b> Village Type Development	<b>811</b>
<b>9.68</b> Industrial (Group D)	<b>912</b>
<b>9.79</b> Government, Institution or Community	<b>1013</b>
<b>9.810</b> Open Space	<b>1013</b>
<b>9.911</b> Other Specified Uses	
Comprehensive Development and Wetland Enhancement Area	<del>10</del>
Railway Reserve	1215
Petrol Filling Station	1215
Amenity	15
<b>9.1012</b> Undetermined	<del>12</del>
<b>9.1112</b> Agriculture	1316
<b>9.1213</b> Green Belt	1317
<b>9.1314</b> Conservation Area	1317
<b>9.1415</b> Conservation Area (1)	1418
10. TRANSPORT AND COMMUNICATION	1518
11. UTILITY SERVICES	1519
12. IMPLEMENTATION	1620
13. PLANNING CONTROL	1721

APPROVED *DRAFT* KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/74

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/74. 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 draft Kam Tin North OZP was previously included in the Kam Tin North Interim Development Permission Area (IDPA) Plan and Kam Tin North Development Permission Area (DPA) Plan.
- 2.2 On 5 October 1990, the Kam Tin North IDPA Plan No. IDPA/YL-KTN/1 prepared by the Director of Planning was notified in the Gazette.
- 2.3 On 12 July 1991, the draft Kam Tin North DPA Plan No. DPA/YL-KTN/1 including land previously within the IDPA Plan was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). On 26 April 1994, the draft Kam Tin North DPA Plan was approved by the then Governor in Council under section 9(1)(a) of the Ordinance and renumbered as DPA/YL-KTN/2.
- 2.4 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 Kam Tin North area.
- 2.5 On 17 June 1994, the draft Kam Tin North OZP No. S/YL-KTN/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended once under section 7 of the Ordinance. On 22 February 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kam Tin North OZP, which was subsequently renumbered as S/YL-KTN/3.
- 2.6 On 17 February 2004, the CE in C referred the approved Kam Tin North OZP No. S/YL-KTN/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 27

February 2004 under section 12(2) of the Ordinance. *The OZP was subsequently amended three times and exhibited under section(s) 5, 6(7) or 7 of the Ordinance. On 31 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kam Tin North OZP, which was subsequently renumbered as S/YL-KTN/7.*

- 2.7 — On 17 December 2004, the draft Kam Tin North OZP No. S/YL-KTN/4, incorporating mainly amendments to rezone an area near Kam Tin Shi from “Agriculture” to “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area”, to rezone the wetland compensation areas along the West Rail and Kam Tin Bypass to “Conservation Area (1)” and to rezone two sites occupied by an existing waterworks portal and a pumping station to “Government, Institution or Community”; consequential amendments arising from the incorporation of Kam Tin Bypass in the OZP; as well as the amendments to the Notes of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board and relaxation of the site coverage control of the “Residential (Group C) 1” and “Residential (Group C) 2” zones, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, one objection was received. After giving preliminary and further considerations to the objection, the Board decided not to propose any amendment to the OZP to meet it.
- 2.8 — On 1 April 2005, the draft Kam Tin North OZP No. S/YL-KTN/5, 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 exhibition period, one valid objection was received. On 21 April 2006, the Board gave further consideration to the objection and decided to propose an amendment to partially meet the objection by amending the Remarks in the Notes for the “Agriculture” zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.
- 2.9 — On 9 December 2005, the draft Kam Tin North OZP No. S/YL-KTN/6, incorporating amendment to the definition of “existing building” in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.10 — On 31 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kam Tin North OZP, which was subsequently renumbered as S/YL-KTN/7. On 10 November 2006, the approved Kam Tin North OZP No. S/YL-KTN/7 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.



- 2.7 *On 3 May 2011, the CE in C referred the approved Kam Tin North OZP No. S/YL-KTN/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 20 May 2011 under section 12(2) of the Ordinance.*
- 2.8 *On XX.XX.2014, the draft Kam Tin North OZP No. S/YL-KTN/7A (the Plan), incorporating mainly amendments to rezone areas under "Undetermined" zone to "Commercial", "Comprehensive Development Area (I)", "Residential (Group B)" ("R(B)"), "R(B)1", "Residential (Group D)", "Residential (Group E)" ("R(E)"), "Other Specified Uses" annotated "Amenity Area" ("OU(Amenity Area)"), "OU" annotated "Petrol Filling Station" ("OU(PFS)"), "Agriculture", "Government, Institution or Community" ("G/IC") and "Conservation Area" ("CA") zones; areas under "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area" to "Residential (Group E)" ("R(E)1") and "CA" zones; and imposition of building height restriction on "G/IC" and "OU(PFS)" zones, 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 Kam Tin North 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 road 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 situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Kam Tin North area and not to overload the road network in this area.*

### 4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision of 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 Area is about 599 ha. It is bounded by the Lam Tsuen Country Park in the north and the east, the ~~New Territories Circular Road (NTR)~~ **the Castle Peak Road and San Tin Highway** in the west and Kam Tin Road in the south. The boundary of the Area is shown in a heavy broken line on the Plan.
- 5.2 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is geographical in nature and should not have implications on development rights, particularly Small House applications.
- 5.3 The Area is situated in the northeastern part of the North West New Territories (NWNT). The Area is essentially low-lying with hill slopes in the northern part. It comprises a considerable amount of farmland, fish ponds and several villages. There are also *rural* workshops concentrated in Mo Fan Heung and Fung Kat Heung. ~~In recent years, large pieces of agricultural land and fish ponds, particularly those located along Kam Tin Road, have been filled up and converted into open storage uses.~~
- 5.4 Kam Tin Shi is the focus of community services for local residents and those within the Kam Tin Valley catchment. The existing pattern of economic activities is characterized by shallow linear development along both sides of Kam Tin Road, with a mixture of new permanent development such as bank, post office and markets, co-existing alongside temporary structures.
- 5.5 *The southern 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. Developments in the Area would be subject to occasional aircraft noise from aircraft operations at the Shek Kong Airfield.*
- 5.65 Two Archaeological Sites at Yuen Shan and Tsat Sing Kong, a Ming Dynasty Burial Pit in Tai Kong Po, and several buildings/structures/villages which are of archaeological significance/historical importance/group value are located within the Area. Yi Tai Study Hall **and Tang Kwong U Ancestral Hall** ~~are~~ is a declared monuments under the Antiquities and Monuments Ordinance. ~~Two historical buildings, namely, Cheung Chun Yuen and Tang Kwong U~~

~~Ancestral Hall are Deemed Monuments.~~ The graded historical buildings include *Cheung Chun Yuen, Tang Tsing Lok Ancestral Hall, Chou Wong Yi Kung Study Hall (Grade III), Hung Shing Temple (Grade II), Lik Wing Study Hall which are Grade I buildings; and Bin Mo Bridge, Kong Ha Tin Lo, Entrance Gates at Wing Lung Wai and Tai Hong Wai respectively are Grade II buildings.* ~~(Grade II), Miu Kok Yuen (Grade III), So Lau Yuen (Grade III),~~ *Grade III buildings include Tang Chan Yui Kuen Ancestral Hall (Grade II) and Tang Ching Lok Ancestral Hall (Grade II), Chung Shing Temple, Watchtower at the northwest of Tai Hong Wai, Tang Yu Kai Study Hall, So Lau Yuen, Kang Sam Tong, Hung Shing Temple and Tin Hau Temple (Grade III).* They are worthy of preservation and thus any developments affecting them should be avoided as far as possible. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department is required for any development or rezoning affecting them and their immediate environs.

## 6. POPULATION

- 6.1 According to the 2011 Population Census, the population of the Area was about ~~8,000~~ **9,250** persons. The population concentrates in and around several recognized villages in the Area including Kam Tin Shi, Shui Tau Tsuen, Shui Mei Tsuen, Wing Lung Wai, Ko Po Tsuen, Tai Hong Wai, Kam Hing Wai, Sha Po Tsuen, Kam Tin San Tsuen, Fung Kat Heung, Tsat Sing Kong and Cheung Kong Tsuen.
- 6.2 Future expansion of population will be concentrated in areas zoned for residential use along the ~~NTCR~~ Castle Peak Road, San Tin Highway, Tsing Long Highway and Kam Tin Road. It is estimated that the planned population for the Area will reach about ~~43,400~~ **33,446**.

## 7. OPPORTUNITIES AND CONSTRAINTS

### 7.1 Opportunities

- 7.1.1 There are a number of agricultural lots in the Area. According to Agriculture, Fisheries and Conservation Department, most of the agricultural land in the Area is categorized "good quality" in the "Categorization of Agricultural Land". A number of infrastructural improvement works such as irrigation facilities, drainage channels and farm accesses have been constructed. As such, there are ample opportunities for agricultural development in the Area.
- 7.1.2 With the completion of Route 3 (Country Park Section) and the West Rail (WR) as well as the proposed Northern Link which will run through the western part of the Area, the accessibility of the Area will be greatly enhanced. The Area could be put to more intensive use and would be subject to development pressure.

- 7.1.3 The Area is a large valley surrounded by hills in the eastern and northern boundaries. Such flat topography offers ample opportunities for various types of urban or suburban development.

## 7.2 Development Constraints

- 7.2.1 There are many well-established recognized villages in the Area. Sufficient land has to be reserved to meet Small House demand of the indigenous villagers as well as for future expansion of the villages.
- 7.2.2 There are no public sewers and ducted drainage system in the Area. ~~Urban type development should be kept to a minimum to avoid having adverse effect on the environment until improvement schemes are implemented.~~ ***Individual developments should provide appropriate sewerage and drainage facilities to avoid having adverse impact on the environment.***
- 7.2.3 The low-lying areas in Kam Tin North are subject to flooding hazard. Developments in these areas should avoid the flood fringes until improvement schemes are implemented.
- 7.2.4 ~~Route 3~~ ***Tsing Long Highway*** and the WR impose constraints on the developments along the alignments. Mitigation measures will be required when developments along the alignments proceed.
- 7.2.5 ***Existing water supply system in some sites of the Area have already been committed. Extension of water supply system will be required if there is a substantial increase in the future water demand arising from development proposals for large residential developments.***

## 8. GENERAL PLANNING INTENTION

- 8.1 The planning intention for the Area is to channel suburban type developments to appropriate areas. The types of suburban developments include private residential development, village housing, and environmental and infrastructural improvements. Also, good quality agricultural land especially those under active cultivation will be retained. Moreover, the ***rural industrial uses*** workshops in temporary structures in Mo Fan Heung and Fung Kat Heung would be encouraged to be rebuilt in permanent materials with a view to upgrading the environment.
- 8.2 In the designation of various zones in the Area, considerations have been given to the natural environment, physical landform, existing settlements, land status, availability of infrastructure and local development pressures, ~~the Territorial Development Strategy Review and NWNT Development Strategy Review.~~ Moreover, buildings and places of historical and archaeological interest have been preserved in the Area as far as possible.

## 9. LAND-USE ZONINGS

### 9.1 Commercial ("C") : Total Area : ~~1.48~~ 1.5 ha

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping center serving the immediate neighbourhood. Development in this zone is restricted to a maximum plot ratio of 0.8, a maximum site coverage of 30% and a maximum building height of 7 storeys including 1 storey of basement. *A non-building area of 10m wide is designated at the eastern boundary of the site as this piece of Government land has the potential for providing a continuous riverside promenade in the southern bank of Kam Tin River connecting with the "OU(Amenity Area)" zone to the southeast.* In view of environmental constraints posed by the adjacent ~~Route 3 (Country Park Section)~~ **Tsing Long Highway**, only non-sensitive uses are allowed within this zone. This zone is located to the east of Castle Peak Road – Tam Mei Section and to the south-west of the Kam Tin River. It is at present vacant. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage and, building height may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. *Under exceptional circumstances, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance.*

### 9.2 Comprehensive Development Area ("CDA") : Total Area : ~~40.36~~ 57.46 ha

9.2.1 This zone is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, government, institution or community, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Any development/redevelopment proposal on sites under this zoning should be submitted in the form of a Master Layout Plan to the Board for consideration. When approved by the Board, a copy of the approved Master Layout Plan shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

9.2.2 ~~Two~~ **Three** areas are zoned "CDA", and/or "**CDA(1)**", one is located in Sha Po, ~~and near one at~~ Cheung Chun San Tsuen and the other in Long Ha. These areas are at present occupied by active/abandoned ponds and agricultural land, *open storage/storage yards, workshops, warehouses and rural settlements.* Under this zoning, development shall not result in a total development or redevelopment in excess of the maximum gross floor area/plot ratio and building heights specified below :

Maximum      Maximum

Location of CDAs	Domestic Gross Floor Area	Non-Domestic Gross Floor Area	Maximum Plot Ratio	Maximum Building Height
The "CDA" in Long Ha	-	-	0.4	4 storeys
The "CDA" in Sha Po and near Cheung Chun San Tsuen	345,400m <sup>2</sup>	10,000m <sup>2</sup>	-	14 storeys
<i>The "CDA(1)" at Cheung Chun San Tsuen</i>	-	-	1.2	16 storeys

**9.2.3** *For the "CDA(1)" zone at Cheung Chun San Tsuen, a primary school should be provided and the provision of other appropriate government, institution or community (G/IC) facilities will be considered at the planning application stage. Moreover, an air ventilation assessment would be required to be conducted by future developer at the planning application stage.*

**9.2.34** To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the gross floor area/plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

**9.2.45** As the proposed Northern Link alignment will run through these "CDA" sites, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented on the sites to reduce the rail noise impact.

### **9.3 Residential (Group B) ("R(B)") : Total Area : 10.27 ha**

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

**9.3.2** *The Riva, which is a completed residential development to the northwest of Ko Po Tsuen is designated as "R(B)" to reflect the as-built development with a maximum domestic gross floor area of 79,497m<sup>2</sup>, a maximum non-domestic gross floor area of 2,215 m<sup>2</sup> and building height restrictions of 3/12/23 storeys.*

**9.3.3** *A site located to the immediate northwest of The Riva is zoned "R(B)1" for residential development. Under the "R(B)1" zone, residential development is restricted to a maximum plot ratio of 1.2 and maximum building height of 13 storeys. The site would be*

*subject to the noise from the West Rail viaduct and Tsing Long Highway. Setback from the viaduct and the highway as well as noise barrier should be provided for any proposed residential development at the site. Besides, the respective developer(s) would be required to ascertain the impact on air ventilation induced by the proposed development at the site and other nearby developments. Such environmental mitigation measures or other technical requirements including air ventilation assessment would be specified in the future land grant/lease for development.*

*9.3.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/gross floor area and building height restrictions may be considered by the Board through the planning application system. Each proposal will be considered on its individual planning merits.*

**9.34 Residential (Group C) ("R(C)") : Total Area : 18.29 ha**

9.34.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

9.34.2 The zoning is sub-divided into two sub-areas i.e. "Residential (Group C)1" ("R(C)1") and "Residential (Group C)2" ("R(C)2").

9.34.3 Under "R(C)1", residential developments are restricted to a maximum plot ratio of 0.8, a maximum site coverage of 40% and a maximum building height of 4 storeys (12m). The site to the northeast of Kam Tin San Tsuen is designated as "R(C)1". It is to reflect the "R3" zoning on the adopted Kam Tin Layout Plan. Reference should be made to the adopted Kam Tin Layout Plan when detailed planning proceeds.

9.34.4 For area designated as "R(C)2", residential developments are restricted to a maximum plot ratio of 0.4, and a maximum building height of 3 storeys (9m) including car park. Areas within this zone are located to the east of Kiu Tau Tsuen.

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

9.34.6 Since the areas along Kam Tin Road would be subject to severe traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimize such impact.

9.45 Residential (Group D) ("R(D)") : *Total Area : 5.83 7.79 ha*

9.45.1 The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area to permanent buildings. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m<sup>2</sup> and a maximum building height of 2 storeys (6m).

9.45.2 Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application subject to the Board's approval. To be in line with the development intensity of existing domestic accommodation within the zone, residential development 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 effects on the environment. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.45.3 An area covering Pang Ka Tsuen and Shek Kong San Tsuen, *and another area bounded by Tsing Long Highway, Castle Peak Road – Yuen Long Section and Kam Tin Road* is ~~are~~ *is* at present occupied by some temporary workshops, temporary domestic structures, village houses and farmland.

9.45.4 Since the areas along Kam Tin Road and the ~~NTCR~~ *Castle Peak Road* would be subject to severe traffic noise impact, any proposed development near the roads should provide adequate mitigation measures to minimize such impact. *Besides, the site bounded by Tsing Long Highway, Castle Peak Road-Yuen Long Section and Kam Tin Road falls within the Consultation Zone (CZ) of the Au Tau Water Treatment Works (ATWTW). The respective developer(s) should prepare and submit a Hazard Assessment (HA) to assess the risk arising from the chlorine storage at ATWTW. To facilitate the consideration of the development proposal, a HA should be submitted to the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations (CCPHI) prior to the submission of application under section 16 of the Ordinance.*

9.6 Residential (Group E) ("R(E)") : *Total Area : 6.19 ha*

9.6.1 *This zone is intended for residential development with the provision of mitigation measures. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental constraints. Residential development may be permitted on application subject to the Board's*



*approval. The applicant should also demonstrate that the proposed development would have no or minimal adverse impacts on the environment.*

**9.6.2** *A site to the east of Tsing Long Highway slip road and to the north of Kam Tin Road is zoned "R(E)" to improve and upgrade the site condition with temporary structures for residential developments. Since the site falls within the CZ of the ATWTW, the respective developer(s) should prepare and submit a HA to the CCPHI prior to the submission of the application under section 16 of the Ordinance. Given the site has a long frontage of about 450m, sufficient building separations within the site would be required to facilitate wind penetration. A quantitative air ventilation assessment should be conducted and appropriate mitigation measures such as setback, building gaps, non-building area etc. would be required for the proposed development at the site. Under the "R(E)" zone, development or redevelopment is subject to a maximum plot ratio of 1.2 and maximum building height of 13 storeys.*

**9.6.3** *An area to the west of Kam Tin Shi, comprising land north of the Kam Tin Bypass and bounded by the West Rail in the west, is zoned "R(E)1". Under this zoning, any development shall not result in a total development or redevelopment in excess of a maximum plot ratio of 0.8 and the maximum building height of 7 storeys. The restriction is to contain the bulk of the development as the site is located close to the WR viaduct.*

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

**9.57** Village Type Development ("V") : Total Area : 80.17 ha

**9.-57.1** The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

**9.-57.2** The recognized villages in the Area include Kam Tin Shi, Shui Tau Tsuen, Shui Mei Tsuen, Wing Lung Wai, Ko Po Tsuen, Tai Hong Wai,

Kam Hing Wai, Sha Po Tsuen, Kam Tin San Tsuen, Fung Kat Heung, Tsat Sing Kong and Cheung Kong Tsuen.

9.57.3 The boundaries of the "V" zones are drawn up having regard to the existing village environs, outstanding Small House demands for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.

9.57.4 Since the areas along Kam Tin Road would be subject to severe traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimize such impact.

9.57.5 According to the 2001~~2001~~2011 Population Census, there were about 4,900 7,509 persons living in "V" zone of the Area. Adequate land has been reserved in this zoned area to cater for the demand for Small House of the Area. Village improvement works on access, drainage, sewerage, water and electricity will be initiated through the Rural Public Works.

9.68 Industrial (Group D) ("I(D)") : Total Area : 37.17 ha

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

9.68.2 New industrial developments are encouraged to be constructed in permanent materials. Each establishment shall be provided with water supply and connections for sewage disposal. To avoid pollution, new sites shall be connected to a Government reticulatory sewer system or contain satisfactory on-site sewage treatment facilities. New industrial developments should demonstrate that the nature of their operations could not be accommodated in conventional flattened factory accommodation. Developments are restricted to a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m.

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

9.68.4 Two areas are designated as "I(D)". One is located to the further south of Tsat Sing Kong while another area is at Mo Fan Heung and

Fung Kat Heung where a high concentration of workshops in temporary structures is found. Limited and controlled expansion of the existing activities could be allowed in order to gradually upgrade the area and improve the local environment. In-situ reconstruction of temporary structures with more permanent materials will also be encouraged.

**9.79 Government, Institution or Community ("G/IC") : Total Area : ~~4.60~~ 5.46 ha**

**9.79.1** 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.

**9.79.2** The existing clinic to the south of Kam Tin Road, the Fishery Research Station to the west of Cheung Chun San Tsuen, the Salvation Army's Home for the Aged and Community Centre at Kam Tin Shi, the Fung Kat Heung Portal, and the Kam Tin Low Flow Pumping Station to the north-east of Ko Po Tsuen are zoned "G/IC" to reflect the current uses. *A "G/IC" site adjoining the Fishery Research Station is reserved for its future expansion or other appropriate GIC facilities. Besides, a "G/IC" site located to the northwest of Ko Po Tsuen is planned for provision of G/IC facilities to serve the local residents.*

**9.9.3** *Developments and redevelopments in the "G/IC" zones are subject to building heights in terms of number of storey(s) as stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of building height will be considered on its individual merits.*

**9.810 Open Space ("O") : Total Area : ~~4.45~~ 4.45 ha**

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. Two areas abutting Kam Tin Road are zoned "O" to cater for the needs of the local population.

**9.911 Other Specified Uses ("OU") : Total Area : ~~19.48~~ 22.6 ha**

As annotated on the Plan, the sites zoned "OU" on the Plan include the following:

---

“OU” annotated “Comprehensive Development and Wetland Enhancement Area”(“OU(CDWEA)”) : Total Area: 2.41 ha

9.911.1 Within the “OU(CDWEA)” zone, the ecological value of the existing wetland should be conserved and the “precautionary approach” and “no net loss in wetland” principle shall apply. According to the “precautionary approach”, the existing wetland is to be protected and conserved in order to maintain the ecological integrity of the wetland ecosystem as a whole. “No net loss in wetland” can refer to both loss in area and function. No decline in wetland or ecological functions served by the existing wetland should occur.

9.911.2 Having regard to the “precautionary approach” and “no net loss in wetland” principle, the planning intention of the “OU(CDWEA)” zone is to conserve and enhance the ecological value and functions of the existing wetland through consideration of application for development or redevelopment under a “private public partnership approach”. Under the “private public partnership approach”, the Board may, subject to the “no net loss in wetland” principle, allow limited low density private residential or passive recreational development within this zone in exchange for committed long term conservation and management of the existing wetland within the development site. Development of this nature should involve minimum filling of wetland and no decline in the wetland function within and near the development site.

9.911.3 Any new development or redevelopment within the “OU(CDWEA)” zone should be developed in a comprehensive manner and would require planning permission from the Board under section 16 of the Ordinance to ensure that such development or redevelopment would adhere to the “precautionary approach” and “no net loss in wetland” principle. An applicant should submit such a development or redevelopment proposal to the Board in the form of a comprehensive development scheme to include a layout plan with supporting documents, including an environmental impact study report which should include inter alia, an ecological impact assessment (EcoIA) and a visual impact assessment, traffic impact, drainage and sewerage study reports as well as information on programming, phasing and implementation schedule of the development. The applicant should also submit a wetland habitat creation plan and a wetland conservation and enhancement scheme, including their detailed design, wetland buffer proposals to mitigate the potential impacts on the existing wetland, a maintenance and management plan with implementation details, arrangements of funding and monitoring programme to ensure the long term management of the wetland for the consideration of the Board. The EcoIA should demonstrate that such development or redevelopment proposal would either not result in, or be able to fully compensate for, any loss of the total ecological function of the original wetland within and near this zone, and that the

development or redevelopment impact can be fully mitigated through positive measures.

~~9.911.4~~ An area to the west of Kam Tin Shi, comprising two portions of land separated by Kam Tin Bypass, is zoned "OU(CDWEA)". It is intended for integrated development in a comprehensive manner, as signified by the linking of the two portions of land by the two hook-like symbols marked on the Plan. The developer shall prepare a layout plan covering the entire "OU(CDWEA)" zone for consideration of the Board. Any building development should be located on the northern portion of the zone to the north-west of Kam Tin Bypass. The southern portion of the zone to the south-east of Kam Tin Bypass, currently being a breeding and roosting site of Greater Painted Snipe, should be enhanced as a wetland reserve.

~~9.911.5~~ Under this zoning, any development shall not result in a total development or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 7 storeys (+26mPD) including car park as the site is located close to the WR viaduct of similar height. Due to the environmental constraints imposed by the WR, there is no guarantee that the maximum plot ratio and building height stated above could be achieved. The applicant would need to demonstrate that the proposed development is acceptable to the Government on environmental terms. An environmental impact study report would be required to address the environmental problems that may be caused to or by the proposed development.

~~9.911.6~~ 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.

"OU" annotated "Railway Reserve" : Total Area: 16.76 ha

~~9.911.17~~ The area along the NTCR covering the proposed Northern Link alignment is zoned "OU" annotated "Railway Reserve". The exact alignment of the Northern Link has yet to be finalized.

"OU" annotated "Petrol Filling Station" : Total Area: ~~0.31~~ 1.88 ha

~~9.911.28~~ An area to the south of Kam Tin Road near Shek Kong Barrack *and an area near the western end of Kam Tin Road* are is zoned "OU" annotated "Petrol Filling Station" and is intended primarily for the provision *development* of petrol filling station.

"OU" annotated "Amenity Area" : Total Area: 3.96 ha

*9.11.3 The zone is intended to designate land for major roadside amenity areas and landscape buffers. This zone covers the proposed*

*promenade at Ko Po Tsuen in the southern riverbank of Kam Tin River and the proposed amenity area as landscape buffer on areas adjoining Tsing Long Highway.*

~~9.10 Undetermined ("U") : Total Area : 42.34 ha~~

~~9.10.1 The areas to the north-east and south-west of the Kam Tin River and an area in Cheung Chun San Tsuen are zoned "U". The land use for these areas will be decided pending detailed land use study for the areas.~~

~~9.10.2 Within the "U" zone, any private developments or redevelopments are required to prepare master layout plans for approval of the Board to ensure that the environment would not be adversely affected and that infrastructure, GIC facilities, open spaces etc. would be adequately provided. The master layout plans should also take into account the Northern Link proposal and the Route 3 alignment. To realize a built form which is compatible with the surroundings, the development intensity should take into account the characteristics of the surrounding areas.~~

~~9.10.3 At present, this area mainly consists of temporary structures, open storage sites and filled and abandoned fish ponds.~~

~~9.1112 Agriculture ("AGR") : Total Area : 228.84 229.69 ha~~

~~9.1112.1 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. The areas under this zoning are generally well served by irrigation and servicing facilities as well as marketing facilities for intensive farming including livestock rearing, fish culture and horticulture.~~

~~9.1112.2 The areas under this zoning constitute the largest land use category within the Area. A substantial portion is in the eastern and middle parts of the Area. The majority of agricultural land in the Area at present is under active cultivation.~~

~~9.1112.3 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.~~

**9.4213 Green Belt ("GB") : Total Area : 10.49 ha**

**9.4213.1** This zone is intended 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. However, limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.

**9.4213.2** Two isolated knolls located to the north of Tai Hong Wai and Kam Tin San Tsuen are zoned "GB". They are occupied by some traditional burial grounds.

**9.4213.3** 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.

**9.4314 Conservation Area ("CA") : ~~Total Area : 59.85~~ 61.81 ha**

**9.4314.1** 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 environments 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. Uses related to conservation purposes such as nature reserve and nature trail are permitted as of right. Only a selective range of uses such as public convenience and tent camping ground which would have insignificant impact on the environment and infrastructural provision may be permitted with or without conditions on application to the Board.

**9.4314.2** Some areas adjoining the Lam Tsuen Country Park are purposely zoned as "CA" to give added protection to the Country Park. *A site to the west of Kam Tin Shi, which is largely a marsh, is zoned "CA" to preserve the marsh and reflect its ecological value.*

**9.4314.3** 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.

9.1415 Conservation Area (1) ("CA(1)") : Total Area : 7.54 ha

9.1415.1 The planning intention of this zone is to conserve the ecological value of wetland. There is a general presumption against development in this zone. The primary intention is to discourage development unless it is required to support the conservation of the wetland or the development is an essential infrastructure project with overriding public interest.

9.1415.2 Patches of land underneath the WR viaduct and along the northern side of the Kam Tin Bypass alignment are designated "CA(1)" to reflect the wetland reprovioned for the loss of ecological sensitive areas arising from the WR and Kam Tin Bypass projects. The reconstructed wetland is to restore and enhance the ecological value of the areas affected by the railway and road projects.

9.1415.3 The reconstructed wetlands underneath the WR viaduct are managed by the Kowloon-Canton Railway Corporation and those along the northern side of Kam Tin Bypass are Government owned. They consist of seasonal and permanent marshes, providing a habitat for the Greater Painted Snipe and other wetland dependent birds.

9.1415.4 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.

10. TRANSPORT AND COMMUNICATION

10.1 Road Network

10.1.1 Route 3 (Country Park Section) is a main trunk road running through the south-western part of the Area and connects NWNT with the urban area.

10.1.2 With the completion of the NTCR *Tsing Long Highway*, the road network in the Area has been considerably improved.

10.1.3 Kam Tin Road, an important local distributor, provides pedestrian and vehicular access to the Area.

10.1.4 Village settlements within the Area are linked up by sub-standard tracks which will be improved and upgraded wherever possible under the programme of the Rural Public Works.

10.1.5 ~~There is~~ Further improvement in accessibility is anticipated upon ~~with~~ completion of the Kam Tin Bypass and the Improvement to Kam Tin Road Projects.



## 10.2 Railway

The WR, which has been in operation, provides a sub-regional passenger link connecting the NWNT to the urban areas from Nam Cheong in West Kowloon to Tuen Mun via Mei Foo, Tsuen Wan West, Kam Sheung Road, Yuen Long, Long Ping, Tin Shui Wai and Siu Hong. The proposed Northern Link is planned to provide domestic cross-boundary train services and, if required, freight services in the long term. The exact alignment of the proposed Northern Link is not yet finalized.

## 10.3 Public Transport Provision

The areas adjacent to the Kam Tin Road and the ***Tsing Long Highway*** NTCR are well served by existing buses, public light buses and taxis.

# 11. UTILITY SERVICES

## 11.1 Water Supply

11.1.1 The existing water treatment works has been improved since the commissioning of Au Tau Treatment Works Stage II in 1995. Further treatment works capacity, if required, would be made available from the future extension to Ngau Tam Mei Water Treatment Works.

***11.1.2 The existing water treatment works capacity available in the NWNT will soon be fully committed. Further treatment works capacity, if required, would be made available from the future extension to Ngau Tam Mei Water Treatment Works. Extension of water supply system will be required if there is a substantial increase in the future water demand arising from development proposals for large residential developments.***

## 11.2 Sewerage and Sewage Treatment

At present, there is no public sewer serving ***part of*** the Area. The completed Yuen Long and Kam Tin Sewerage Master Plan contains a proposal to extend the sewerage to areas not being served by public sewers ***and some of these proposed public sewerage have been completed.*** Private residential developments in ***unsewered part of*** 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 is provided via the 400 kV network to reinforce the electricity supply in the Area. Additional electricity supply can be provided to the Area by expanding the existing electricity network.

#### 11.4 Gas

Gas pipelines have already been laid from Au Tau Roundabout to the junction of Kam Tin Road and Kam Sheung Road along Kam Tin Road. Therefore, piped gas supply could be extended to the Area depending on the demand of the future developments.

#### 11.5 Drainage

11.5.1 Due to the recurrent flooding in the Yuen Long and Kam Tin area, the ~~Main Drainage Channels for Yuen Long and Kam Tin have been planned to address the problem of flooding. These drainage projects are carried out in stages and they basically involve bend straightening, channel deepening and widening.~~ ***drainage improvement works at Kam Tin River in the Yuen Long District had been completed in 2004 since the completion of the Yuen Long Drainage Master Plan (1998). In a recent review of drainage master plans, modification of existing parapet walls along Kam Tin River was proposed.***

11.5.2 There are three drainage projects within the Area. Works in the south-western part of the Area have been completed and are shown as "Kam Tin River" on the Plan while other drainage works are still in progress. ***In view of the proposed changes of certain land use to residential developments, additional runoff is anticipated to be generated from the developments, Drainage Impact Assessment(s) is required to be conducted and submitted in the feasibility study stage of respective developments. The project proponent should assess the drainage impact induced by the development and propose appropriate drainage mitigation measures which should cause no adverse and insurmountable impacts to the existing drainage system.***

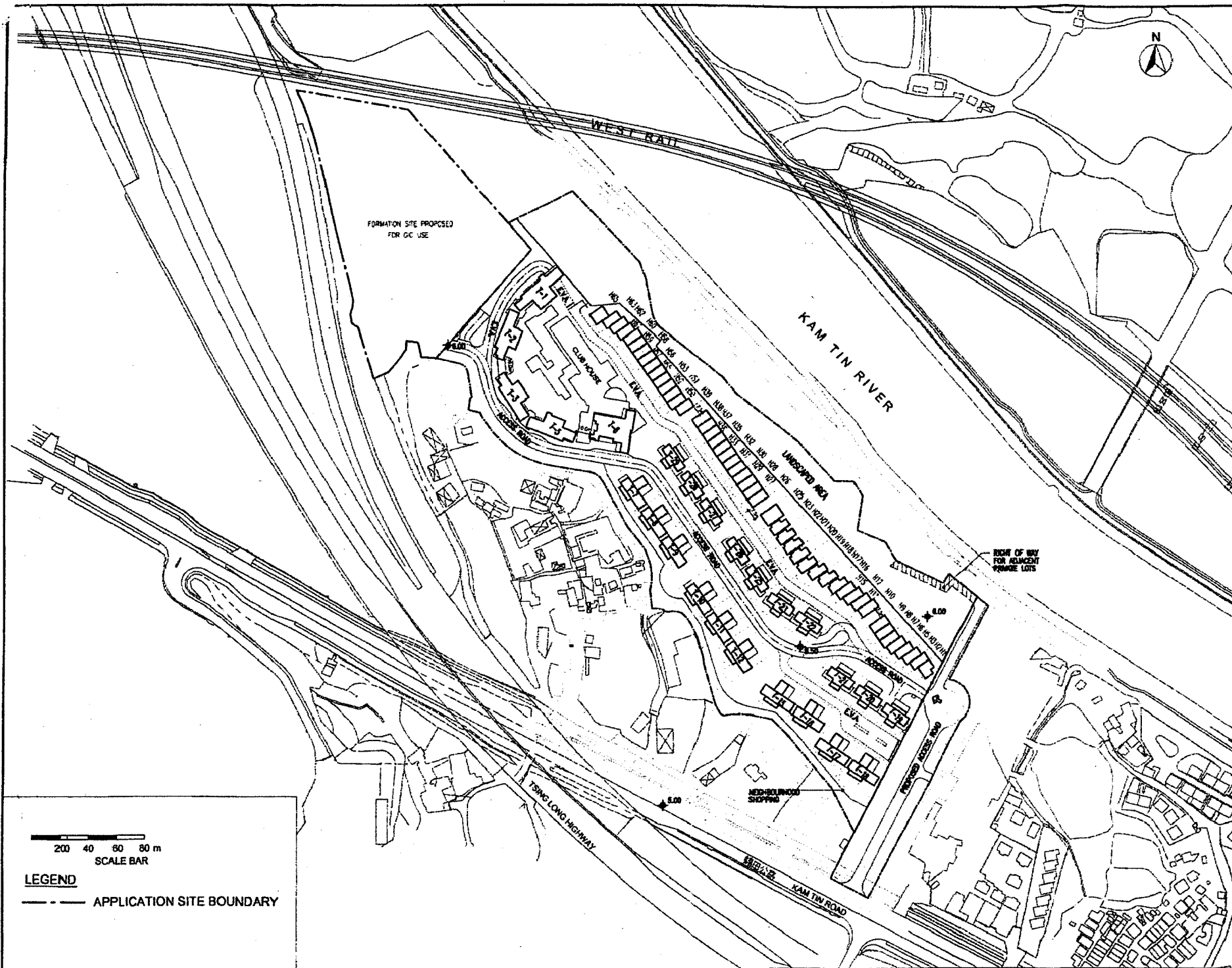
### 12. IMPLEMENTATION

- 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 planning and private developments.
- 12.2 At present there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 12.3 The provision and improvement of infrastructure, e.g. road widening and laying of services, will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned use indicated on the Plan, provided that their proposals meet Government

requirements.

13. PLANNING CONTROL

- 13.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all buildings, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 13.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the IDPA plan and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan, or if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include 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.
- 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 a plan of the Kam Tin North IDPA may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.



B.D. REF.: BO 2/ 9083/ 07

F.S.D. REF.: FP 8/ 28766 <18">

REVISIONS:

NO.	DESCRIPTION	DATE
1	MAP ADDITION	04/2011
2	MAP ADDITION	11/2010
3	MAP ADDITION	09/2010
4	MAP REVISION	09/2010
5	MAP REVISION	04/2009
6	MAP REVISION	04/2009
7	GENERAL REVISION	03/2008
8	GENERAL REVISION	01/2008
9	GENERAL REVISION	04/2008
10	GENERAL REVISION	14/2007

**ARCHI+**

ARCHIPLUS INTERNATIONAL LIMITED

THE COPYRIGHT IN THIS DRAWING IS RETAINED BY ARCHIPLUS. UNLESS EXPLICITLY STATED OTHERWISE, NO PART OF THIS DRAWING OR REPRODUCTION THEREOF OR IN PART CAN BE MADE, COPIED, SCALE DRAWING, ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED.

PROJECT:  
PROPOSED RESIDENTIAL DEVELOPMENT WITH COMMERCIAL FACILITIES AND GC SITE IN "UNDEVELOPED" ZONE, LOT 2089 IN 20108 AND LAND HELD BY THE APPLICANT FOR FORTIFICATION AND MAINTENANCE WORKS (PREVIOUSLY KNOWN AS LOTS 214 (PART), 215 (PART) AND ARCHIPLUS GOVERNMENT LAND IN NO. 105 AND LOT 91 (PART) IN 80409) KAM TIN, NEW TERRITORY

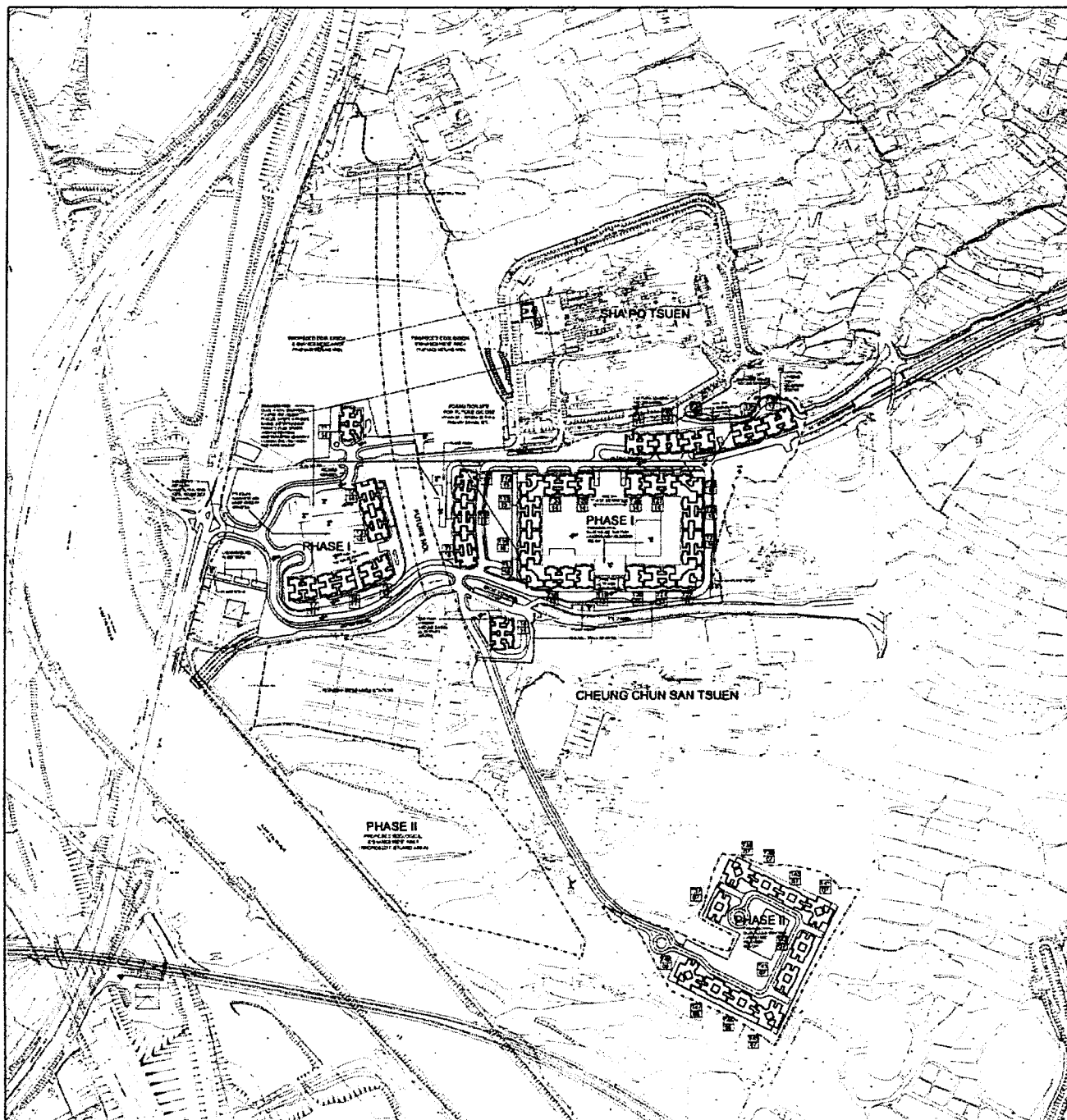
DRAWING TITLE:  
MASTER LAYOUT PLAN

DATE OCT.2010 PAPER SIZE: A3

SCALE: 1:2500 DRAWING: AIL

PROJECT NO.: A-013

DWG NO.: S16-A-01K



## LEGEND

TX	TOWER NUMBER
XX	NUMBER OF DOMESTIC STOREY

Project  
PROPOSED RESIDENTIAL  
DEVELOPMENT  
AT YUEN LONG NORTH-EAST  
OF AU TAU ROUNDABOUT

Project No. 11048NT

Drawing  
MASTER LAYOUT PLAN  
(OVERALL)

Scale  
0 20 60 100 200  
1: 5000

Date MAY 2013

Figure 1.1

**RONALD LU  
& PARTNERS**

ARCHITECTS | PLANNERS | INTERIOR DESIGNERS  
Ronald Lu & Partners (Hong Kong) Ltd.  
呂元仲建築師事務所(香港)有限公司  
33rd Floor, Wu Chung House,  
213 Queen's Road East,  
Wanchai, Hong Kong

Tel : (852) 2891 2212  
Fax : (852) 2834 5442

**VISUAL APPRAISAL IN RELATION TO  
PROPOSED AMENDEMENTS TO  
KAM TIN NORTH OUTLINE ZONING PLAN**

---



**PLANNING DEPARTMENT  
APRIL 2014**

## 1. Purpose

- 1.1 Planning Department has undertaken a review on the “Undetermined” (“U”) and “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area” (“OU(CDWEA)”) zones on the Kam Tin North Outline Zoning Plan (OZP). A number of amendments to the approved Kam Tin North OZP No. S/YL-KTN/7 are proposed. Amongst these amendment items, six sites are recommended for residential developments. Details of the concerned Sites/Amendment Items are summarized in **Plan 1a** and **Table 1** below:

**Table 1 – Sites proposed for residential developments and the proposed development parameters**

Sites / Amendment Items	Area (ha)	Proposed Zonings	Proposed Plot Ratio	Maximum Building Height
A1	7.05	Residential (Group B) (“R(B)”)	1.0	3/12/23 Storeys
A2	3.22	Residential (Group B)1 (“R(B)1”)	1.2	13 Storeys
A5	4.38	Residential (Group E) (“R(E)”)	1.2	13 Storeys
A7	1.96	Residential (Group D) (“R(D)”)	0.4	3 Storeys
B1	17.09	Comprehensive Development Area (1) (“CDA(1)”)	1.2	16 Storeys
C1	1.81	Residential (Group E)1 (“R(E)1”)	0.8	7 Storeys
<b>Total</b>	<b>35.51</b>		<b>N.A.</b>	<b>N.A.</b>

- 1.2 In view of the plot ratio (PR) and the building height proposed, the proposed housing sites under zoning amendments would have visual impact on the surrounding areas in terms of the development scale, form, massing, and its spatial relationship with the overall townscape or surrounding landscape. The purpose of this appraisal is to assess the potential visual impact. The appraisal could facilitate the Rural and New Town Planning Committee of the Town Planning Board to visualise the three-dimensional relationship of the developments in the proposed housing sites with the surrounding context.

- 1.3 Since Site A1 involves an existing residential development, namely The Riva which has been recently completed, it is not included in this appraisal.

## **2. Methodology**

The visual impact of the proposed housing sites will be assessed by adopting the following methodology:

- (a) Identification of the overall visual context and character within the wider contexts of the areas in Kam Tin North.
- (b) Illustration of the overall visual impact of the proposed housing sites in the respective Areas by using computer-generated photomontages with indicated layout of the developments in the proposed housing sites. The cumulative impact with any known planned developments as permitted by the OZP would be taken into account where possible.
- (c) Identification and selection of the vantage points in allowing visual impact to be assessed locally for the respective housing sites. The vantage point should be easily accessible and popular to the public and/or tourists and be able to demonstrate the visual impact of the proposed housing sites on the adjacent neighbourhood area. Important views to valued landscape features, ridgelines, etc., should be assessed where possible.
- (d) Identification of the scale of the developments in the proposed housing sites. Using computer-generated photomontages to illustrate the visual impact and their significance from the vantage points. Providing visual appraisal by evaluating the overall visual impact of the proposed housing development. Any design features or mitigation measures that help moderate the visual impact of the developments shall be discussed.

## **3. Amendment Items A2, A5 and A7 – “U” zone south of Kam Tin River**

- 3.1 The “U” zone to the south of Kam Tin River with an area about 22.3 ha is currently occupied by a recently completed residential development, namely The Riva, temporary domestic structures, work sites for Water Supplies Department, open storage yard and an existing petrol filling station, as well as fragmented amenity areas along the road links. The West Rail viaduct traverses the northern fringe of the zone, and Tsing Long Highway and its slip road bisect the southern part of the zone. The southern portion of the zone falls within the 1km Consultation Zone (CZ) of the Au Tau Water Treatment Works (ATWTW), which is a Potentially Hazardous Installations (PHI).



3.2 These three housing Sites A2, A5 and A7 are located to the south of Kam Tin River on a flat plain near The Riva to the east/north by the riverbank, a piece of vacant/unused land to the northwest, Ko Po Tsuen to the southeast and extensive areas zoned "Conservation Area" ("CA") and Green Belt" ("GB") in Ho Hok Shan/Au Tau to the south and west (**Plan 1a**). The area is bisected by the existing/planned road/rail network, namely, the West Rail, Tsing Long Highway and Castle Peak Road. The viaduct of West Rail bisects Site A2 while Tsing Long Highway and its slip road run along the southern boundary of Sites A2 and A5 and the northern boundary of Site A7 at a raised level. Apart from The Riva located along the Kam Tin River, the area is generally characterized by rural workshops, temporary structures and low-rise residential settlements.

3.3 The proposed development parameters of Sites A2, A5 and A7 are as follows:

	Site A2	Site A5	Site A7
Zoning Area (ha):	3.22	4.38	1.97
Maximum PR :	1.2	1.2	0.4
Building Height :	13 storeys	13 storeys	3 storeys (9m)

3.4 Major developments in the vicinity include the Riva and Ko Po Tsuen. The Riva comprises 48 three-storey houses (with one storey of basement) close to the Kam Tin River and 25 residential blocks with building heights from 12 storeys to 23 storeys (with one storey of basement) away from the Kam Tin River. Developments in Ko Po Tsuen are mainly three-storey village houses. The proposed residential developments at the three sites with building height ranging from 3 storeys to 13 storeys are considered not incompatible with the major developments in the vicinity and respect the mountain backdrop of Ho Hok Shan.

#### Existing Conditions

3.5 Site A2 is a formed and vacant site located to the immediate northwest of The Riva, while Site A5 is located to the immediate south of The Riva and is currently occupied by some temporary structures of 2 to 3 storeys in height, a parking lot and the work sites of the Water Supplies Department. As for Site A7, it is located at the western fringe of the "U" zone and is bounded by Castle Peak Road, Kam Tin Road and Tsing Long Highway on three sides. It is currently occupied by some temporary structures.

### Visual Appraisal

- 3.6 Two vantage points from Chi Ho Road at opposite bank of Kam Tin River and at Ko Po San Tsuen in the south are selected. The vantage points are easily accessible by the public and close to the existing villages and local residential settlements. Photomontages to illustrate the possible visual impact of the proposed housing Sites A2 and A7 are shown in **Plans 10a and 10b**. They show that the sites form part of the housing groups of The Riva, which are ranging from 3 to 23 storeys (excluding basement). The proposed maximum building heights of the two sites adjacent to the Riva are of 13 storeys which facilitate a stepped height building profile. When viewed from the vantage points, the proposed housing blocks in the two sites would be seen as part of the building group. The government land adjoining the Kam Tin River has been planned for "OU(Amenity), the impact of reduction in visual openness caused by the proposed development would be minimal.
- 3.7 Visual enhancement measures to minimize residual visual impact, such as landscaped buffer, appropriate height variations, building set-back and façade treatment, etc. should be explored at the detailed planning and design stage.
- 3.8 Since the proposed residential development at Site A7 would be restricted to a building height of 3 storeys (9m) only which would be akin to the village-type development, no adverse visual impact arising from the developments in Site A7 is envisaged.

## **4. Amendment Item B1 – "U" zone north of Kam Tin River**

- 4.1 To the north of Kam Tin River, there are four patches of land including Site B1 with a total land area of about 20ha falling within the "U" zone. The area is traversed by the planned Northern Link (NOL) which is currently zoned "OU(Railway Reserve)" on the OZP. There is also a large area zoned "CDA" to the north and west. This "CDA" zone is the subject of an approved scheme under planning application No. A/YL-KTN/118-2. The proposed residential development under Application No. A/YL-KTN/118-2 comprises 42 blocks with total plot ratio of about 0.9 and domestic building height of 6 to 16 storeys over 2 to 4 storeys podium/lobby/basement car park. The Fishery Research Station of the Agriculture, Fisheries and Conservation Department (AFCD) and a meander to be preserved under the approved scheme, and Castle Peak Road – Tam Mi Section are located to

the west. To the east of the site is the agricultural land zoned "Agriculture" ("AGR") generally referred to as the buffalo fields in Kam Tin. To the south is Kam Tin River, the West Rail viaduct and an area zoned "CA(1)" with reprovisioned wetland arising from West Rail and Kam Tin Bypass project. Sha Po Tsuen in "V" zone is located to the north.

4.2 The proposed development parameters of Site B1 are as follows:

Zoning Area (ha):	17.09
Maximum PR :	1.2
Building Height :	16 storeys

Existing Conditions

- 4.3 Site B1 is mainly occupied by some rural industrial uses such as open storage yards, workshops etc. with some vacant residential dwellings/structures and a pond. The site is sandwiched between Phase I and Phase II of the adjoining "CDA" zone with approved scheme under Application No. A/YL-KTN/118-2.

Visual Appraisal

- 4.4 Two vantage points at Ko Po Road, one from Pak Wai Tsuen to the southeast of the area and the other on the opposite bank of Kam Tin River are selected. The vantage points are easily accessible by the public and close to the existing villages and local residential settlements. Photomontages to illustrate the possible visual impact of the proposed housing development at the site are at **Plans 10c and 10d**. The proposed maximum building height of Site B1 is 16 storeys and the building height of the proposed residential development under the approved scheme No. A/YL-KTN/118-2 to its north and south range from 11-16 domestic storeys over not more than 4 storeys of podium/lobby/basement carpark. When viewed from the vantage points, the development in the proposed residential site has a similar visual bulk as compared with the approved development scheme nearby. Although the proposed development would reduce the visual openness, the mountain backdrop is largely respected. The development would not create visual incompatibility with the surrounding areas. Besides, visual enhancement measures such as landscaped buffer, appropriate height variations, building set-back and façade treatment, etc. should be explored in formulating future development scheme at the detailed planning stage to further reduce visual impact of the proposed residential development.

5. **Amendment Item C1 – “OU(CDWEA)” zone west of Kam Tin Shi**

5.1 The “OU(CDWEA)” zone is bisected by Kam Tin Bypass with the northern portion (i.e. Site C1) being bounded by Kam Tin River in the north, the railway track/viaducts of the West Rail in the west and Kam Tin Bypass in the south. The southern portion is bounded by Kam Tin Bypass and Kam Tin Road in the north and west. The site also falls within the CZ of ATWTW. The surrounding area is predominated by residential structures/village houses under “V” zone, reconstructed wetland arising from the West Rail and Kam Tin bypass project.

5.2 The proposed development parameters of Site C1 are as follows:

Zoning Area (ha):	1.81
Maximum PR :	0.8
Building Height :	7 storeys

**Existing Conditions**

5.3 Site C1 is currently vacant and overgrown with vegetation. The site is near the village clusters of Kam Tin Shi and Kam Hing Wai under the “V” zone to its north, east and south.

**Visual Appraisal**

5.4 Two vantage points from Ko Po Road near Ko Po Tsuen to the west and another at Chi Ho Road near Kam Hing Wai to the north are selected. The vantage points are easily accessible by the public and close to the existing villages and local residential settlements. Photomontages to illustrate the possible visual impact of the proposed residential development at the site are at **Plans 10e and 10f**. The proposed maximum building height of Site C1 is 7 storeys and the adjacent uses are mainly village type residential development of 3 storeys high. When viewed from Ko Po Road near Ko Po Tsuen to the west, part of the proposed development in the site would be screened off by the Kam Tin Low Flow Pumping Station and seen as an extension of the existing development with similar development intensity. From the vantage point at Chi Ho Road near Kam Hing Wai to the north, the visual impact of the proposed development has been softened by the existing trees along Kam Tin River. In view of the relatively low-rise of the proposed development (i.e. maximum building height of 7 storeys), the visual character of the area would not be significantly affected. No visual incompatibility with the

surroundings would be created. In formulating the future development scheme, visual enhancement measures including landscaped buffer, appropriate height variations, building set-back and separation should be explored to further enhance the permeability of the proposed development.

## **6. Conclusion**

Based on the above, given the changing context and the visual character of the area, and with proper landscaping, the proposed amendments are considered not visually incompatible with the surrounding area.

## **Attachments**

<b>Plan 1a</b>	Locations of Site A2, A5, A7, B1 and C1
<b>Plans 10a and 10b</b>	Photomontages for Site A2 and A5
<b>Plans 10c and 10d</b>	Photomontages for Site B1
<b>Plans 10e and 10f</b>	Photomontages for Site C1

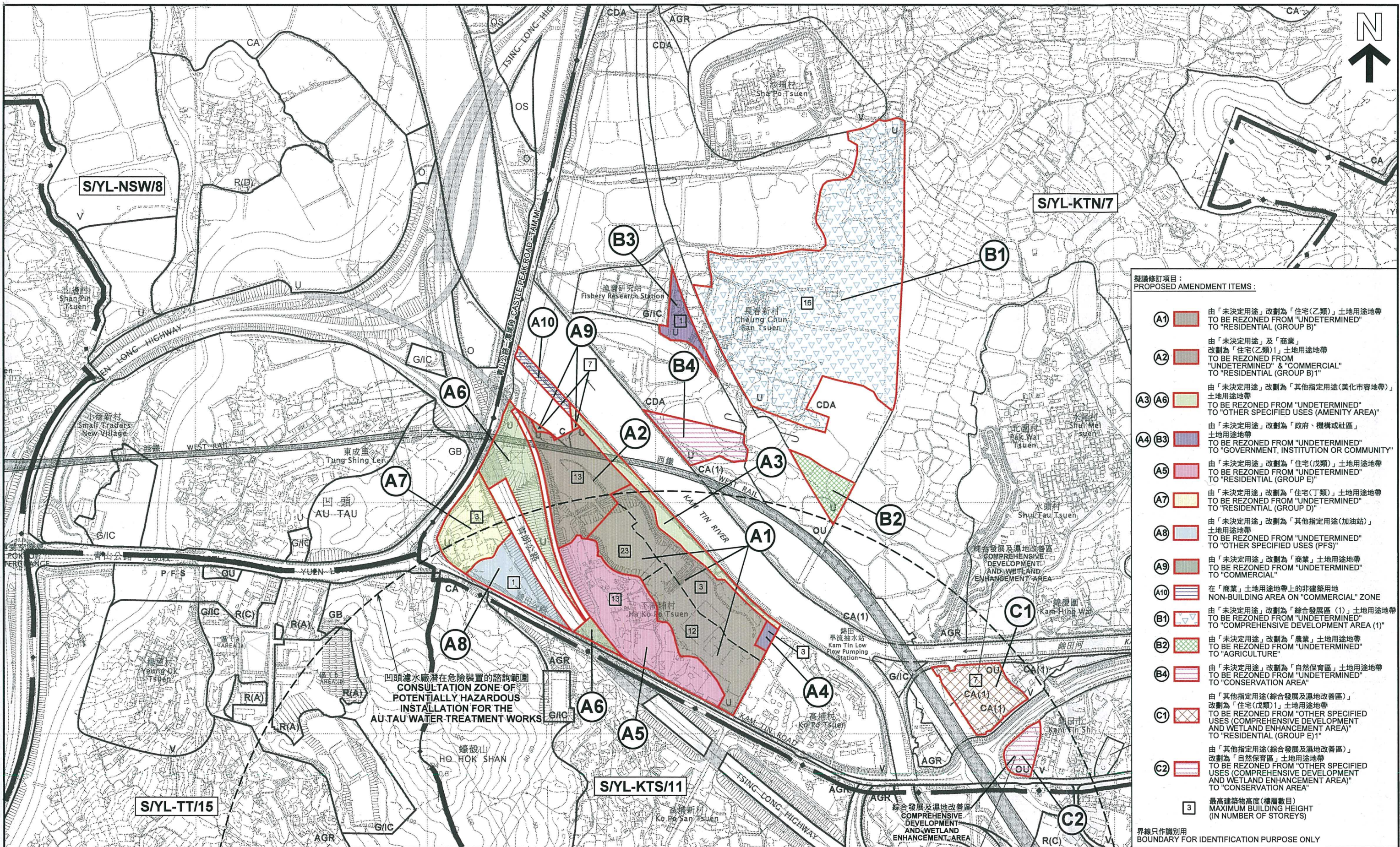
**PLANNING DEPARTMENT  
APRIL 2014**

**Provision of Major Community Facilities in Kam Tin North**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (Existing + Planned Provision)	
District Open Space	10 ha. per 100,000 persons	3.34 ha.	0 ha.	4.30 ha.	+0.96 ha.
Local Open Space	10 ha. per 100,000 persons	3.34 ha.	0.42 ha.	8.22 ha.	+ 4.88 ha.
Secondary School	1 whole-day classroom for 40 persons aged 12-17	50 classrooms	0 classrooms	0 classrooms	-50 classrooms
Primary School	1 whole-day classroom per 25.5 persons aged 6-11	69 classrooms	12 classrooms	42 classrooms	-27 classrooms
Kindergarten/ Nursery	730 half-day and 250 full-day places for every 1,000 children aged of 3 to under 6	18 classrooms	7 classrooms	15 classrooms	-3 classrooms
District Police Station	One for 200,000-500,000 persons	0	0	0	0
Divisional Police Station	One for 100,000-200,000 persons	0	0	0	0
Hospital Beds	5.5 beds per 1,000 persons	184	0	0	-184
Clinic/Health Centre	1 per 100,000 persons	0	1	1	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (Existing + Planned Provision)	
Post Office	1 per 30,000 persons	1	1	1	0
Magistracy (with 8 courtrooms)	1 per 666,000 persons	0	0	0	0
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	3	0	0	-3
Integrated Family Services Centre	1 per 100,000 to 150,000 persons	0	0	0	0
Library	1 district library for every 200,000 persons	0	0	0	0
Sports Centre	1 per 50,000 to 65,000 persons	0	0	1	+1
Leisure Centre (Urban and New Town Area, alternative to Sports Centre)	1 per 50,000 persons	0	0	0	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	0	0	0	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	0	0	0	0
Swimming Pool - leisure	1 complex per district	0	0	0	0





位置圖 LOCATION PLAN

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7

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

本摘要圖於2014年4月24日擬備。  
所根據的資料為2006年10月31日  
核准的分區計劃大綱圖編號 S/YL-KTN/7  
EXTRACT PLAN PREPARED ON 24.4.2014  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/7 APPROVED ON 31.10.2006

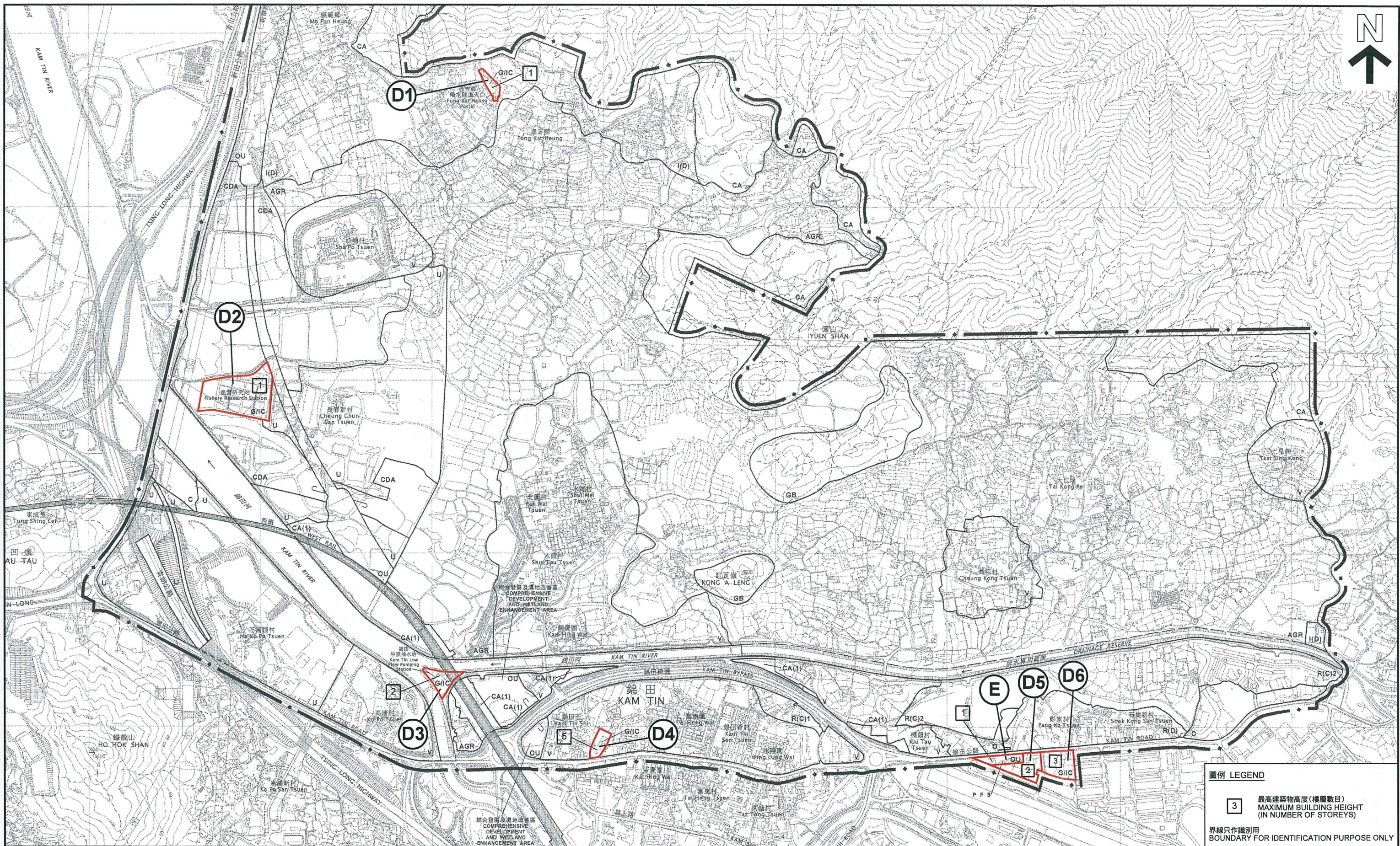
規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
M/YLE/14/12

圖 PLAN  
1a





平面圖 SITE PLAN

PROPOSED BUILDING HEIGHT FOR "G/IC" AND "OU (PFS)" ZONES

SCALE 1 : 10 000 比例尺

本摘要圖於2014年4月9日擬備，  
所根據的資料為於2006年10月31日  
核准的分區計劃大綱圖編號 S/YL-KTN/7  
EXTRACT PLAN PREPARED ON 9.4.2014  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/7 APPROVED ON 31.10.2006

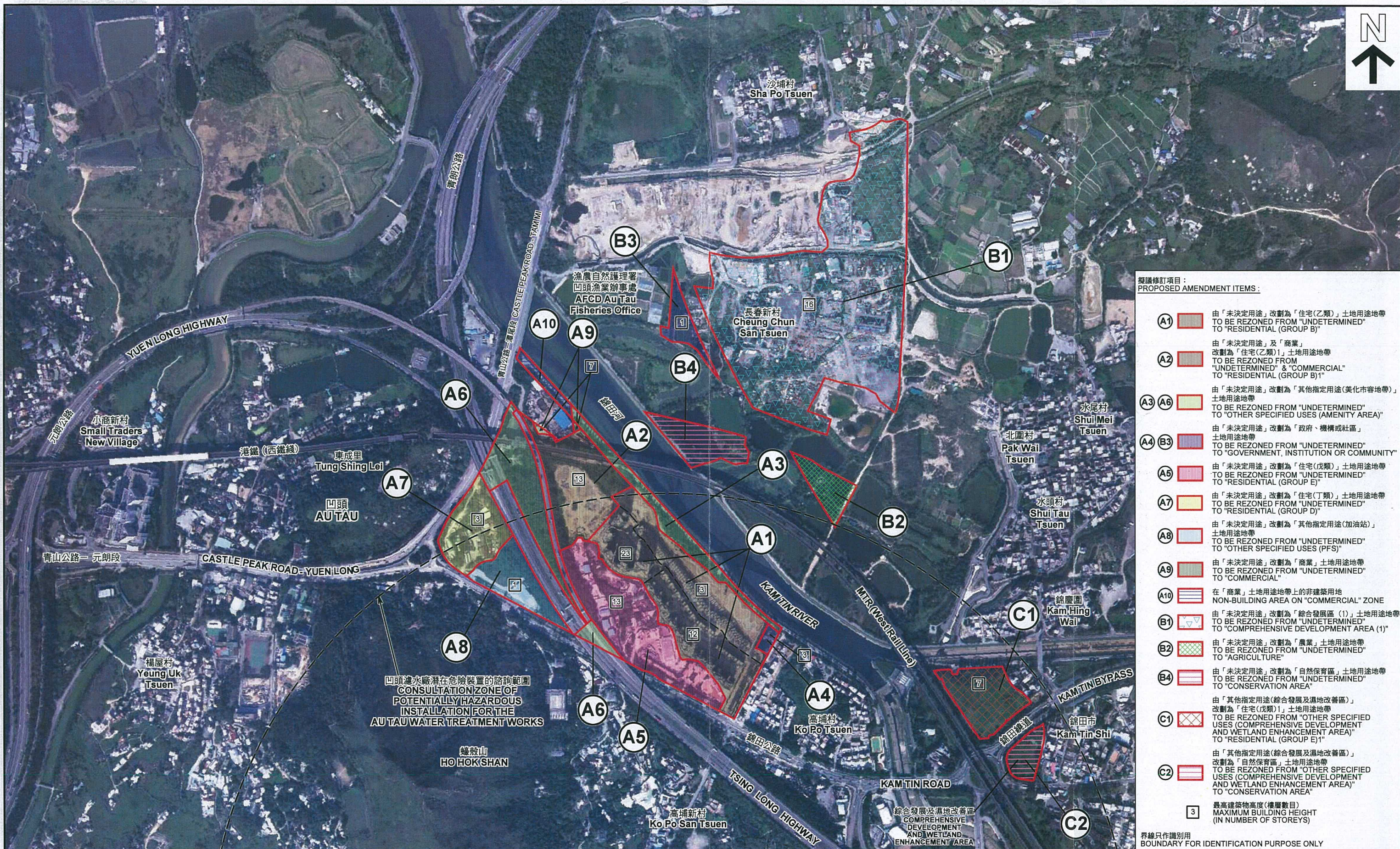
規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
M/YLE/14/12

圖 PLAN  
1b

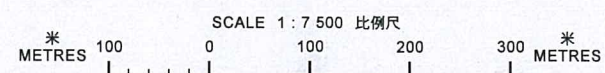




擬議修訂項目: PROPOSED AMENDMENT ITEMS:	
A1	由「未決定用途」改劃為「住宅(乙類)」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "RESIDENTIAL (GROUP B)"
A2	由「未決定用途」及「商業」 改劃為「住宅(乙類)1」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" & "COMMERCIAL" TO "RESIDENTIAL (GROUP B)1"
A3 A6	由「未決定用途」改劃為「其他指定用途(美化市容地帶)」 土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "OTHER SPECIFIED USES (AMENITY AREA)"
A4 B3	由「未決定用途」改劃為「政府、機構或社區」 土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
A5	由「未決定用途」改劃為「住宅(戊類)」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "RESIDENTIAL (GROUP E)"
A7	由「未決定用途」改劃為「住宅(丁類)」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "RESIDENTIAL (GROUP D)"
A8	由「未決定用途」改劃為「其他指定用途(加油站)」 土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "OTHER SPECIFIED USES (PFS)"
A9	由「未決定用途」改劃為「商業」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "COMMERCIAL"
A10	在「商業」土地用途地帶上的非建築用地 NON-BUILDING AREA ON "COMMERCIAL" ZONE
B1	由「未決定用途」改劃為「綜合發展區(1)」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "COMPREHENSIVE DEVELOPMENT AREA (1)"
B2	由「未決定用途」改劃為「農業」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "AGRICULTURE"
B4	由「未決定用途」改劃為「自然保育區」土地用途地帶 TO BE REZONED FROM "UNDETERMINED" TO "CONSERVATION AREA"
C1	由「其他指定用途(綜合發展及濕地改善區)」 改劃為「住宅(戊類)1」土地用途地帶 TO BE REZONED FROM "OTHER SPECIFIED USES (COMPREHENSIVE DEVELOPMENT AND WETLAND ENHANCEMENT AREA)" TO "RESIDENTIAL (GROUP E)1"
C2	由「其他指定用途(綜合發展及濕地改善區)」 改劃為「自然保育區」土地用途地帶 TO BE REZONED FROM "OTHER SPECIFIED USES (COMPREHENSIVE DEVELOPMENT AND WETLAND ENHANCEMENT AREA)" TO "CONSERVATION AREA"
3	最高建築物高度(樓層數目) MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

航攝照片 AERIAL PHOTO

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7



本摘要圖於2014年4月24日擬備，所根據的資料為  
地政總署於2013年1月7日拍得的航攝照片編號CW101408  
EXTRACT PLAN PREPARED ON 24.4.2014 BASED ON  
AERIAL PHOTO No. CW101408 TAKEN ON 7.1.2013  
BY LANDS DEPARTMENT

規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
M/YLE/14/04

圖 PLAN  
1c









航攝照片 AERIAL PHOTO

本摘要圖於2014年4月24日擬備，所根據的資料為地政總署於2013年6月30日拍得的航攝照片編號 CS43816  
EXTRACT PLAN PREPARED ON 24.4.2014  
BASED ON AERIAL PHOTO No.  
CS43816 TAKEN ON 30.6.2013  
BY LANDS DEPARTMENT

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 A1, A2, A3, A4, A5, A6, A7, A8, A9 及 A10  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM A1, A2, A3, A4, A5, A6, A7, A8, A9 AND A10

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
2b



1

項目 A1  
ITEM A1

倚巒  
The Riva



倚巒 - 位於下高埔已建成的住宅項目  
"The Riva" a residential development at Ha Ko Po

實地照片 SITE PHOTO

本圖於2014年4月22日擬備，所根據的  
資料為攝於2013年12月20日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTO  
TAKEN ON 20.12.2013

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 A1  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM A1

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
2c

2

項目 A2  
ITEM A2



位於下高埔的擬議住宅發展土地  
Proposed residential site at Ha Ko Po

3

項目 A2  
ITEM A2



位於下高埔的擬議住宅發展土地  
Proposed residential site at Ha Ko Po

# 實地照片 SITE PHOTOS

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 A2  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM A2

規劃署  
PLANNING  
DEPARTMENT

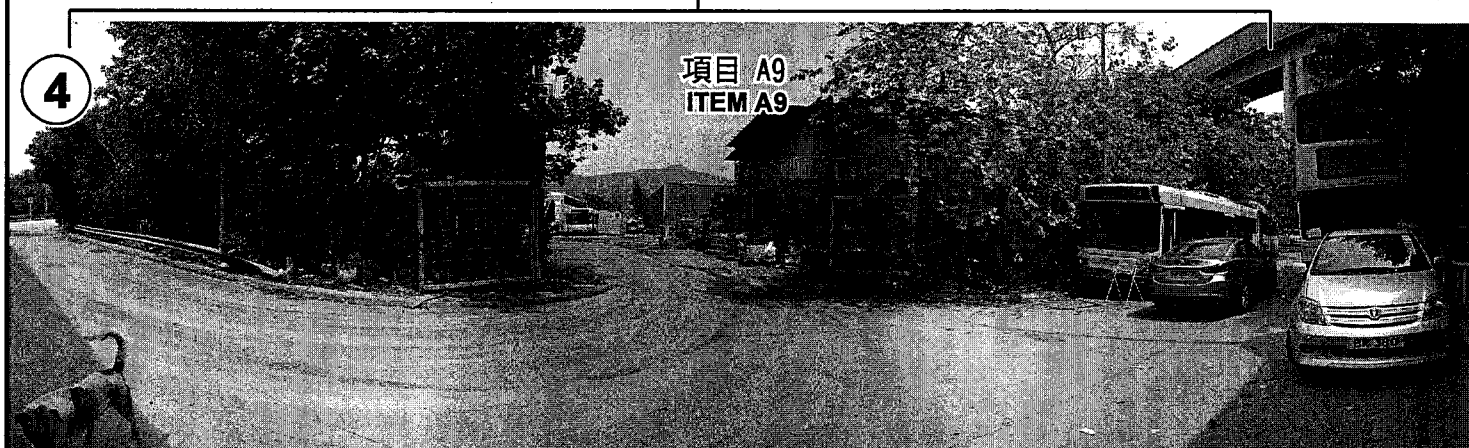


參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
2d

本圖於2014年4月22日擬備，所根據的  
資料為攝於2013年12月20日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 20.12.2013

主題地點  
SUBJECT SITE



由「未決定用途」改劃為「商業」土地用途地帶  
To Be Rezoned From "UNDETERMINED" To "COMMERCIAL"

主題地點  
SUBJECT SITE



由「未決定用途」改劃為「商業」土地用途地帶  
To Be Rezoned From "UNDETERMINED" To "COMMERCIAL"

實地照片 SITE PHOTO

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 A9  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM A9

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
2e

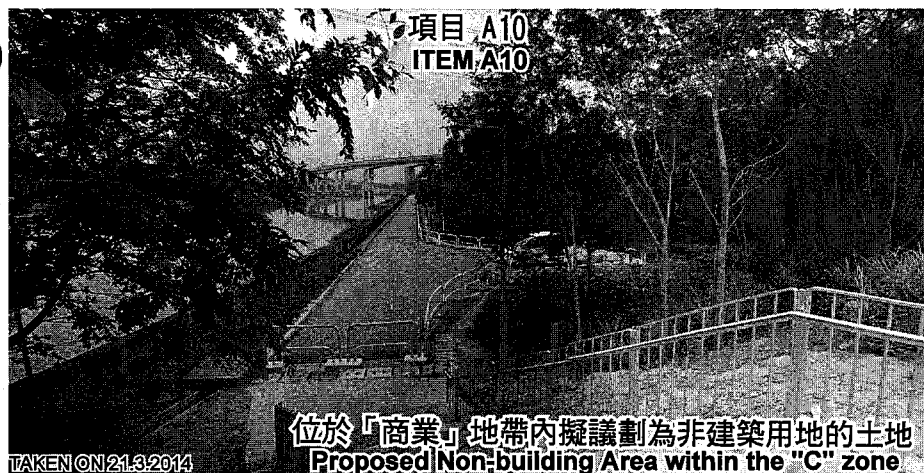
本圖於2014年4月22日擬備，所根據的  
資料為攝於2014年4月3日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTO  
TAKEN ON 3.4.2014



6



7



8



9



本圖於2014年4月22日擬備，所根據的  
資料為攝於2014年1月14日及  
2014年3月21日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2014 & 21.3.2014

### 實地照片 SITE PHOTOS

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 A3 及 A10  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM A3 AND A10

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
2f



10



毗鄰高埔村及倚巒的未指定用途的擬議「政府、機構或社區」地帶  
The undesignated proposed "G/IC" zone adjoining Ko Po Tsuen and The Riva

11



毗鄰高埔村及倚巒的未指定用途的擬議「政府、機構或社區」地帶  
The undesignated proposed "G/IC" zone adjoining Ko Po Tsuen and The Riva

# 實地照片 SITE PHOTOS

本圖於2014年4月22日擬備，所根據的資料為攝於2014年3月21日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 21.3.2014

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 A4  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM A4

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
2g



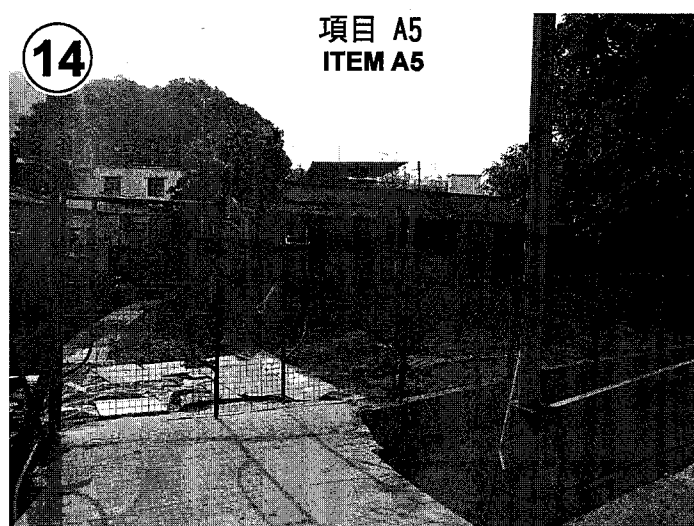
項目 A5  
ITEM A5

「住宅(戊類)」地帶的出入回  
Access to the "R(E)" zone



項目 A5  
ITEM A5

位於「住宅(戊類)」地帶的臨時建築物  
Temporary structures at the "R(E)" zone



14

項目 A5  
ITEM A5

位於「住宅(戊類)」地帶的臨時建築物  
Temporary structures at the "R(E)" zone



項目 A5  
ITEM A5

位於「住宅(戊類)」地帶的現有水務署工程用地  
Existing Works Site of Water Supplies Department at the "R(E)" zone

### 實地照片 SITE PHOTOS

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 A5  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM A5

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
2h

本圖於2014年4月22日擬備，所根據的  
資料為攝於2014年1月14日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2014

16



17



18



19



# 實地照片 SITE PHOTOS

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 A6  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM A6

規劃署  
PLANNING  
DEPARTMENT



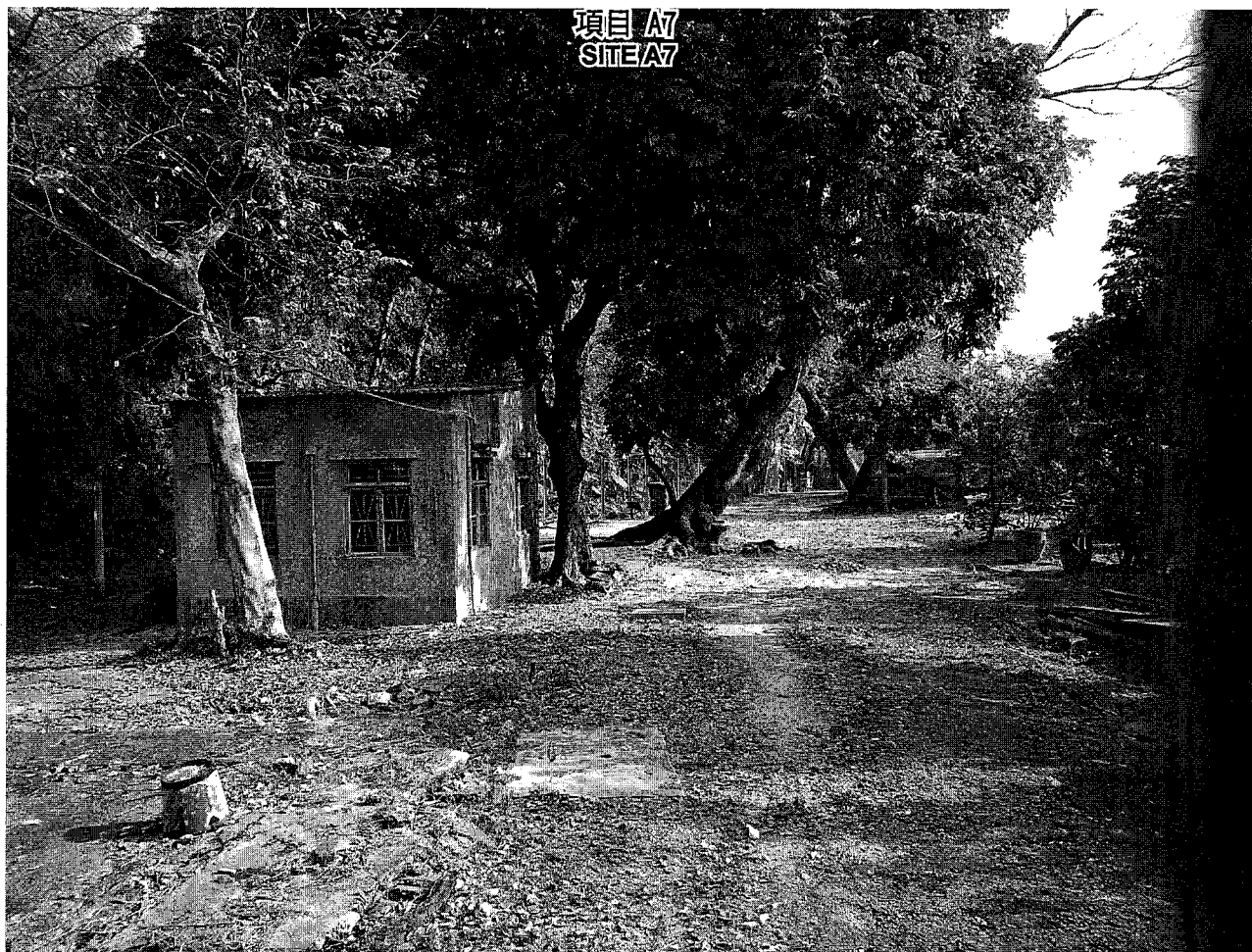
參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
2i

本圖於2014年4月24日擬備，所根據的資料為攝於2014年1月14日及2014年1月20日的實地照片  
PLAN PREPARED ON 24.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2014 & 20.1.2014



20



項目 A7  
SITE A7

位於擬議斧頭狀的「住宅（丁類）」地帶的臨時構築物  
Temporary Structure at the proposed Hammerhead Site at the "R(D)" zone

21



項目 A7  
SITE A7

擬議斧頭狀的「住宅（丁類）」地帶  
Proposed Hammerhead Site at the "R(D)" zone

### 實地照片 SITE PHOTOS

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 A7  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM A7

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
2j

本圖於2014年4月22日擬備，所根據的  
資料為攝於2014年1月14日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2014

22

項目 A7  
ITEM A7



位於擬議斧頭狀的「住宅（丁類）」地帶的臨時構築物  
Temporary Structure at the proposed Hammerhead Site at the "R(D)" zone

23

項目 A7  
ITEM A7



位於擬議斧頭狀的「住宅（丁類）」地帶的臨時構築物  
Temporary Structure at the proposed Hammerhead Site at the "R(D)" zone

24

項目 A7  
ITEM A7



位於擬議斧頭狀的「住宅（丁類）」地帶的臨時構築物  
Temporary Structure at the proposed Hammerhead Site at the "R(D)" zone

# 實地照片 SITE PHOTOS

本圖於2014年4月22日擬備，所根據的資料為攝於2014年1月14日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2014

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 A7  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM A7

規劃署  
PLANNING  
DEPARTMENT



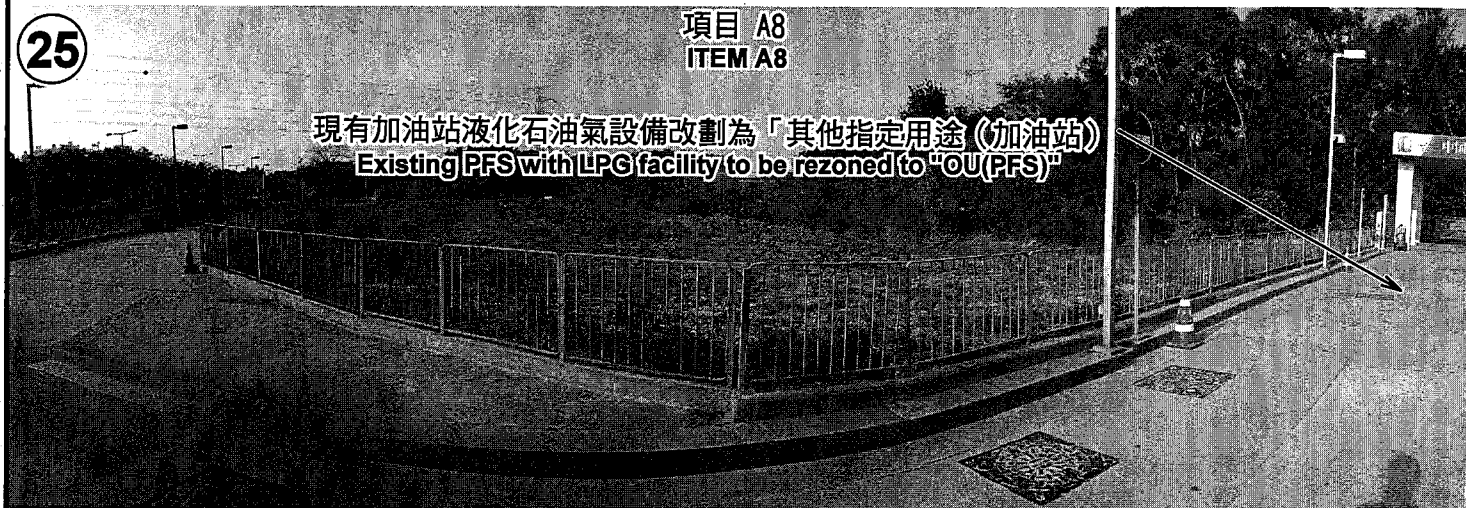
參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
2k

25

項目 A8  
ITEM A8

現有加油站液化石油氣設備改劃為「其他指定用途(加油站)」  
Existing PFS with LPG facility to be rezoned to "OU(PFS)"



26

項目 A8  
ITEM A8



現有加油站液化石油氣設備改劃為「其他指定用途(加油站)」  
Existing PFS with LPG facility to be rezoned to "OU(PFS)"

27

項目 A8  
ITEM A8



現有加油站液化石油氣設備改劃為「其他指定用途(加油站)」  
Existing PFS with LPG facility to be rezoned to "OU(PFS)"

# 實地照片 SITE PHOTOS

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 A8  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM A8

規劃署  
PLANNING  
DEPARTMENT

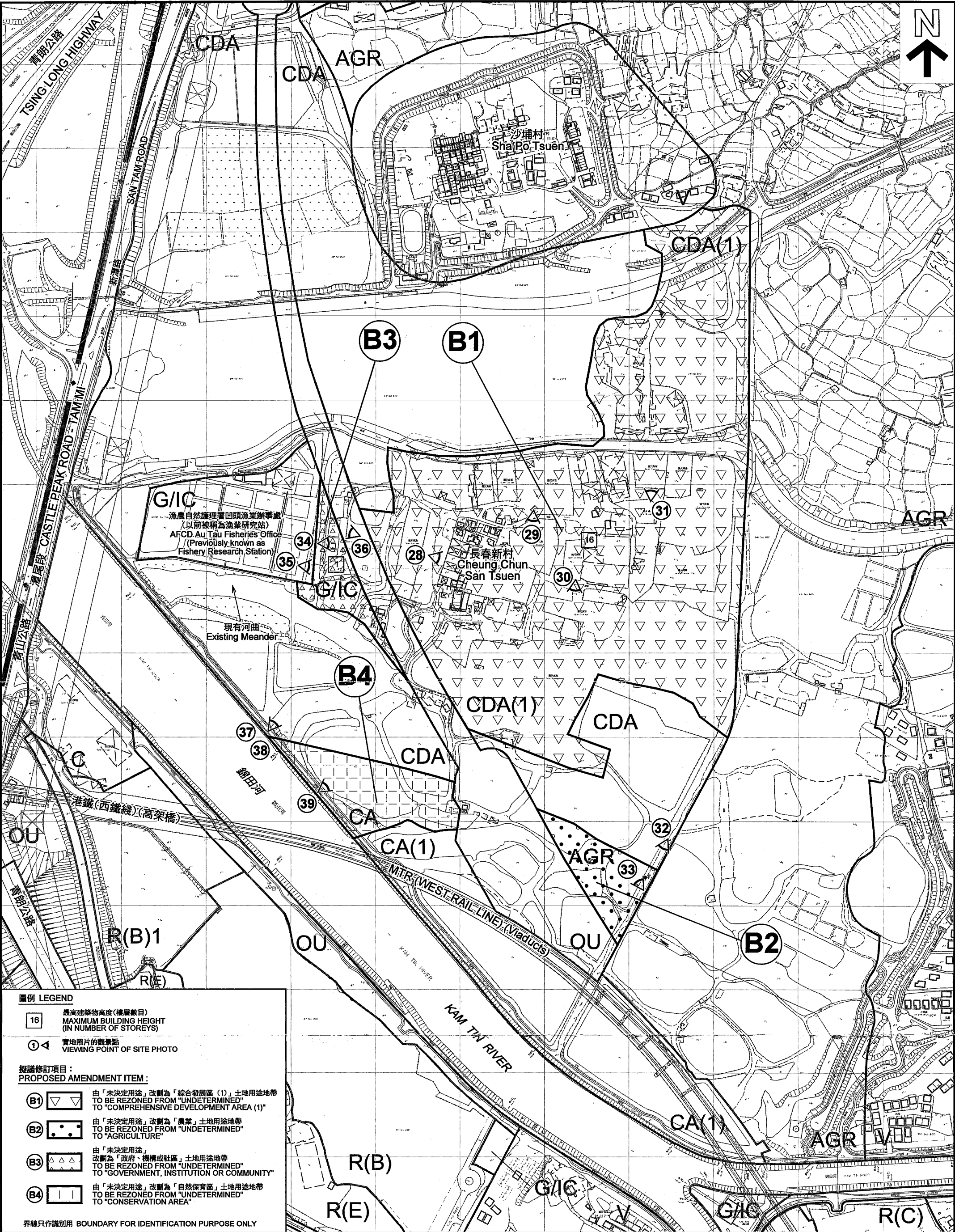


參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
21

本圖於2014年4月22日擬備，所根據的  
資料為攝於2014年1月14日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2014





- 圖例 LEGEND**
- 16 最高建築物高度(樓層數目)  
MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)
  - ① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

- 擬議修訂項目：  
PROPOSED AMENDMENT ITEM:**
- B1 由「未決定用途」改劃為「綜合發展區(1)」土地用途地帶  
TO BE REZONED FROM "UNDETERMINED"  
TO "COMPREHENSIVE DEVELOPMENT AREA (1)"
  - B2 由「未決定用途」改劃為「農業」土地用途地帶  
TO BE REZONED FROM "UNDETERMINED"  
TO "AGRICULTURE"
  - B3 由「未決定用途」改劃為「政府、機構或社區」土地用途地帶  
TO BE REZONED FROM "UNDETERMINED"  
TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
  - B4 由「未決定用途」改劃為「自然保育區」土地用途地帶  
TO BE REZONED FROM "UNDETERMINED"  
TO "CONSERVATION AREA"

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 B1, B2, B3 及 B4  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM B1, B2, B3 AND B4

SCALE 1:4 000 比例尺  
0 80 160 米 METRES

本摘要圖於2014年4月22日擬備，所根據的資料為測量圖編號 6-NE-1C, 1D, 2C, 6A, 6B, 6C, 6D, 7A及7C  
EXTRACT PLAN PREPARED ON 22.4.2014  
BASED ON SURVEY SHEETS No.  
6-NE-1C, 1D, 2C, 6A, 6B, 6C, 6D, 7A & 7C

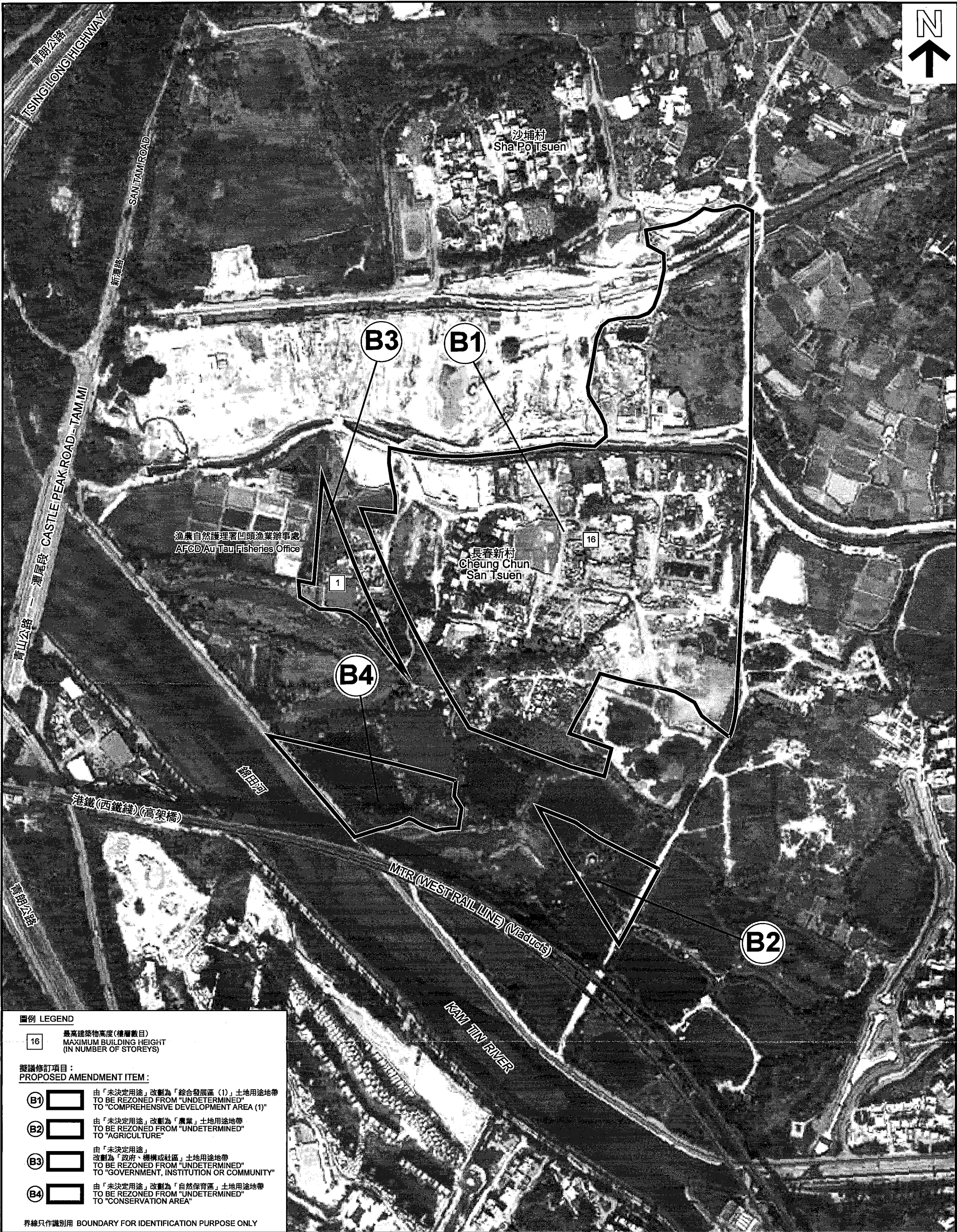
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
3a





圖例 LEGEND

16 最高建築物高度(樓層數目)  
MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

擬議修訂項目:  
PROPOSED AMENDMENT ITEM:

- (B1) 由「未決定用途」改劃為「綜合發展區(1)」土地用途地帶  
TO BE REZONED FROM "UNDETERMINED"  
TO "COMPREHENSIVE DEVELOPMENT AREA (1)"
- (B2) 由「未決定用途」改劃為「農業」土地用途地帶  
TO BE REZONED FROM "UNDETERMINED"  
TO "AGRICULTURE"
- (B3) 由「未決定用途」改劃為「政府、機構或社區」土地用途地帶  
TO BE REZONED FROM "UNDETERMINED"  
TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- (B4) 由「未決定用途」改劃為「自然保育區」土地用途地帶  
TO BE REZONED FROM "UNDETERMINED"  
TO "CONSERVATION AREA"

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2014年4月11日擬備，所根據的資料為地政總署於2013年1月7日拍得的航攝照片編號 CW101408  
EXTRACT PLAN PREPARED ON 11.4.2014  
BASED ON AERIAL PHOTO No.  
CW101408 TAKEN ON 7.1.2013  
BY LANDS DEPARTMENT

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 B1, B2, B3 及 B4  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM B1, B2, B3 AND B4

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
3b



28

項目 B1  
ITEM B1

擬議長春新村的「綜合發展區(1)」地帶  
Proposed Cheung Chun San Tsuen "CDA(1)" zone

29

項目 B1  
ITEM B1

擬議長春新村的「綜合發展區(1)」地帶  
Proposed Cheung Chun San Tsuen "CDA(1)" zone

30

項目 B1  
ITEM B1

擬議長春新村的「綜合發展區(1)」地帶  
Proposed Cheung Chun San Tsuen "CDA(1)" zone

31

項目 B1  
ITEM B1

擬議長春新村的「綜合發展區(1)」地帶  
Proposed Cheung Chun San Tsuen "CDA(1)" zone

# 實地照片 SITE PHOTOS

本圖於2014年4月22日擬備，所根據的  
資料為攝於2014年4月4日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 4.4.2014

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 B1  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM B1

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
3c

32

項目 B2  
ITEM B2

擬議三角形的「農業」地帶  
Proposed Triangular "AGR" zone

33

項目 B2  
ITEM B2

擬議三角形的「農業」地帶  
Proposed Triangular "AGR" zone

實地照片 SITE PHOTOS

本圖於2014年4月22日擬備，所根據的  
資料為攝於2014年3月3日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 3.3.2014

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/T 的擬議修訂 - 項目 B2  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM B2

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
3d

34

項目 B3  
ITEM B3

TAKEN ON 4.4.2014

毗鄰漁農自然護理署凹頭漁業辦事處的擬議「政府、機構或社區」地帶  
Proposed "G/IC" zone adjoining AFCD Au Tau Fisheries Office

35

項目 B3  
ITEM B3

TAKEN ON 4.4.2014

毗鄰漁農自然護理署凹頭漁業辦事處的擬議「政府、機構或社區」地帶  
Proposed "G/IC" zone adjoining AFCD Au Tau Fisheries Office

36

項目 B3  
ITEM B3

漁農自然護理署凹頭漁業辦事處  
AFCD Au Tau Fisheries Office

擬議「政府、機構或社區」地帶  
Proposed "G/IC" zone

TAKEN ON 3.3.2014

毗鄰漁農自然護理署凹頭漁業辦事處的擬議「政府、機構或社區」地帶  
Proposed "G/IC" zone adjoining AFCD Au Tau Fisheries Office

本圖於2014年4月22日擬備，所根據的資料為攝於2014年4月4日及2014年3月3日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 3.3.2014 & 4.4.2014

### 實地照片 SITE PHOTOS

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 B3  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM B3

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
3e



擬議「自然保育區」地帶  
Proposed "CA" zone



擬議「自然保育區」地帶  
Proposed "CA" zone



擬議「自然保育區」地帶  
Proposed "CA" zone

# 實地照片 SITE PHOTOS

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 B4  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM B4

規劃署  
PLANNING  
DEPARTMENT

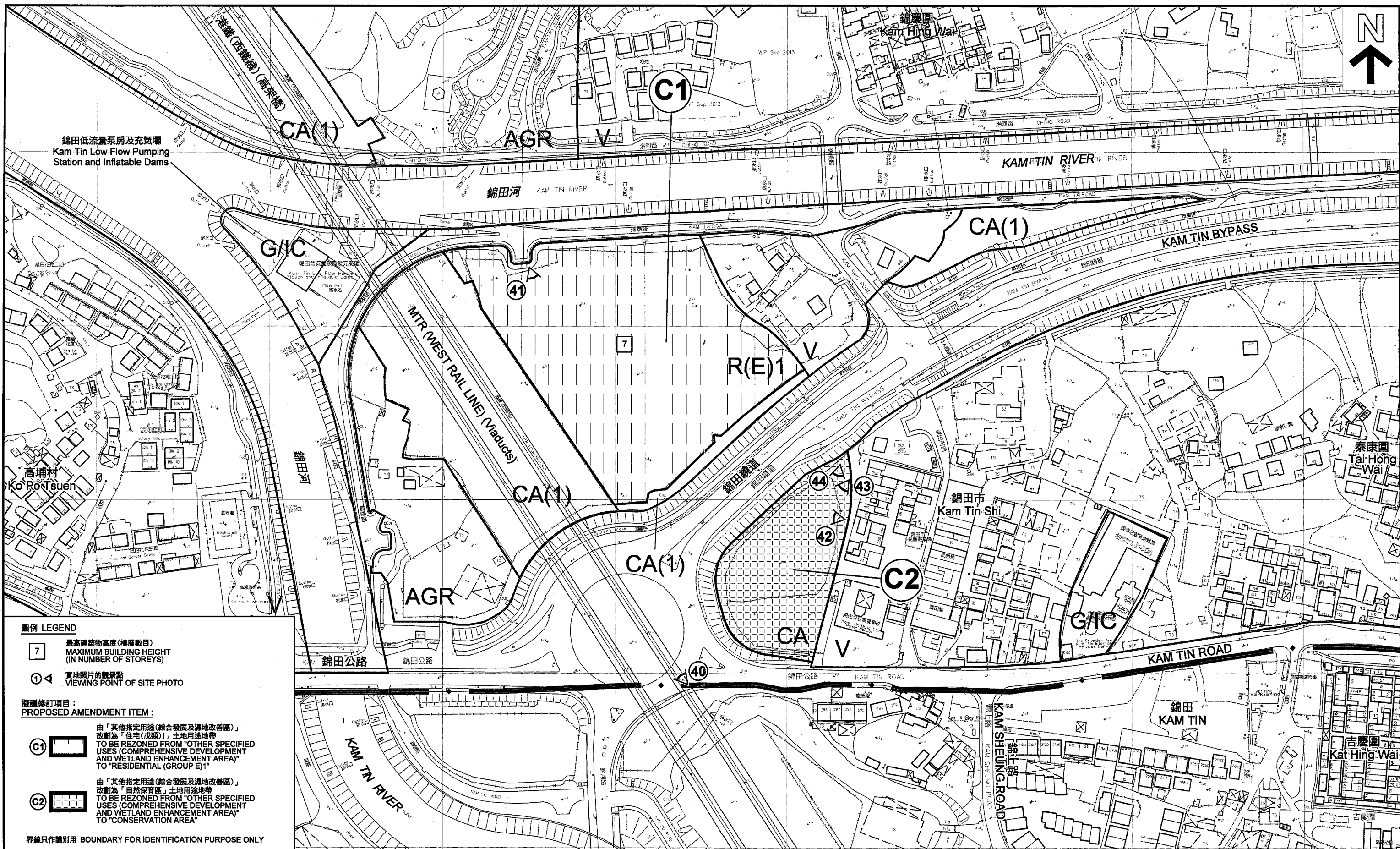


參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
3f

本圖於2014年4月22日擬備，所根據的  
資料為攝於2014年3月3日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 3.3.2014





平面圖 SITE PLAN

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 C1 及 C2  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM C1 AND C2

SCALE 1:2 000 比例尺  
METRES 40 0 40 80 METRES

本摘要圖於2014年4月23日擬備，所根據的  
資料為測量圖編號 6-NE-6D, 7C, 11B及12A  
EXTRACT PLAN PREPARED ON 23.4.2014  
BASED ON SURVEY SHEETS No.  
6-NE-6D, 7C, 11B & 12A

規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
M/YLE/14/12

圖 PLAN  
4a





# 航攝照片 AERIAL PHOTO

本摘要圖於2014年4月23日擬備，所根據  
的資料為地政總署於2013年6月30日拍得  
的航攝照片編號 CS43817  
EXTRACT PLAN PREPARED ON 23.4.2014  
BASED ON AERIAL PHOTO No.  
CS43817 TAKEN ON 30.6.2013  
BY LANDS DEPARTMENT

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 C1 及 C2  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM C1 AND C2

規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
M/YLE/14/12

圖 PLAN  
4b



40



TAKEN ON 20.12.2013

擬議「住宅(戊類)1」地帶  
Proposed "R(E)1" zone

41



TAKEN ON 14.1.2014

擬議「住宅(戊類)1」地帶  
Proposed "R(E)1" zone

本圖於2014年4月22日擬備，所根據的  
資料為攝於2013年12月20日及  
2014年1月14日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 20.12.2013 & 14.1.2014

### 實地照片 SITE PHOTOS

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 C1  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM C1

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
4c

42

項目 C2  
ITEM C2



TAKEN ON 20.12.2013

毗鄰錦田市的擬議「自然保育區」地帶  
Proposed "CA" zone adjoining Kam Tin Shi

43

項目 C2  
ITEM C2



TAKEN ON 20.12.2013

毗鄰錦田市的擬議「自然保育區」地帶  
Proposed "CA" zone adjoining Kam Tin Shi

44

項目 C2  
ITEM C2



TAKEN ON 14.1.2014

毗鄰錦田市的擬議「自然保育區」地帶  
Proposed "CA" zone adjoining Kam Tin Shi

# 實地照片 SITE PHOTOS

本圖於2014年4月22日擬備，所根據的資料為攝於2013年12月20日及2014年1月14日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 20.12.2013 & 14.1.2014

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 C2  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM C2

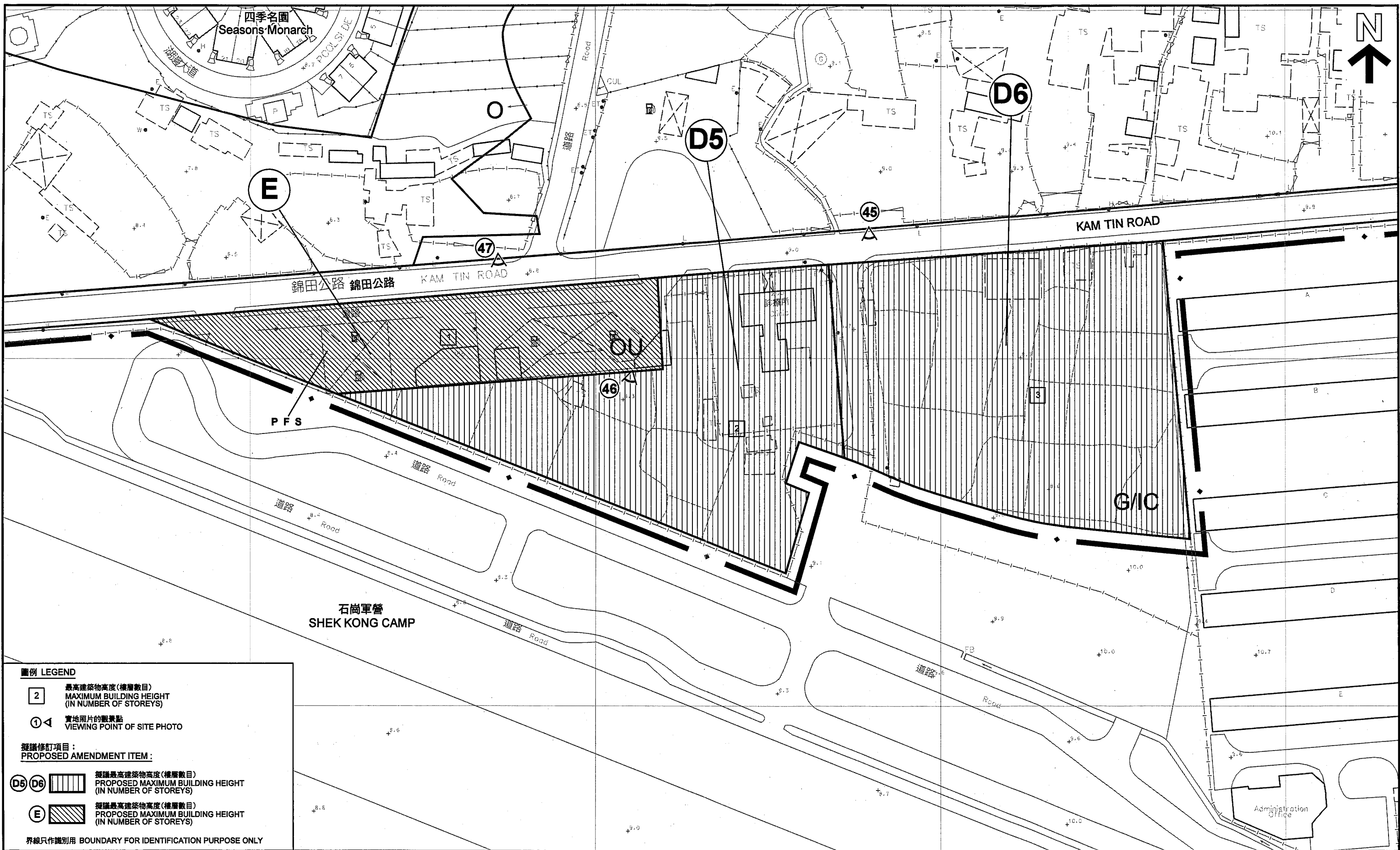
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
4d





平面圖 SITE PLAN

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 D5, D6 及 E  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM D5, D6 AND E

SCALE 1:1 000 比例尺  
METRES 20 0 20 40 METRES

本摘要圖於2014年4月22日擬備，所根據的  
資料為測量圖編號 6-NE-13A  
EXTRACT PLAN PREPARED ON 22.4.2014  
BASED ON SURVEY SHEET No. 6-NE-13A

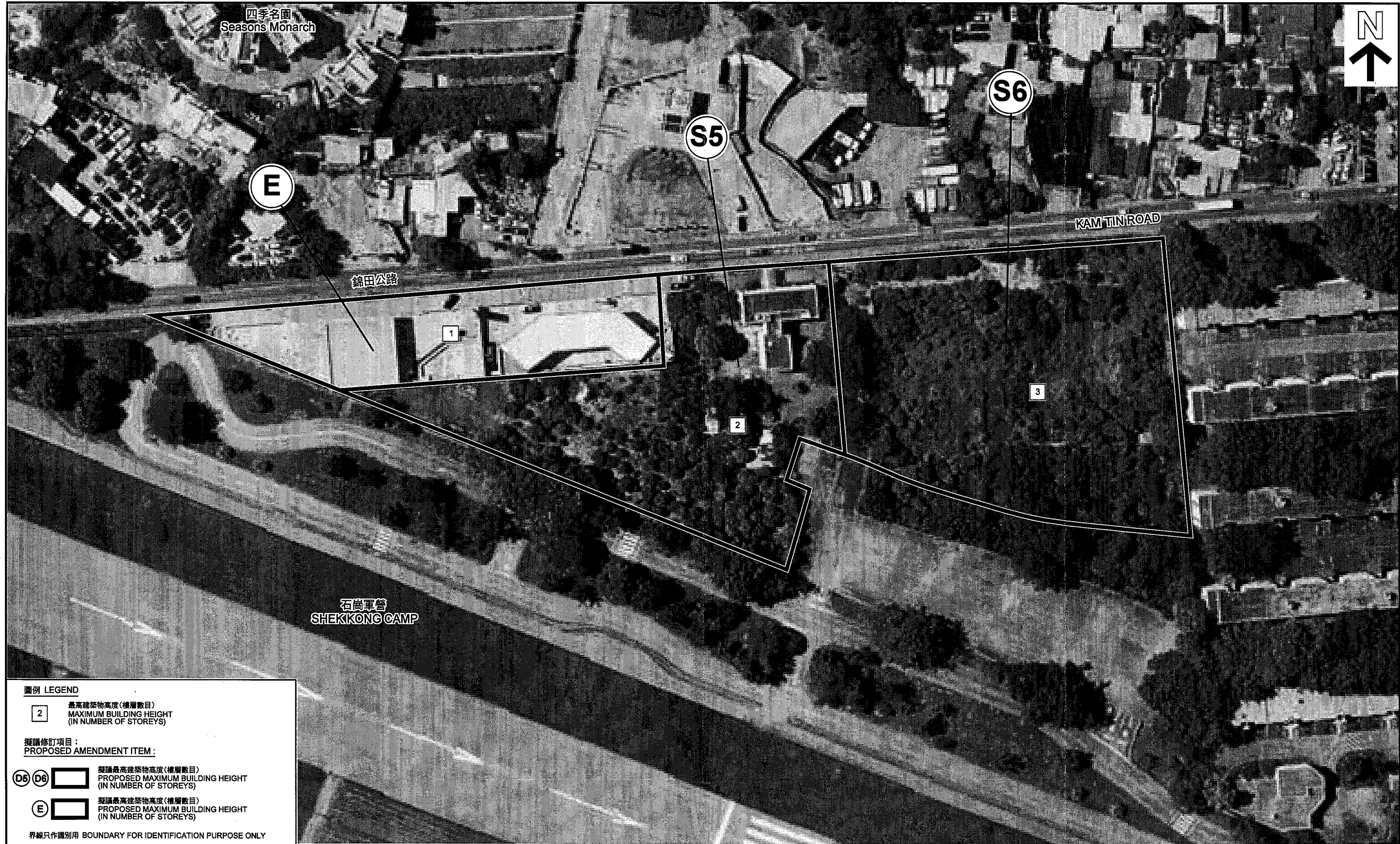
規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
M/YLE/14/12

圖 PLAN  
5a





圖例 LEGEND

2 最高建築物高度(樓層數目)  
MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

擬議修訂項目:  
PROPOSED AMENDMENT ITEM:

D5 D6 擬議最高建築物高度(樓層數目)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

E 擬議最高建築物高度(樓層數目)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 D5, D6 及 E  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM D5, D6 AND E

本摘要圖於2014年4月11日擬備, 所根據  
的資料為地政總署於2013年6月30日拍得  
的航攝照片編號 CS43820  
EXTRACT PLAN PREPARED ON 11.4.2014  
BASED ON AERIAL PHOTO No.  
CS43820 TAKEN ON 30.6.2013  
BY LANDS DEPARTMENT

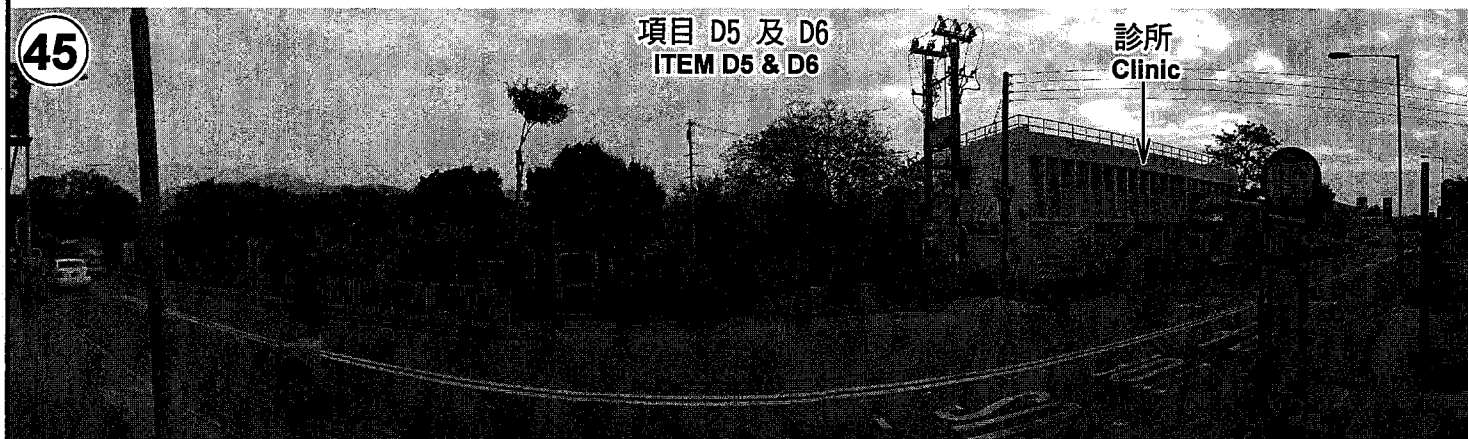
規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
M/YLE/14/12

圖 PLAN  
5b





位於石崗軍營旁的擬議「政府、機構或社區」地帶  
Proposed "G/I/C" zone near Shek Kong Camp

46



位於石崗軍營旁的擬議「政府、機構或社區」地帶  
Proposed "G/I/C" zone near Shek Kong Camp

### 實地照片 SITE PHOTOS

本圖於2014年4月22備，所根據的  
資料為攝於2014年2月21日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 21.2.2014

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 D5, D6, 及 E  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM D5, D6 AND E

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
5c



位於石崗軍營旁的加油站  
PFS near Shek Kong Camp

本圖於2014年4月22日擬備，所根據的  
資料為攝於2014年2月21日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 21.2.2014

### 實地照片 SITE PHOTOS

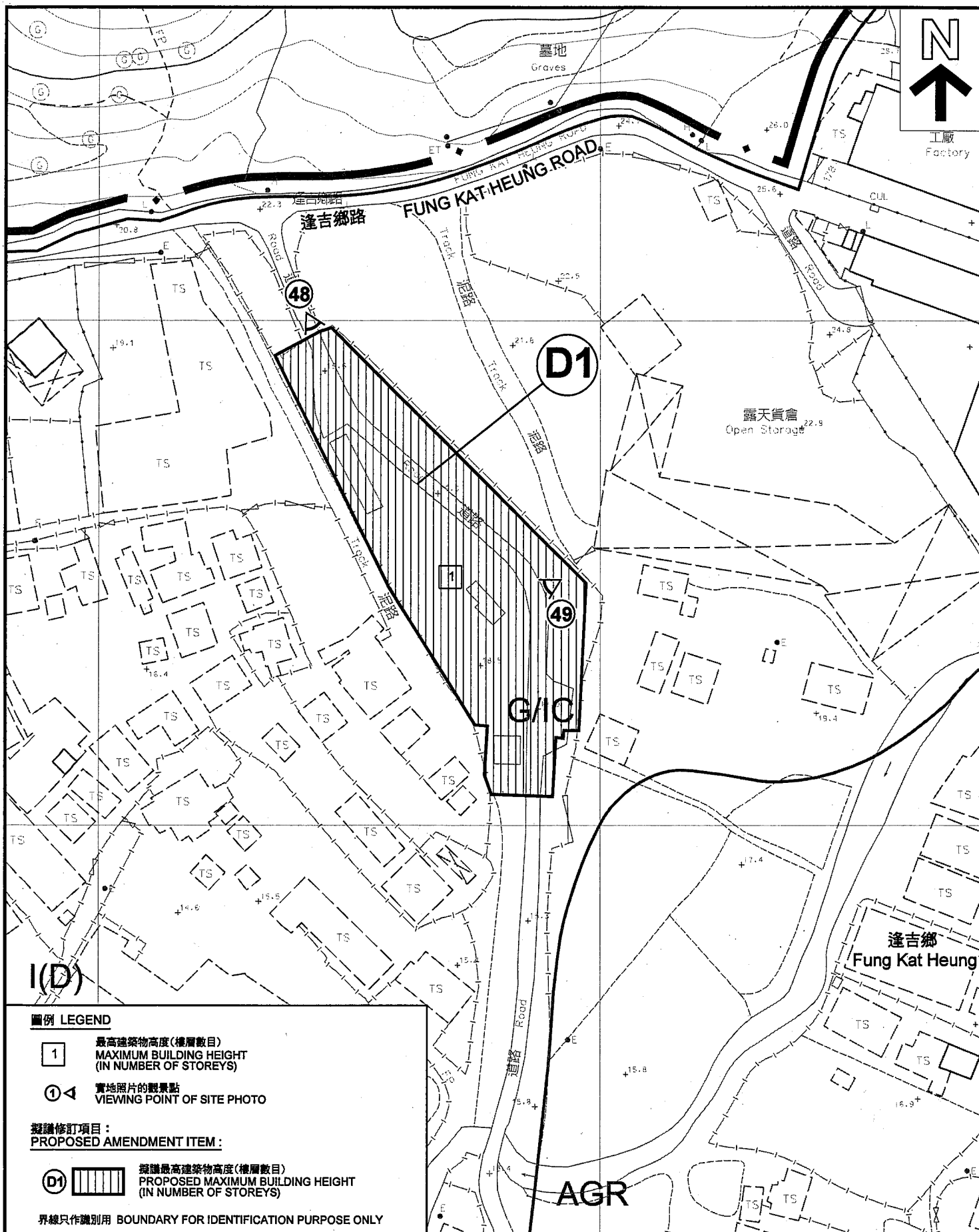
錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 D5, D6, 及 E  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM D5, D6 AND E

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
5d



### 平面圖 SITE PLAN

本摘要圖於2014年4月22日擬備，所根據的資料為測量圖編號 6-NE-13A  
EXTRACT PLAN PREPARED ON 22.4.2014  
BASED ON SURVEY SHEET No. 6-NE-13A

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 D1  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM D1

SCALE 1:1000 比例尺  
米 20 0 20 40 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
6a



FUNG KAT HEUNG ROAD

逢吉鄉路

D1

1

逢吉鄉  
Fung Kat Heung

**圖例 LEGEND**

**1** 最高建築物高度(樓層數目)  
MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

擬議修訂項目：  
PROPOSED AMENDMENT ITEM:

**D1** 擬議最高建築物高度(樓層數目)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**航攝照片 AERIAL PHOTO**

本摘要圖於2014年4月23日擬備，所根據的資料為地政總署於2013年6月21日拍得的航攝照片編號 CS43167  
EXTRACT PLAN PREPARED ON 23.4.2014  
BASED ON AERIAL PHOTO No. CS43167 TAKEN ON 21.6.2013  
BY LANDS DEPARTMENT

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 D1  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM D1

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
6b





位於逢吉鄉輸水隧道入口的「政府、機構或社區」地帶  
"G/IC" zone at Fung Ket Heung Portal



位於逢吉鄉輸水隧道入口的「政府、機構或社區」地帶  
"G/IC" zone at Fung Ket Heung Portal

### 實地照片 SITE PHOTOS

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 D1  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM D1

規劃署  
PLANNING  
DEPARTMENT

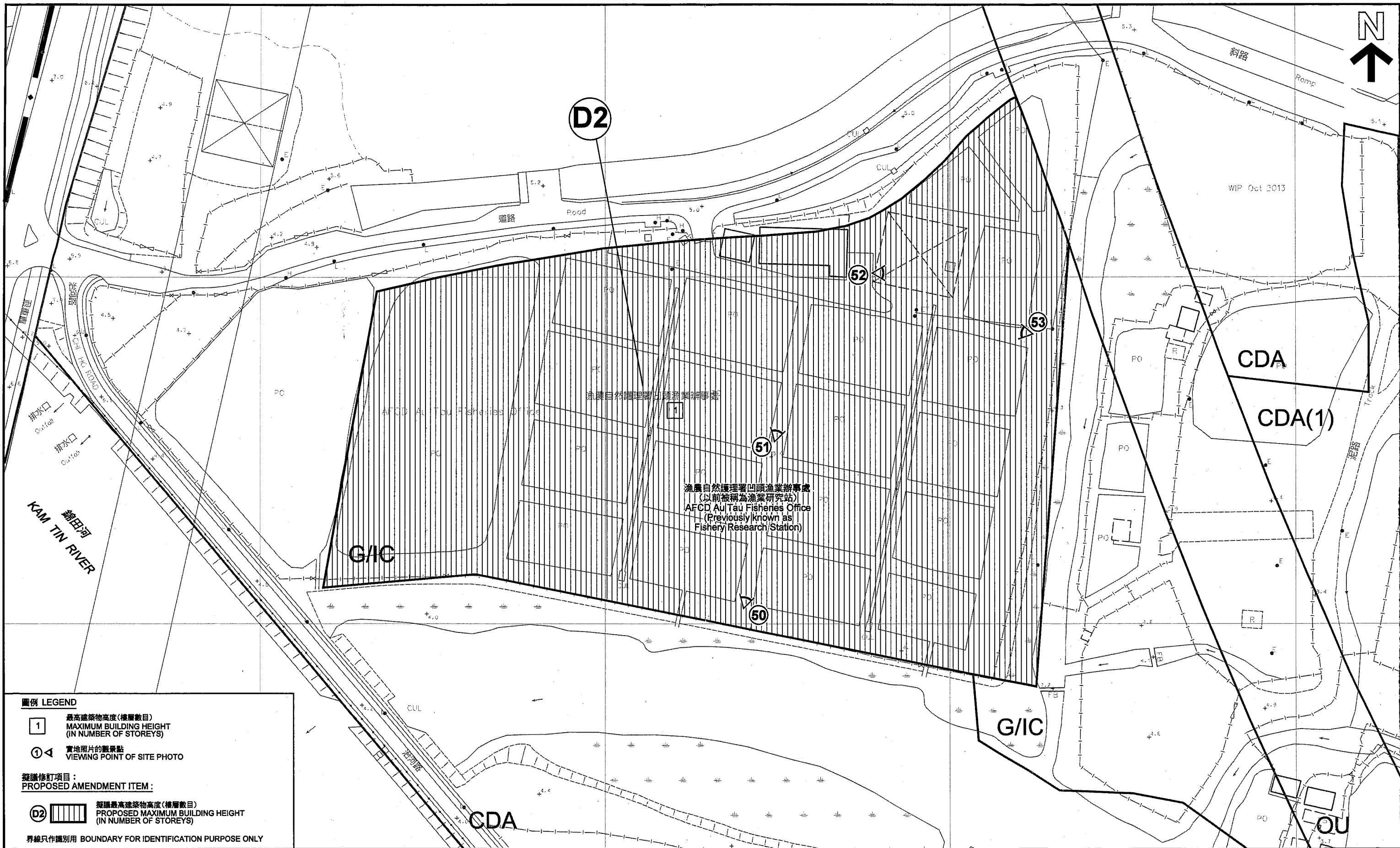


參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
6c

本圖於2014年4月22日擬備，所根據的  
資料為攝於2014年2月21日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 21.2.2014





**圖例 LEGEND**

- 1 最高建築物高度(樓層數目)  
MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)
- ① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

**擬議修訂項目:  
PROPOSED AMENDMENT ITEM:**

- D2 擬議最高建築物高度(樓層數目)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**平面圖 SITE PLAN**

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 D2  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM D2

SCALE 1:1 000 比例尺  
20 0 20 40  
METRES METRES

本摘要圖於2014年4月22日擬備，所根據的  
資料為測量圖編號 6-NE-6A 及 6B  
EXTRACT PLAN PREPARED ON 22.4.2014  
BASED ON SURVEY SHEET No. 6-NE-6A & 6B

規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
M/YLE/14/12

圖 PLAN  
7a





圖例 LEGEND

1

最高建築物高度(樓層數目)  
MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

擬議修訂項目:  
PROPOSED AMENDMENT ITEM:

D2

擬議最高建築物高度(樓層數目)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2014年4月11日擬備，所根據  
的資料為地政總署於2013年6月21日拍得  
的航攝照片編號 CS43268  
EXTRACT PLAN PREPARED ON 11.4.2014  
BASED ON AERIAL PHOTO No.  
CS43268 TAKEN ON 21.6.2013  
BY LANDS DEPARTMENT

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 D2  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM D2

規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
M/YLE/14/12

圖 PLAN  
7b



50

項目 D2  
ITEM D2



漁農自然護理署凹頭漁業辦事處  
AFCD Au Tau Fisheries Office

51

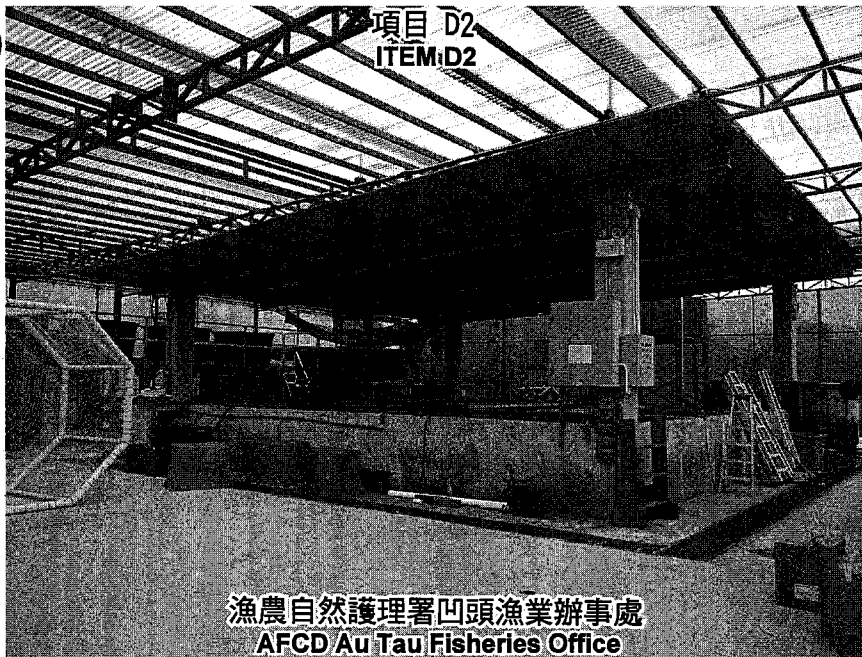
項目 D2  
ITEM D2



漁農自然護理署凹頭漁業辦事處  
AFCD Au Tau Fisheries Office

52

項目 D2  
ITEM D2



漁農自然護理署凹頭漁業辦事處  
AFCD Au Tau Fisheries Office

53

項目 D2  
ITEM D2



漁農自然護理署凹頭漁業辦事處  
AFCD Au Tau Fisheries Office

### 實地照片 SITE PHOTOS

本圖於2014年4月22日擬備，所根據的資料為攝於2014年2月21日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 21.2.2014

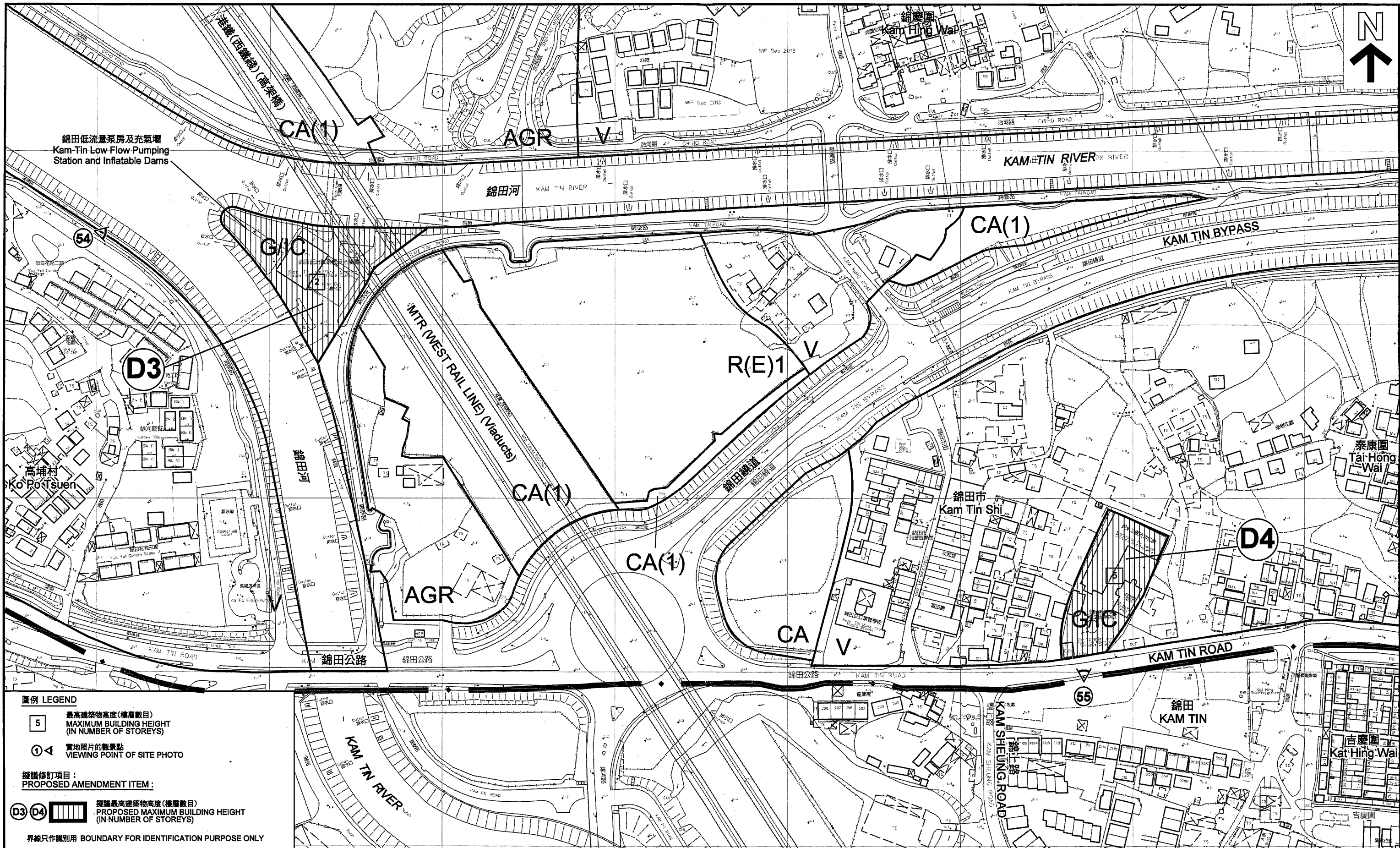
錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 D2  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM D2

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
7c







**圖例 LEGEND**

5 最高建築物高度(樓層數目)  
MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

擬議修訂項目:  
PROPOSED AMENDMENT ITEM:

D3 D4 擬議最高建築物高度(樓層數目)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2014年4月11日擬備，所根據的資料為地政總署於2013年6月30日拍得的航攝照片編號 CS43817  
EXTRACT PLAN PREPARED ON 11.4.2014  
BASED ON AERIAL PHOTO No.  
CS43817 TAKEN ON 30.6.2013  
BY LANDS DEPARTMENT

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 D3 及 D4  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM D3 AND D4

規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
M/YLE/14/12

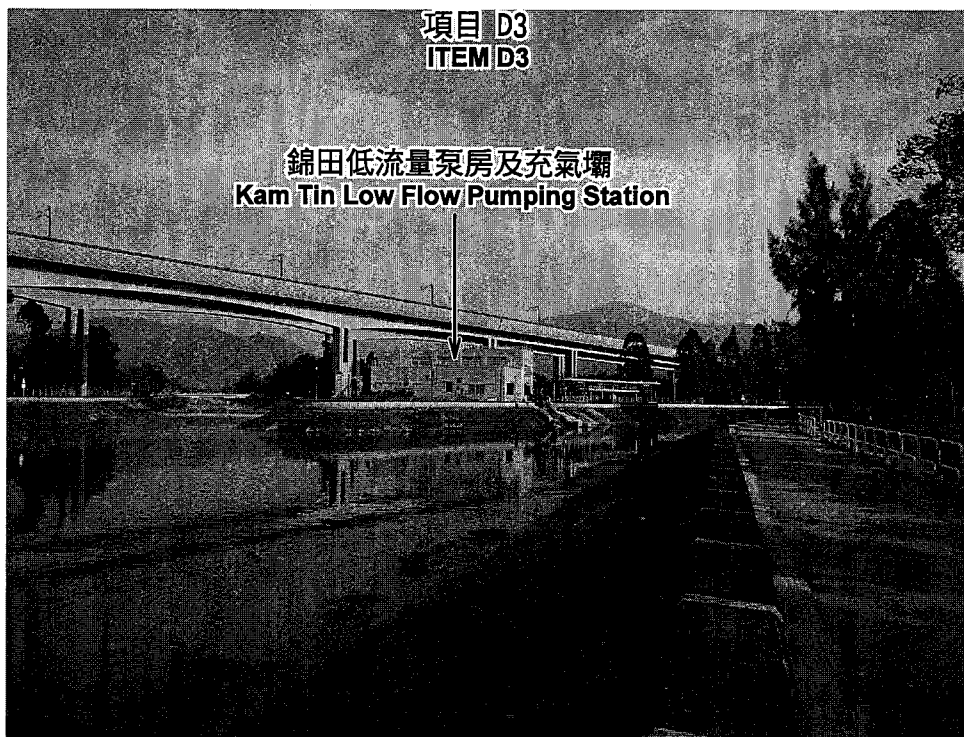
圖 PLAN  
8b



54

項目 D3  
ITEM D3

錦田低流量泵房及充氣壩  
Kam Tin Low Flow Pumping Station



錦田低流量泵房及充氣壩  
Kam Tin Low Flow Pumping Station

55

項目 D4  
ITEM D4



救世軍錦田綜合服務中心  
The Salvation Army Kam Tin Integrated Services Centre

### 實地照片 SITE PHOTOS

本圖於2014年4月22日擬備，所根據的資料為攝於2014年2月21日的實地照片  
PLAN PREPARED ON 22.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 21.2.2014

錦田北分區計劃大綱核准圖  
編號 S/YL-KTN/7 的擬議修訂 - 項目 D3 及 D4  
PROPOSED AMENDMENT TO THE APPROVED  
KAM TIN NORTH OUTLINE ZONING PLAN No. S/YL-KTN/7  
ITEM D3 AND D4

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
8c





Potential Residential Development of Ha Ko Po Tsuen  
near Tsing Long Highway  
Indicative Layout (P.R. 1.2)

PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
9a





Potential Residential Developments at Ha Ko Po Site A4  
Indicative Layout (P.R. 1.2)

PLANNING  
DEPARTMENT



參考編號

REFERENCE No.

M/YLE/14/12

圖 PLAN

9b





## Potential Residential Development at Kam Tin North (Northern Site) Indicative Layout (P.R.1.2)



參考編號  
REFERENCE No.  
M/YLE/14/12

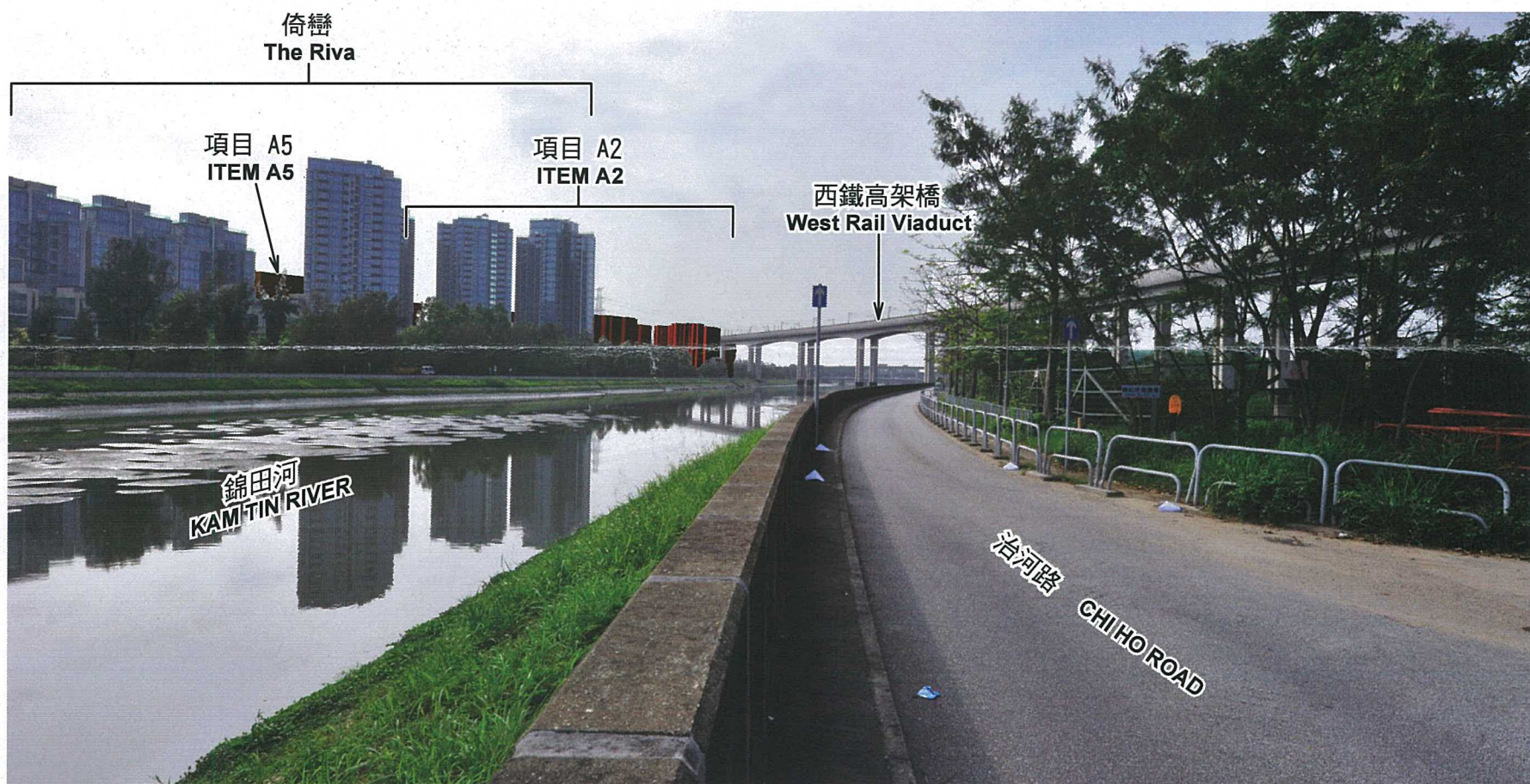




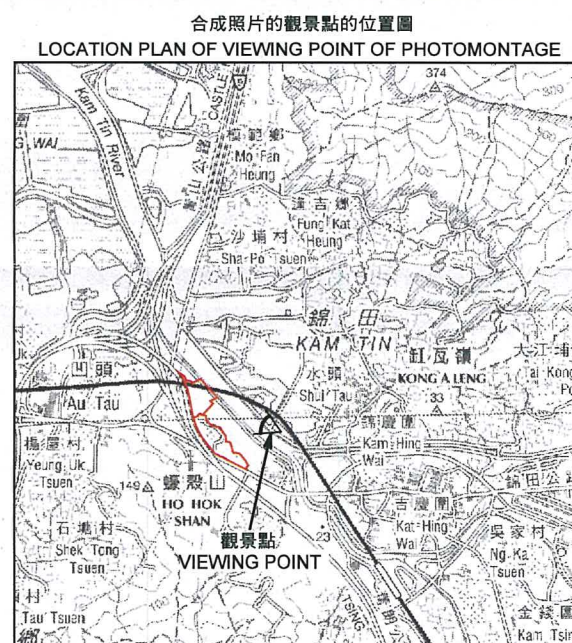




現有景觀 EXISTING VIEW



合成照片 PHOTOMONTAGE



合成照片 PHOTOMONTAGE

擬議修訂項目 A2 及 A5 的合成照片  
PHOTOMONTAGE FOR PROPOSED AMENDMENT ITEM A2 AND A5

本圖於2014年4月23日擬備，所根據的資料為攝於2014年4月17日的實地照片  
PLAN PREPARED ON 23.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 17.4.2014

規劃署  
PLANNING  
DEPARTMENT



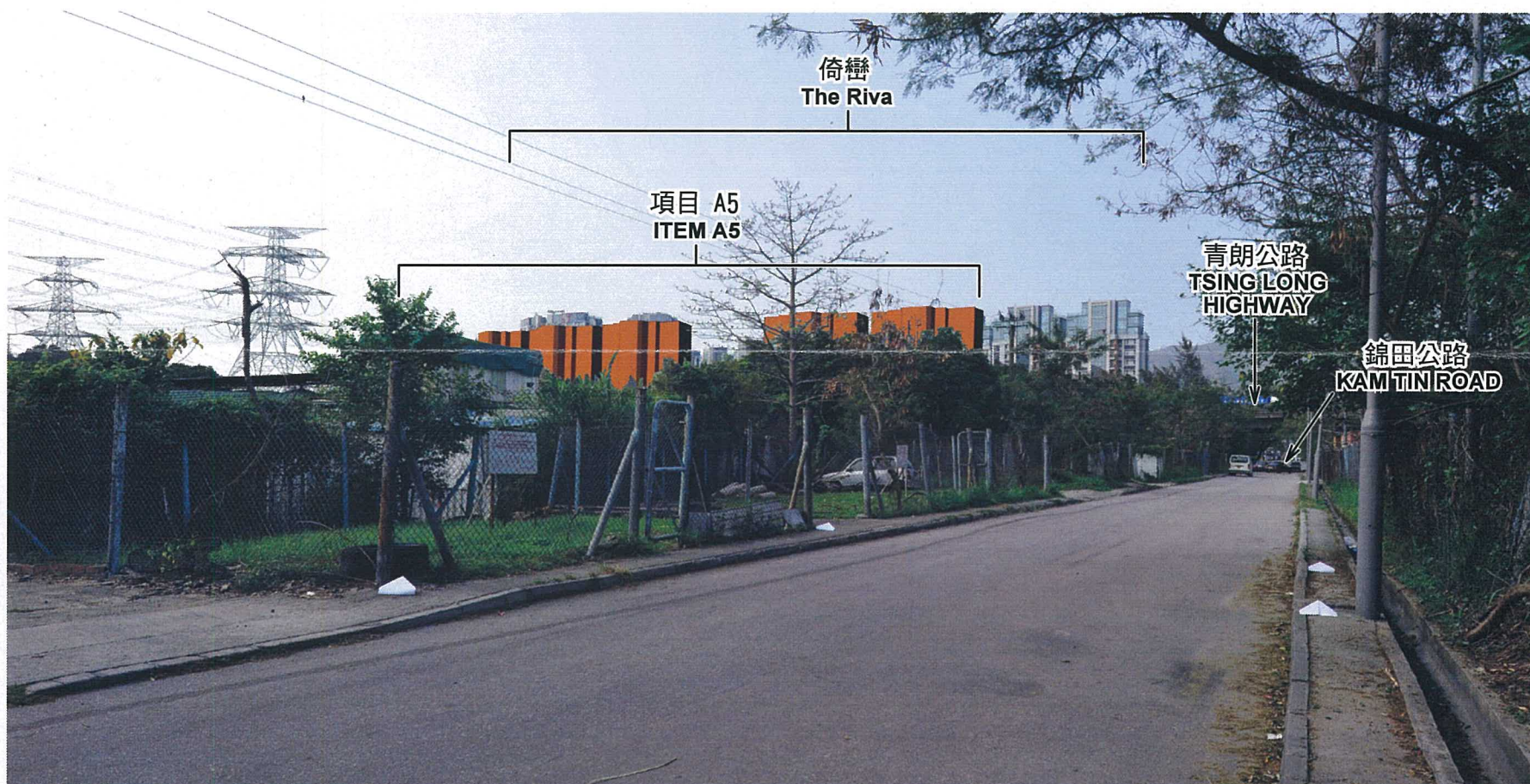
參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
10a





現有景觀 EXISTING VIEW



合成照片 PHOTOMONTAGE



合成照片 PHOTOMONTAGE

擬議修訂項目 A2 及 A5 的合成照片  
PHOTOMONTAGE FOR PROPOSED AMENDMENT ITEM A2 AND A5

本圖於2014年4月23日擬備，所根據的資料為攝於2014年4月17日的實地照片  
PLAN PREPARED ON 23.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 17.4.2014

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

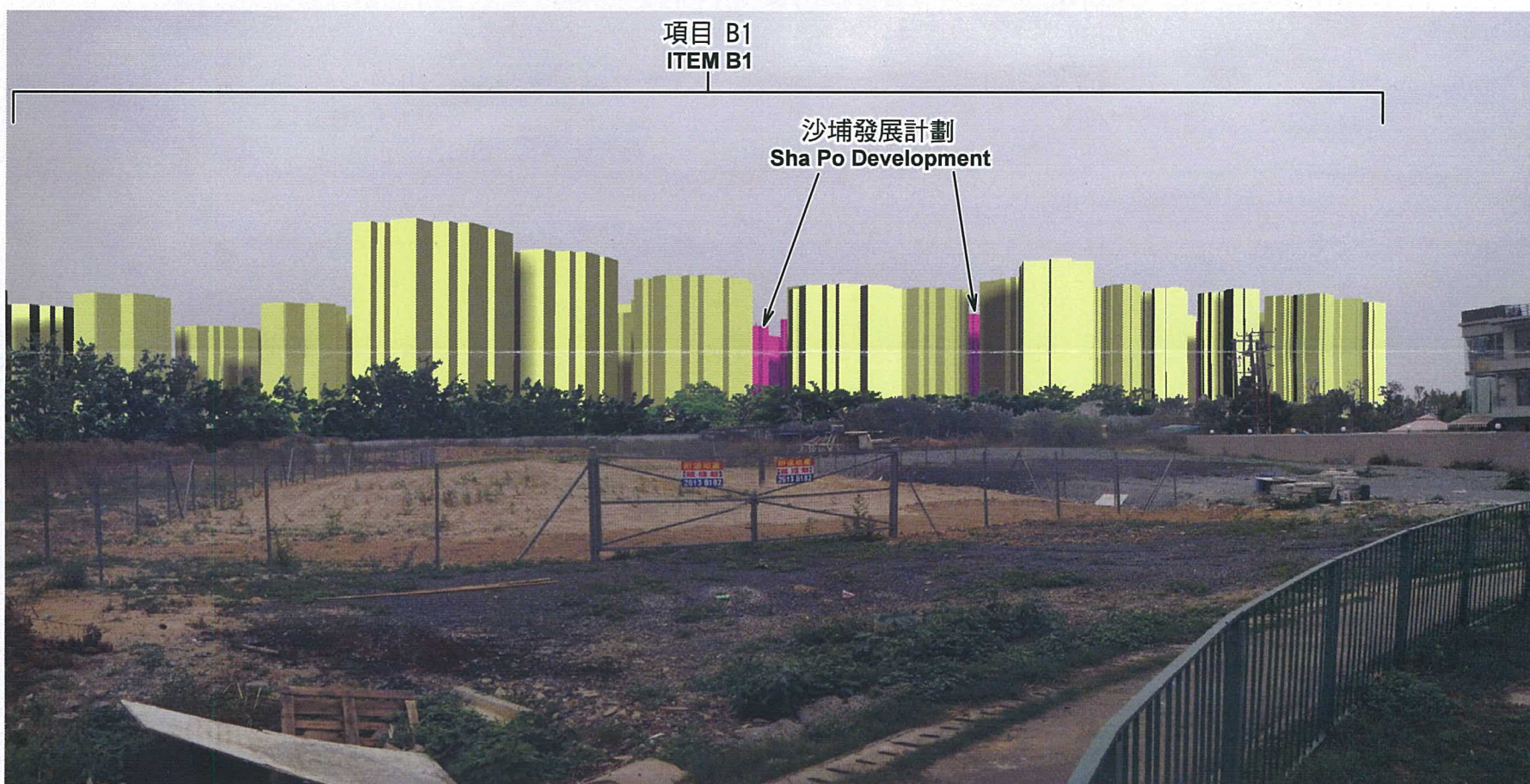
圖 PLAN  
10b





沙埔發展計劃的施工中地盤  
Construction Site for Sha Po Development

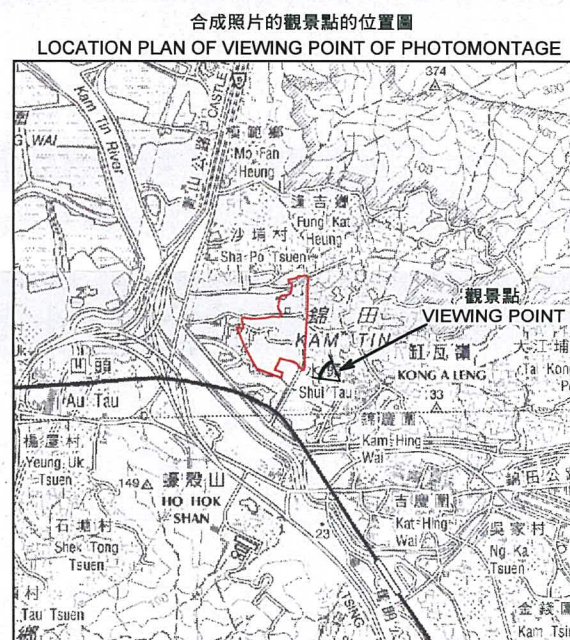
現有景觀 EXISTING VIEW



項目 B1  
ITEM B1

沙埔發展計劃  
Sha Po Development

合成照片 PHOTOMONTAGE



合成照片的觀景點的位置圖

LOCATION PLAN OF VIEWING POINT OF PHOTOMONTAGE

合成照片 PHOTOMONTAGE

擬議修訂項目 B1 的合成照片  
PHOTOMONTAGE FOR PROPOSED AMENDMENT ITEM B1

本圖於2014年4月23日擬備，所根據的資料為攝於2014年3月14日的實地照片  
PLAN PREPARED ON 23.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 14.3.2014

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
10c

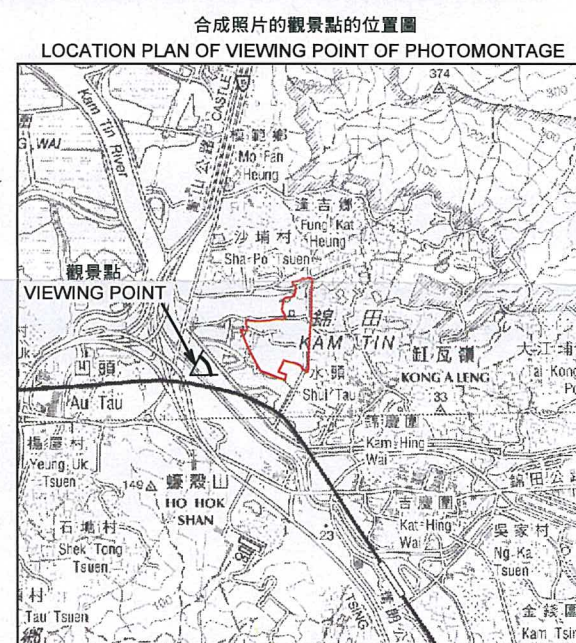




現有景觀 EXISTING VIEW



合成照片 PHOTOMONTAGE



## 合成照片 PHOTOMONTAGE

本圖於2014年4月23日擬備，所根據的資料為攝於2014年3月14日的實地照片  
PLAN PREPARED ON 23.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 14.3.2014

PHOTOMONTAGE FOR PROPOSED AMENDMENT ITEM B1

PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/YLE/14/12

PLAN  
10d

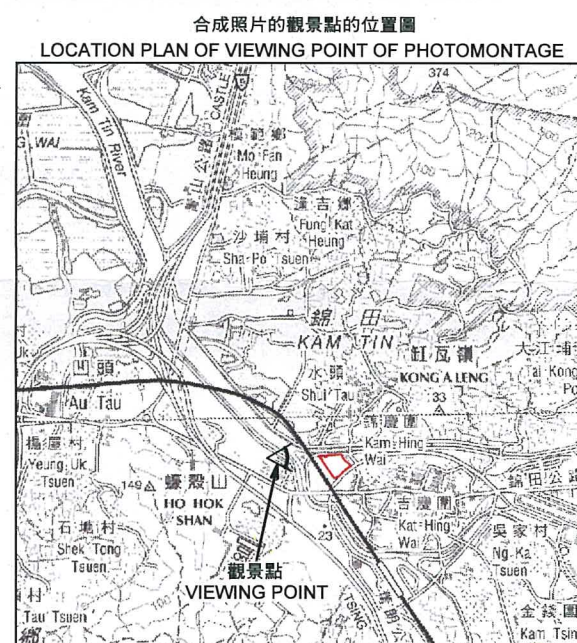




現有景觀 EXISTING VIEW



合成照片 PHOTOMONTAGE



合成照片 PHOTOMONTAGE

擬議修訂項目 C1 的合成照片  
PHOTOMONTAGE FOR PROPOSED AMENDMENT ITEM C1

本圖於2014年4月23日擬備，所根據的資料為攝於2014年2月21日的實地照片  
PLAN PREPARED ON 23.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 21.2.2014

規劃署  
PLANNING  
DEPARTMENT



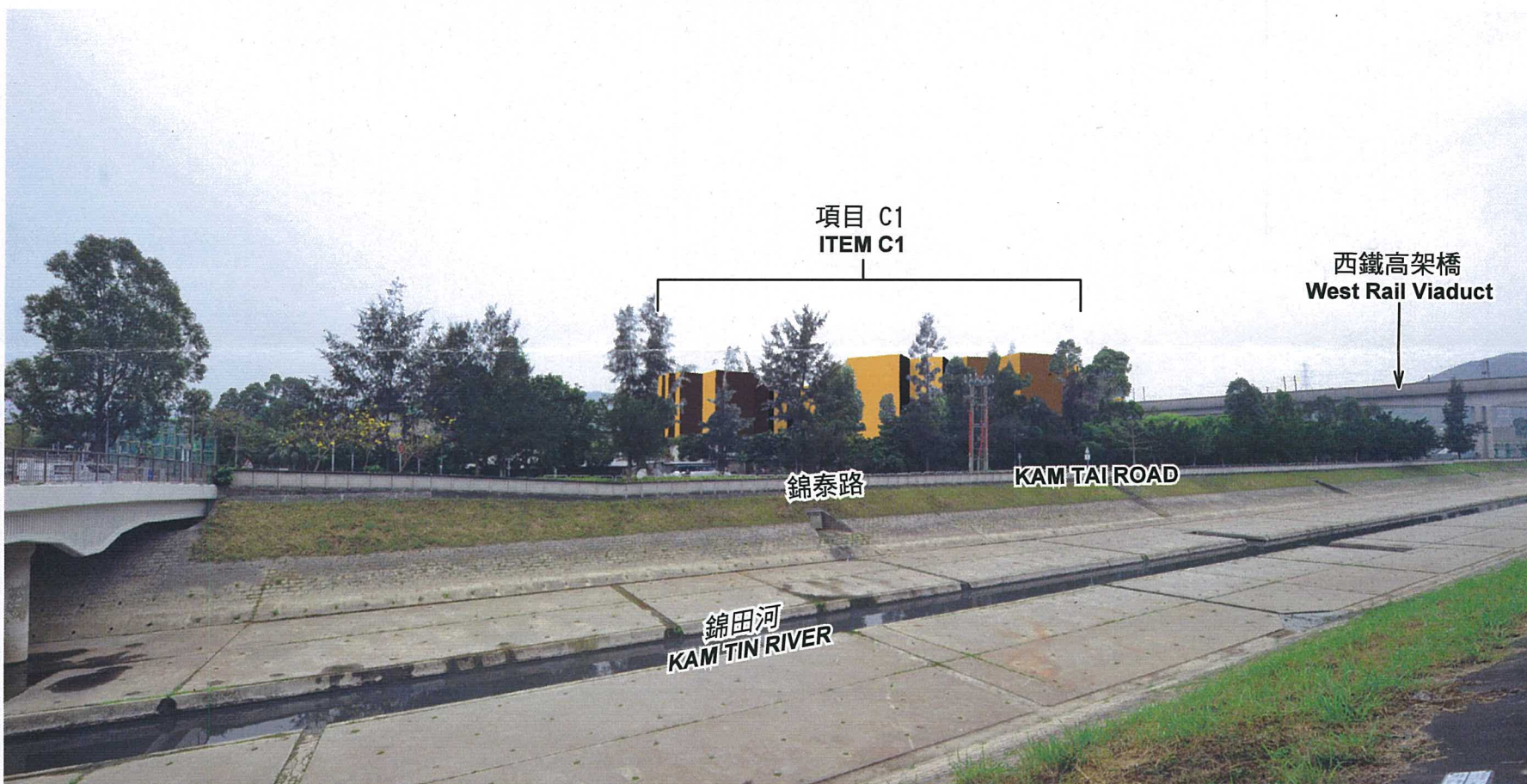
參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
10e

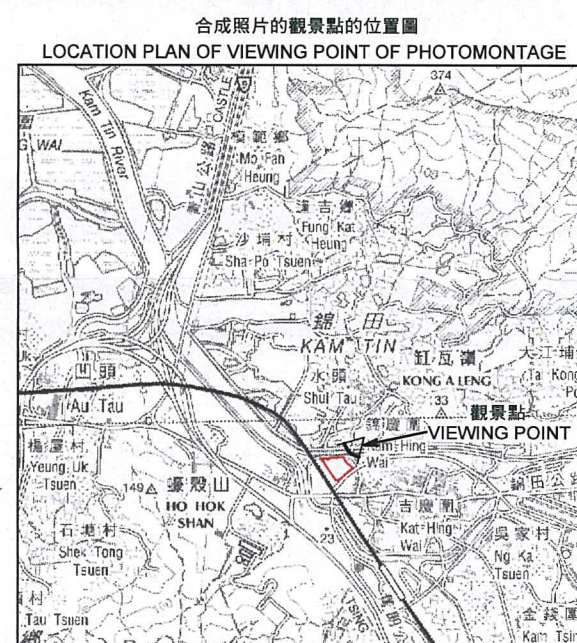




現有景觀 EXISTING VIEW



合成照片 PHOTOMONTAGE



合成照片 PHOTOMONTAGE

擬議修訂項目 C1 的合成照片  
PHOTOMONTAGE FOR PROPOSED AMENDMENT ITEM C1

本圖於2014年4月23日擬備，所根據的資料為攝於2014年3月21日的實地照片  
PLAN PREPARED ON 23.4.2014  
BASED ON SITE PHOTOS  
TAKEN ON 21.3.2014

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE/14/12

圖 PLAN  
10f