

# **TOWN PLANNING BOARD**

**TPB Paper No. 10277  
For Consideration by  
the Town Planning Board on 5.5.2017**

**PROPOSED AMENDMENTS TO THE  
APPROVED LAU FAU SHAN & TSIM BEI TSUI OZP NO. S/YL-LFS/7,  
APPROVED PING SHAN OZP NO. S/YL-PS/16,  
APPROVED TIN SHUI WAI OZP NO. S/TSW/12,  
APPROVED LAM TEI AND YICK YUEN OZP NO. S/TM-LTY/8 AND  
APPROVED HA TSUEN OZP NO. S/YL-HT/10**



**PROPOSED AMENDMENTS TO THE  
APPROVED LAU FAU SHAN & TSIM BEI TSUI OZP NO. S/YL-LFS/7,  
APPROVED PING SHAN OZP NO. S/YL-PS/16,  
APPROVED TIN SHUI WAI OZP NO. S/TSW/12,  
APPROVED LAM TEI AND YICK YUEN OZP NO. S/TM-LTY Y/8 AND  
APPROVED HA TSUEN OZP NO. S/YL-HT/10**

**1. Introduction**

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

- a) the proposed amendments to the following Outline Zoning Plans (OZPs) and their Notes are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance) :
  - (i) approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7;
  - (ii) approved Ping Shan OZP No. S/YL-PS/16;
  - (iii) approved Tin Shui Wai OZP No. S/TSW/12;
  - (iv) approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/8;
  - (v) approved Ha Tsuen OZP No. S/YL-HT/10; and
- b) the revised Explanatory Statements (ESs) are an expression of the Town Planning Board (the Board)'s planning intention and objectives for various land use zones on the OZPs.

**2. Status of the Current OZPs**

- 2.1 The Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance approved the following draft OZPs:

<b>Draft OZP</b>	<b>Date of Approval</b>
Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/6	1.2.2005 (renumbered as S/YL-LFS/7)
Ping Shan OZP No. S/YL-PS/15	2.6.2015 (renumbered as S/YL-PS/16)
Tin Shui Wai OZP No. S/TSW/11	15.7.2008 (renumbered as S/TSW/12)
Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/7	8.9.2015 (renumbered as S/TM-LTY Y/8)
Ha Tsuen OZP No. S/YL-HT/9	13.1.2009 (renumbered as S/YL-HT/10)



- 2.2 The CE in C under section 12(1)(b)(ii) of the Ordinance referred the approved OZPs to the Board for amendments:

Approved OZP	Date of Reference Back	Date of Notification in the Gazette under section 12(2) of the Ordinance
Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7	6.12.2016	16.12.2016
Ping Shan OZP No. S/YL-PS/16	6.12.2016	16.12.2016
Tin Shui Wai OZP No. S/TSW/12	2.11.2010	12.11.2010
Lam Tei and Yick Yuen OZP No. S/TM-LTTY/8	26.4.2016	6.5.2016
Ha Tsuen OZP No. S/YL-HT/10	6.12.2016	16.12.2016

### 3. Background

- 3.1 To take forward the recommendations of the Revised Outline Development Plan of the Planning and Engineering Study for the Hung Shui Kiu New Development Area (NDA), a new Hung Shui Kiu and Ha Tsuen OZP (the HSK OZP) would be prepared to guide future development. The draft HSK OZP would cover an area of about 707 ha currently falling within the planning scheme boundary of five OZPs as set out in paragraph 1(a) above, namely a major portion of the approved Ha Tsuen OZP (about 423 ha), a small piece of land of the approved Lau Fau Shan & Tsim Bei Tsui OZP (about 1 ha), the western part of the approved Ping Shan OZP (about 202 ha), the western edge of the approved Tin Shui Wai OZP (about 24 ha), and the northern part of the approved Lam Tei and Yick Yuen OZP (about 57 ha). An area of about 1.2 ha of land to the east of Yuen Long Highway, which is reserved for the proposed service reservoir serving the NDA, will remain in the Tong Yan San Tsuen OZP.
- 3.2 The relevant areas would be excised from the respective OZPs for incorporation into the new HSK OZP to reflect the land uses of the NDA. The TPB Paper No. 10276 on Consideration of Draft Hung Shui Kiu and Ha Tsuen OZP would be considered by the Board at the same meeting on 5.5.2017.
- 3.3 Apart from the above adjustment of planning scheme boundaries of the existing OZPs in relation to the new HSK OZP, the planning scheme boundary of the approved Ping Shan OZP No. S/YL-PS/16 would also be rationalized by excising its western-most part for incorporation into the Ha Tsuen OZP (to be renamed as Ha Tsuen Fringe OZP). A plan showing the excision of the planning scheme boundaries of respective OZPs is at **Plan 1**.



#### 4. **Proposed Amendments to Matters Shown on the Plans**

The proposed amendments as shown on respective OZPs are as follows:

Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7  
(Plans LFS-1 to LFS-4)

- (a) Amendment Item A : To adjust the planning scheme boundary by excising an area of about 1 ha to the south of the Roundabout at the junction of Lau Fau Shan Road and Deep Bay Road for incorporation into the new HSK OZP.

Ping Shan OZP No. S/YL-PS/16  
(Plans PS-1 to PS-4)

- (b) Amendment Item A1 : To adjust the planning scheme boundary by excising the central and western parts (about 202 ha) for incorporation into the new HSK OZP; and
- (c) Amendment Item A2 : To adjust the planning scheme boundary by excising an area zoned “Conservation Area” (“CA”) at Yuen Tau Shan (about 42 ha) for incorporation into the Ha Tsuen OZP (to be renamed as Ha Tsuen Fringe OZP).

Tin Shui Wai OZP No. S/TSW/12  
(Plans TSW-1 to TSW-4)

- (d) Amendment Item A : To adjust the planning scheme boundary by excising western edge (about 24 ha) for incorporation into the new HSK OZP

Lam Tei and Yick Yuen OZP No. S/TM-LTYT/8  
(Plans LTYT-1 to LTYT-4)

- (e) Amendment Item A : To adjust the planning scheme boundary by excising the northern part (about 57 ha) for incorporation into the new HSK OZP.

Ha Tsuen OZP No. S/YL-HT/10  
(Plans HTF-1 to HTF-5c)

- (f) Renaming of the OZP: The ‘Ha Tsuen OZP’ is renamed as ‘Ha Tsuen Fringe OZP’ to reflect the geographical location of the planning scheme area as a result of the excision of the major portion of area from the original Ha Tsuen OZP for incorporation into the new HSK OZP.
- (g) Amendment Item A : To adjust the planning scheme boundary by excising the central and eastern parts (about 423 ha) for incorporation into the new HSK OZP.
- (h) Amendment Item B : To include an area of about 42 ha from the western-most part of Ping Shan OZP within the planning scheme boundary after the preparation of



the new HSK OZP. The area forming part of the existing hilly areas of Yuen Tau Shan will be retained as “CA” zone.

- (i) Amendment Item C : To rezone a residual area of about 0.64 ha to the north-west of Fung Kong Tsuen from “Comprehensive Development Area” to “Residential (Group D)” (“R(D)”) as a result of the adjustment of planning scheme boundary. The area is mainly occupied by some shrubs and access tracks leading to warehouses, open storages and temporary structures within the adjacent “R(D)” zone.

## 5. Proposed Amendments to the Notes of Respective OZPs

- 5.1 In relation to the proposed amendments mentioned above, the Notes of the relevant OZPs will be correspondingly revised. Copy of the revised Notes (with additions in **bold** and *italics* and deletions ~~crossed-out~~) is at **Annex B of Appendices I to V** for Members’ consideration. Major amendments to the Notes are highlighted below:
- (a) revisions to the covering Notes of the Ha Tsuen Fringe OZP to reflect the incorporation of land previously falling within the Ping Shan OZP into the planning scheme boundary of the Ha Tsuen Fringe OZP; and
- (b) revisions to the Notes for the “CA” zone of the Ha Tsuen Fringe OZP to stipulate the requirement for planning permission for (i) filling of pond on land previously falling within the Ha Tsuen OZP, and (ii) filling of land/pond or excavation of land on land previously falling within the Ping Shan OZP, in order to impose consistent control on these activities to better protect the environment.
- 5.2 Besides, technical amendments are made to the following Notes of the respective OZPs to tally with the latest set of Master Schedule of Notes to Statutory Plans endorsed by the Board and to reflect the intention:

OZP	Proposed Amendments to Notes
Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7	<ul style="list-style-type: none"> <li>To revise the definition of ‘Existing building’ on the covering Notes</li> <li>To revise the Remarks of the Notes for the “Commercial/Residential”, “Residential (Group C)”, “R(D)”, “Residential (Group E)”, “Village Type Development”, “Other Specified Uses annotated (Comprehensive Development Area and Wetland Enhancement Area)”, “Green Belt”, “CA”,</li> </ul>



	“Coastal Protection Area” and “Site of Special Scientific Interest” zones
Tin Shui Wai OZP No. S/TSW/12	To revise the Remarks of the Notes for the “Comprehensive Development Area” and “Residential (Group B)” zones
Lam Tei and Yick Yuen OZP No. S/TM-LTTY/8	To revise the Remarks of the Notes for the “Government, Institution or Community” zone
Ha Tsuen OZP No. S/YL-HT/10 (To be renamed as Ha Tsuen Fringe OZP)	To revise the Remarks of the Notes for the “R(D)” zone

## 6. **Revision to the Explanatory Statements of the OZPs**

- 6.1 The ESs of the OZPs are proposed to be revised, where appropriate, to take into account the proposed amendments as mentioned in paragraphs 4 and 5 above. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZPs.
- 6.2 Copy of the revised ESs (with additions in **bold** and *italics* and deletions ~~crossed-out~~) is at **Annex C of Appendices I to V** for Members’ consideration.

## 7. **Plan Number**

Upon exhibition for public inspection, the respective OZPs will be renumbered as the draft Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/8, draft Ping Shan OZP No. S/YL-PS/17, draft Tin Shui Wai OZP No. S/TSW/13, draft Lam Tei and Yick Yuen OZP No. S/TM-LTTY/9 and draft Ha Tsuen Fringe OZP No. S/YL-HTF/11.

## 8. **Consultation**

- 8.1 The proposed amendments have been circulated to relevant government departments for comments. All of them have no objection or no adverse comment and their comments have been incorporated in the above proposed amendments, where appropriate.
- 8.2 The Yuen Long District Council (YLDC), Tuen Mun District Council (TMDC), Ha Tsuen Rural Committee (HTRC), Ping Shan Rural Committee (PSRC) and Tuen Mun Rural Committee (TMRC) will be consulted on the amendments of the concerned OZPs before the gazetting or during the exhibition period of the concerned OZPs depending on their respective meeting schedules.



## 9. **Decision Sought**

Members are invited to agree that:

- (a) the proposed amendments to the following OZPs and their Notes are suitable for exhibition under section 5 of the Ordinance :
  - (i) approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7 (No. S/YL-LFS/7A to be renumbered as S/YL-LFS/8) (**Annexes A and B of Appendix I**);
  - (ii) approved Ping Shan OZP No. S/YL-PS/16 (No. S/YL-PS/16A to be renumbered as S/YL-PS/17) (**Annexes A and B of Appendix II**);
  - (iii) approved Tin Shui Wai OZP No. S/TSW/12 (No. S/TSW/12A to be renumbered as S/TSW/13) (**Annexes A and B of Appendix III**);
  - (iv) approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/8 (No. S/TM-LTY/8A to be renumbered as S/TM-LTY/9) (**Annexes A and B of Appendix IV**);
  - (v) approved Ha Tsuen OZP No. S/YL-HT/10 (No. S/YL-HT/10A to be renamed as Ha Tsuen Fringe OZP and renumbered as S/YL-HT/11) (**Annexes A and B of Appendix V**); and
- (b) the revised ESs (**Annex C of Appendices I to V**) for the respective OZPs as an expression of the planning intentions and objectives of the Board for the various land use zonings on the Plan and the revised ESs will be published together with the draft OZPs.

## 10. **Attachments**

Appendix I	Annex A	Draft Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7A
	Annex B	Notes of the Draft Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7A
	Annex C	Explanatory Statement of the Draft Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7A
Appendix II	Annex A	Draft Ping Shan OZP No. S/YL-PS/16A
	Annex B	Notes of the Draft Ping Shan OZP No. S/YL-PS/16A
	Annex C	Explanatory Statement of the Draft Ping Shan OZP No. S/YL-PS/16A
Appendix III	Annex A	Draft Tin Shui Wai OZP No. S/TSW/12A
	Annex B	Notes of the Draft Tin Shui Wai OZP No. S/TSW/12A
	Annex C	Explanatory Statement of the Draft Tin Shui Wai OZP No. S/TSW/12A



Appendix IV	Annex A	Draft Lam Tei and Yick Yuen OZP No. S/TM-LTTY/8A
	Annex B	Notes of the Draft Lam Tei and Yick Yuen OZP No. S/TM-LTTY/8A
	Annex C	Explanatory Statement of the Draft Lam Tei and Yick Yuen OZP No. S/TM-LTTY/8A
Appendix V	Annex A	Draft Ha Tsuen Fringe OZP No. S/YL-HTF/10A
	Annex B	Notes of the Draft Ha Tsuen Fringe OZP No. S/YL-HTF/10A
	Annex C	Explanatory Statement of the Draft Ha Tsuen Fringe OZP No. S/YL-HTF/10A

### ***Plans***

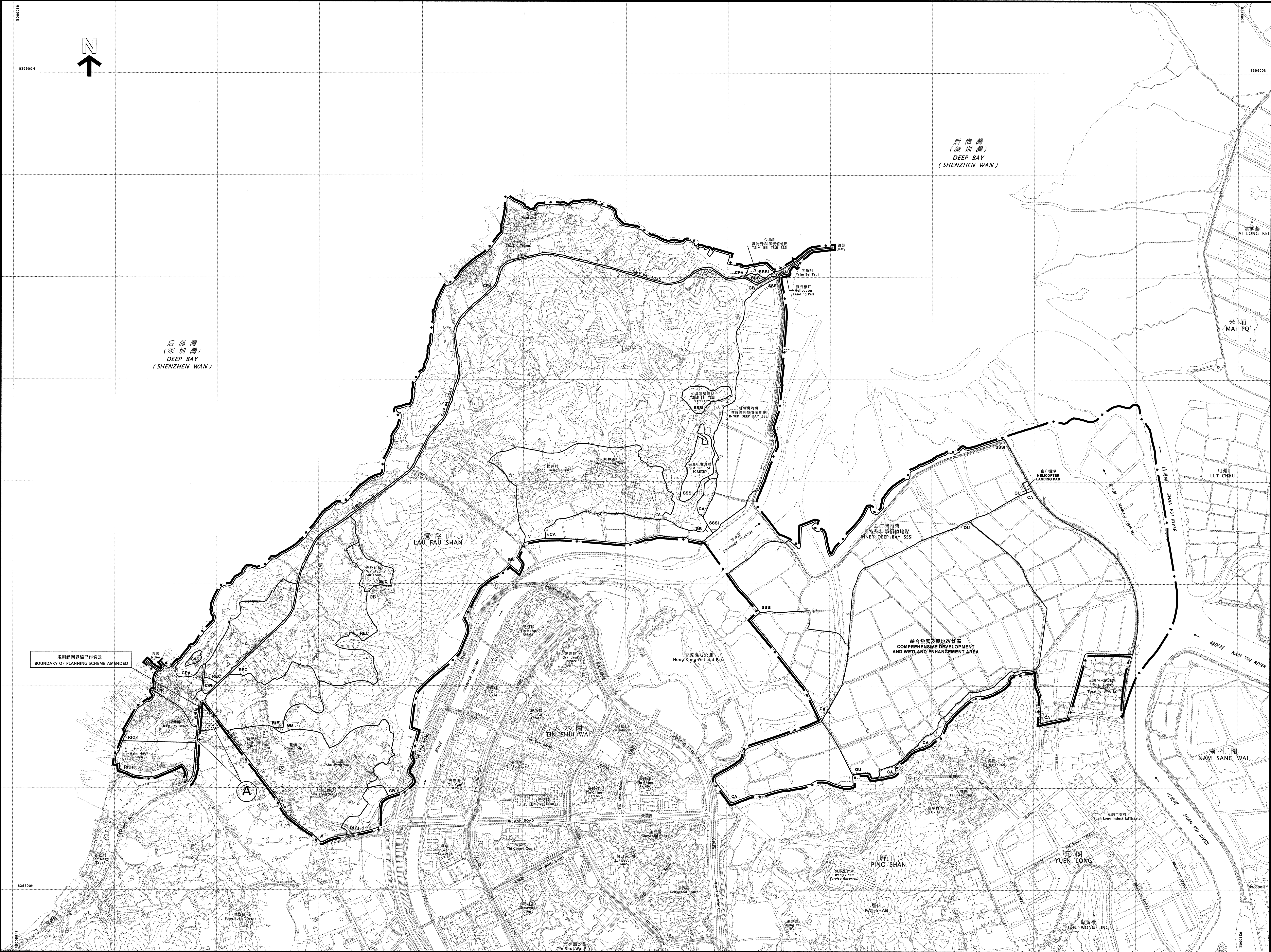
Plan 1	Excision of the Planning Scheme Areas of Respective OZPs for Hung Shui Kiu NDA
Plan LFS-1	Existing Zonings on the Approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7
Plan LFS-2	Location Plan of the Proposed Amendment Item A to the Approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7
Plan LFS-3	Site Plan of the Proposed Amendment Item A to the Approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7
Plan LFS-4	Aerial Photo of the Proposed Amendment Item A to the Approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7
Plan PS-1	Existing Zonings on the Approved Ping Shan OZP No. S/YL-PS/16
Plan PS-2	Location Plan of the Proposed Amendment Items A1 and A2 to the Approved Ping Shan OZP No. S/YL-PS/16
Plan PS-3	Site Plan of the Proposed Amendment Items A1 and A2 to the Approved Ping Shan OZP No. S/YL-PS/16
Plan PS-4	Aerial Photo of the Proposed Amendment Items A1 and A2 to the Approved Ping Shan OZP No. S/YL-PS/16
Plan TSW-1	Existing Zonings on the Approved Tin Shui Wai OZP No. S/TSW/12
Plan TSW-2	Location Plan of the Proposed Amendment Item A to the Approved Tin Shui Wai OZP No. S/TSW/12
Plan TSW-3	Site Plan of the Proposed Amendment Item A to the Approved Tin Shui Wai OZP No. S/TSW/12
Plan TSW-4	Aerial Photo of the Proposed Amendment Item A to the Approved Tin Shui Wai OZP No. S/TSW/12
Plan LTTY-1	Existing Zonings on the Approved Lam Tei and Yick Yuen OZP No. S/TM-LTTY/8
Plan LTTY-2	Location Plan of the Proposed Amendment Item A to the Approved Lam Tei and Yick Yuen OZP No. S/TM-LTTY/8



Plan LTTY-3	Site Plan of the Proposed Amendment Item A to the Approved Lam Tei and Yick Yuen OZP No. S/TM-LTTY/8
Plan LTTY-4	Aerial Photo of the Proposed Amendment Item A to the Approved Lam Tei and Yick Yuen OZP No. S/TM-LTTY/8
Plan HTF-1	Existing Zonings on the Approved Ha Tsuen OZP No. S/YL-HT/10
Plan HTF-2	Location Plan of the Proposed Amendment Items A to C to the Approved Ha Tsuen OZP No. S/YL-HT/10 (To be renamed as Ha Tsuen Fringe OZP)
Plan HTF-3	Site Plan of the Proposed Amendment Item C to the Approved Ha Tsuen OZP No. S/YL-HT/10 (To be renamed as Ha Tsuen Fringe OZP)
Plans HTF-4a and 4b	Aerial Photos of the Proposed Amendment Items A to C to the Approved Ha Tsuen OZP No. S/YL-HT/10 (To be renamed as Ha Tsuen Fringe OZP)
Plans HTF-5a to 5c	Site Photos of the Proposed Amendment Item C to the Approved Ha Tsuen OZP No. S/YL-HT/10 (To be renamed as Ha Tsuen Fringe OZP)

**PLANNING DEPARTMENT**  
**MAY 2017**





圖例  
NOTATION

ZONES		地帶
COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅
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
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點
COMMUNICATIONS		交通
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

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	% 百分率	
COMMERCIAL / RESIDENTIAL	4.27	0.63	商業 / 住宅
RESIDENTIAL (GROUP C)	8.33	1.23	住宅 (丙類)
RESIDENTIAL (GROUP D)	5.70	0.84	住宅 (丁類)
RESIDENTIAL (GROUP E)	11.89	1.75	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	53.26	7.86	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	3.38	0.50	政府、機構或社區
RECREATION	36.41	5.37	康樂
OTHER SPECIFIED USES	81.82	12.07	其他指定用途
GREEN BELT	203.21	29.98	綠化地帶
CONSERVATION AREA	78.41	11.57	自然保育區
COASTAL PROTECTION AREA	55.99	8.26	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	77.91	11.50	具特殊科學價值地點
DRAINAGE CHANNEL	53.38	7.88	排水道
MAJOR ROAD ETC.	3.78	0.56	主要道路等
TOTAL PLANNING SCHEME AREA	677.74	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-LFS/7 的修訂  
AMENDMENT TO APPROVED PLAN No. S/YL-LFS/7

AMENDMENT EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第5條  
展示的修訂

AMENDMENT ITEM A

(參看附表)  
(SEE ATTACHED SCHEDULE)

按照城市規劃條例第5條展示的  
核准圖編號 S/YL-LFS/7 的修訂  
AMENDMENT TO APPROVED PLAN No. S/YL-LFS/7 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY  
TOWN PLANNING BOARD

城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的流浮山及尖鼻咀分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
LAU FAU SHAN & TSIM BEI TSUI - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺  
METRES 200 0 200 400 600 800 1000 METRES 米

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

圖則編號  
PLAN No. S/YL-LFS/7A



~~APPROVED~~**DRAFT** LAU FAU SHAN AND TSIM BEI TSUI  
OUTLINE ZONING PLAN NO. S/YL-LFS/7A

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

NOTES

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

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



- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (7) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Site of Special Scientific Interest” or “Conservation Area” or “Coastal Protection Area” or “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 “Site of Special Scientific Interest” or “Conservation Area” or “Coastal Protection Area” or “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 "Site of Special Scientific Interest" or "Coastal Protection Area" or "Conservation Area" or "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 "Site of Special Scientific Interest" or "Conservation Area" or "Coastal Protection Area" or "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 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, ~~and any other Government requirements, as may be applicable.~~

“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** LAU FAU SHAN AND TSIM BEI TSUI  
OUTLINE ZONING PLAN NO. S/YL-LFS/7A

Schedule of Uses

	<u>Page</u>
COMMERCIAL/RESIDENTIAL	1
RESIDENTIAL (GROUP C)	3
RESIDENTIAL (GROUP D)	5
RESIDENTIAL (GROUP E)	7
VILLAGE TYPE DEVELOPMENT	10
GOVERNMENT, INSTITUTION OR COMMUNITY	12
RECREATION	14
OTHER SPECIFIED USES	
Comprehensive Development and Wetland Enhancement Area	16
Helicopter Landing Pad	19
GREEN BELT	20
CONSERVATION AREA	22
COASTAL PROTECTION AREA	23
SITE OF SPECIAL SCIENTIFIC INTEREST	24



COMMERCIAL/RESIDENTIAL

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	Broadcasting, Television and/or Film Studio
Educational Institution #	Commercial Bathhouse/Massage
Flat	Establishment
Government Use (not elsewhere specified) #	Government Refuse Collection Point
House	Off-course Betting Centre
Library	Petrol Filling Station
Market	Place of Recreation, Sports or Culture
Place of Entertainment	Public Transport Terminus or Station
Private Club	Recyclable Collection Centre
Public Clinic	Religious Institution #
Public Convenience	School #
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Residential Institution	
Shop and Services	
Social Welfare Facility #	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial and/or residential development. A selected range of commercial uses are always permitted to serve the local community.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building, except to those annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m), or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)



COMMERCIAL/RESIDENTIAL (cont'd)

Remarks (cont'd)

- (c) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, ~~and~~ **or** 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 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.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building, except to the use annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) 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.

(Please see next page)



RESIDENTIAL (GROUP C) (cont'd)

Remarks (cont'd)

- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, **or** ~~and~~ caretaker's quarters, ~~or~~ **and** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.



RESIDENTIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House (Redevelopment; Addition, Alteration and/or Modification to existing house only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Rural Committee/Village Office	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 development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, **or** ~~and~~ caretaker's quarters, ~~or~~ **and** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Any filling of land/pond or excavation of land, ~~necessary~~ **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.



RESIDENTIAL (GROUP E)

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

Schedule I : for open-air development or for building other than industrial building

Ambulance Depot	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
Rural Committee/Village Office	Flat
Utility Installation for Private Project	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
	School #
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)



RESIDENTIAL (GROUP E) (cont'd)

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

Schedule II : for existing industrial development

Eating Place (Canteen only)	Office
Government Refuse Collection Point	Petrol Filling Station
Government Use (not elsewhere specified)	Public Convenience
Public Utility Installation	Public Vehicle Park
Recyclable Collection Centre	(excluding container vehicle)
Rural Workshop	Shop and Services (ground floor only)
Utility Installation for Private Project	Vehicle Repair Workshop
Warehouse (excluding Dangerous Goods Godown)	Wholesale Trade

Planning Intention

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

Remarks

- (a) No new development, except to the use annotated with #, shall exceed a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park.
- (b) No addition, alteration and/or modification to or redevelopment of an existing building (except redevelopment to 'New Territories Exempted Houses' and to the use annotated with #) shall exceed the plot ratio and building height restrictions stated in paragraph (a) above, 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, subject to redevelopment to the plot ratio in the latter restriction shall be permitted only if the existing building is a domestic building.

(Please see next page)



RESIDENTIAL (GROUP E) (cont'd)

Remark (cont'd)

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



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
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park (excluding container vehicle)
	Religious Institution (not elsewhere specified) #
	Residential Institution #
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

---

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

---

Eating Place  
Library  
School  
Shop and Services

(Please see next page)



VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

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

Remarks

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



GOVERNMENT, INSTITUTION OR COMMUNITY

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

(Please see next page)



GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Planning Intention

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



RECREATION

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

Planning Intention

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

(Please see next page)



RECREATION (cont'd)

Remarks

- (a) No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



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
<u>For “Comprehensive Development and Wetland Enhancement Area” only</u>	
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 fish ponds or 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 remaining fish ponds or 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. Any new building should be located farthest away from Deep Bay.

(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 pond filling and no decline in the wetland function of the fish ponds within and near the development site. An applicant shall prepare a layout plan and any 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 conservation and enhancement scheme, including its 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 or redevelopment 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 or redevelopment 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 or redevelopment and the proposed mitigation measures to tackle them;
  - (vii) programming, phasing and implementation schedule of each component of the proposed development or redevelopment (including the wetland conservation and enhancement scheme); and
  - (viii) such other information as may be required by the Town Planning Board.
- (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 gross floor area of 148,000m<sup>2</sup>.

(Please see next page)



OTHER SPECIFIED USES (cont'd)

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

Remarks (cont'd)

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

(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 "Helicopter Landing Pad" only

Helicopter Landing Pad

Government Use  
Public Utility Installation

Planning Intention

This zone is intended primarily for the provision of helicopter landing pad serving the needs of the district.



GREEN BELT

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

(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, ~~necessary~~ ***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 (Fish Pond Culture only)	Field Study/Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Wetland Habitat	House (Redevelopment only)
Wild Animals Protection Area	Nature Trail
	Public Convenience
	Public Utility Installation
	Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.

Remarks

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



COASTAL PROTECTION 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
Nature Reserve	Field Study/Education/Visitor Centre
Nature Trail	Government Use
On-Farm Domestic Structure	Holiday Camp
Picnic Area	House (Redevelopment only)
Wild Animals Protection Area	Pier
	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

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

Remarks

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



SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Public Utility Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any filling of land/pond or excavation of land, ~~necessary~~ **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*** LAU FAU SHAN AND TSIM BEI TSUI  
OUTLINE ZONING PLAN NO. S/YL-LFS/7A

EXPLANATORY STATEMENT



~~APPROVED~~**DRAFT** LAU FAU SHAN AND TSIM BEI TSUI  
OUTLINE ZONING PLAN NO. S/YL-LFS/7A

EXPLANATORY STATEMENT

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	<del>2</del> 3
5. THE PLANNING SCHEME AREA	3
6. POPULATION	<del>3</del> 4
7. OPPORTUNITIES AND CONSTRAINTS	4
8. GENERAL PLANNING INTENTION	<del>5</del> 6
9. LAND-USE ZONINGS	
9.1 Commercial/Residential	<del>6</del> 7
9.2 Residential (Group C)	<del>6</del> 8
9.3 Residential (Group D)	<del>7</del> 8
9.4 Residential (Group E)	<del>7</del> 9
9.5 Village Type Development	<del>8</del> 9
9.6 Government, Institution or Community	<del>9</del> 10
9.7 Recreation	<del>9</del> 10
9.8 Other Specified Uses	
Comprehensive Development to include Wetland Restoration Area	<del>10</del> 11
Helicopter Landing Pad	<del>11</del> 12
9.9 Green Belt	<del>11</del> 13
9.10 Conservation Area	<del>12</del> 13
9.11 Coastal Protection Area	<del>12</del> 14
9.12 Site of Special Scientific Interest	<del>13</del> 14
10. <b>CULTURAL HERITAGE</b>	<del>14</del> 15
<del>11.</del> COMMUNICATIONS	<del>1</del> 6
<del>11</del> 2. UTILITY SERVICES	<del>14</del> 16
<del>12</del> 13. IMPLEMENTATION	<del>15</del> 17
<del>13</del> 14. PLANNING CONTROL	<del>15</del> 17



~~APPROVED~~**DRAFT** LAU FAU SHAN AND TSIM BEI TSUI  
OUTLINE ZONING PLAN NO. S/YL-LFS/7A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~**draft** Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/7A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 The land covered by the approved Lau Fau Shan and Tsim Bei Tsui OZP was previously included in the Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area (IDPA) Plan and the Lau Fau Shan and Tsim Bei Tsui Development Permission Area (DPA) Plan.
- 2.2 On 17 August 1990, the Lau Fau Shan and Tsim Bei Tsui IDPA Plan No. IDPA/YL-LFS/1 prepared by the Director of Planning was notified in the Gazette.
- 2.3 On 12 July 1991, the draft Lau Fau Shan and Tsim Bei Tsui DPA Plan No. DPA/YL-LFS/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 Lau Fau Shan and Tsim Bei Tsui DPA Plan was approved by the then Governor in Council under section 9(1)(a) of the Ordinance and renumbered as DPA/YL-LFS/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 area of Lau Fau Shan and Tsim Bei Tsui.
- 2.5 On 10 June 1994, the draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/1 was exhibited for public inspection under section 5 of the Ordinance. Since then, the draft OZP has been amended three times and exhibited for public inspection under section 7 of the Ordinance to reflect the changing circumstances including the excision of an area near Shing Uk Tsuen from the draft OZP No. S/YL-LFS/2 for incorporation into the Ping Shan OZP. On 19 June 2001, the Chief Executive in Council (CE in C), under



section 9(1)(a) of the Ordinance, approved the draft Lau Fau Shan and Tsim Bei Tsui OZP, which was subsequently renumbered as S/YL-LFS/5.

- 2.6 On 8 July 2003, the CE in C referred the approved OZP No. S/YL-LFS/5 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. *The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.*
- ~~2.7 On 26 March 2004, the draft OZP No. S/YL-LFS/6, incorporating amendments to the Notes of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, one objection was received. The objection was subsequently withdrawn.~~
- 2.87 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lau Fau Shan and Tsim Bei Tsui OZP, which was subsequently renumbered as S/YL-LFS/7. On 18 February 2005, the approved Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/7 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.8 *On 6 December 2016, the CE in C referred the approved OZP No. S/YL-LFS/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 16 December 2016 under section 12(2) of the Ordinance.*
- 2.9 *On XX.XX 2017, the draft OZP No. S/YL-LFS/8 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The major amendment on the Plan was the excision of a piece of land to the south of the roundabout at the junction of Lau Fau Shan Road and Deep Bay Road (the Lau Fau Shan Roundabout) from the planning scheme area for incorporation into the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1 and technical amendments to the Notes of the OZP.*

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings and transport networks for the Lau Fau Shan and Tsim Bei Tsui 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 only the broad principles of development and control only. It is a small-scale plan and the transport alignments and boundaries between the land-use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 *Since the Plan is to show broad land use zonings on the OZP, there would*



*be situations in which some small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of Lau Fau Shan and Tsim Bei Tsui 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 for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

#### 5. THE PLANNING SCHEME AREA

- 5.1 The Area is about ~~678.83~~**677.74** ha in size. It is situated at the northwestern corner of the North West New Territories (NWNT) and extends eastward from Lau Fau Shan along the Deep Bay coast to ~~the Kam Tin and Yuen Long Drainage Channels~~ **Shan Pui River**. The boundary of the Area is shown in a heavy broken line on the Plan. The southern boundary is demarcated by Sha Kong Wai, **Hung Shui Kiu New Development Area (NDA)**, Tin Shui Wai ~~Reserve Zone~~ **New Town**, Ng Uk Tsuen and Yuen Long Industrial Estate while the north is bounded by Deep Bay.
- 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 would not cause implications on development rights, particularly Small House applications.
- 5.3 The Area is largely rural in character. It comprises two distinct parts, the coastal peninsula and fish ponds. The peninsula is distinguished by a natural coastline in the northwest and rocky outcrops in Tsim Bei Tsui and Lau Fau Shan interspersed with villages, temporary industrial/residential structures and agricultural plots. The fish ponds stretch across the north of the Yuen Long Industrial Estate to the drainage channels. These fish ponds in the Area are



part of the wetland ecosystem in the Deep Bay Area worthy of preservation. A large portion of the fish ponds in the north falls within the Wetland of International Importance under the Ramsar Convention.

- 5.4 *There are five recognized villages, namely San Hing Tsuen, Ngau Hom Tsuen, Mong Tseng Tsuen, Sha Kong Wai and Mong Tseng Wai.* Several buildings/structures which are of historical, architectural and archaeological significance are located within the Area, *including*. ~~The six historical villages are San Hing Tsuen, Ngau Hom Tsuen, Mong Tseng Tsuen, Sha Kong Wai Tsai, Sha Kong Wai and Mong Tseng Wai. The two historical temples are Hung Shing Temple in Sha Kong Wai and Yuen Kwan Tai Temple in Mong Tseng Wai, which is a Grade 2 Building. The two archaeological sites are The Lau Fau Shan Site of Archaeological Interest Archaeological Site and Mong Tseng Site of Archaeological Interest Archaeological Site also fall within the Area.~~ These sites of archaeological and historical interests are worthy of preservation and thus any developments affecting them should be avoided.

## 6. POPULATION

- 6.1 ~~According to~~ *Based on* the 2001-2011 Population Census, the population of the Area *estimated by the Planning Department* was about 3,100 persons and was concentrated in the recognized villages.
- 6.2 Future expansion of population will be in the proposed residential areas. It is estimated that the planned population in the Area will be about ~~13,500~~19,800 persons.

## 7. OPPORTUNITIES AND CONSTRAINTS

### 7.1 Opportunities

- 7.1.1 The “Study on Ecological Values of Fish Ponds in Deep Bay Area” (“Fish Pond Study”) completed in 1997 has confirmed the unique international and regional importance of the fish pond system in the Deep Bay Area particularly for ardeids. It has established that the three Sites of Special Scientific Interest (SSSI) namely, the Tsim Bei Tsui SSSI, the Tsim Bei Tsui Egrettry and the Inner Deep Bay SSSI, and contiguous fish pond areas in the Area form an integral part of the Deep Bay Area wetland ecosystem, and have significant ecological value. With the support of scientific surveys and analysis, the Fish Pond Study sets out the “precautionary approach” and “no-net-loss in wetland” principle which present opportunities to preserve/enhance these natural resources.
- 7.1.2 Lau Fau Shan has long been the local centre for oyster farming ~~and other fishing activities~~. It is the distribution centre for oyster and other seafood and well known for its seafood market and restaurant trade. The oyster and fish market at Lau Fau Shan is known throughout the territory and attracts numerous visitors and tourists.



~~Owing to water pollution in Deep Bay, oyster farming has declined drastically. However, the role of Lau Fau Shan as a distribution centre for oyster and seafood restaurants is still renowned in the territory.~~

**7.1.3 *Rural townships in the New Territories, which are among the earliest settlements in the territory, form part of the heritage of Hong Kong. Lau Fau Shan, being one of the rural townships in the NWNT, has both the heritage value and potential to develop into a major tourism and recreational attraction. The “Study on the Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas” (the “LFS Study”) completed in mid-2011 proposes to develop the tourism and recreational potential of Lau Fau Shan with the emphasis on local heritage and its people, and respect and conserve the natural environment, with no large-scale development.***

~~7.1.4 With the rapid development of Tin Shui Wai New Town, improved accessibility and the proposed~~ ***With the completion of the road widening scheme for Ping Ha Road and Lau Fau Shan Road coupled with the provision of adequate infrastructure and supporting facilities in the proposed Hung Shui Kiu NDA,*** ~~there could be opportunity for development in certain parts of the Area.~~

## **7.2 Development Constraints**

**7.2.1** Over the past decades, there has been substantial development and modification of the floodplain in the Area which has reduced the flood storage capacity and affected floodways and watercourses. These changes have caused substantial increase in flooding hazards. Unless remedial drainage and flood protection are in place, new development in the Area should not be encouraged.

**7.2.2** Since the Area consists of extensive areas of fish ponds which constitute an important ecosystem in the Deep Bay Area, the principle on conservation of the wetland habitat is adopted as a major constraint on future development of the Area.

~~**7.2.3** With the rapid growth of Yuen Long New Town and Tin Shui Wai New Town and the committed/approved developments along Tuen Mun and Yuen Long Corridor, traffic flow on Castle Peak Road is estimated to be very high and there is not much reserved capacity for new development proposals in the Area. This poses a constraint on future development proposals.~~

**7.2.43** ~~*At present, the*~~ ***The main external road connection to the Area is via Lau Fau Shan Road, which is surrounded by temporary open storage and container yards clustering on both sides. Branching off Lau Fau Shan Road is Deep Bay Road which is a narrow single carriageway giving limited vehicular access to the waterfront and other rural settlements. Furthermore, the junction of Lau Fau Shan Road***



and Deep Bay Road is at present a roundabout with bus stops around a section of its perimeter. Both the roundabout and adjacent parking access are subject to serious congestion during market times, weekends and public holidays. ~~The absence of proper vehicle parking area causes further congestion.~~ **Hence, prior to the implementation of the land use proposals and road networks under the Hung Shui Kiu NDA, the traffic network capacity** poses constraints on future development in the Area.

7.2.54 There is no comprehensive and separate stormwater or foul sewerage system. At present, sewage disposal is by way of open drains into Deep Bay. Poor drainage is due to low levels and gradients, with some localized flooding at times of high rainfall. However, the trunk sewer system will only be available in the Area in 2009. To uphold the principle of “no-net-increase in pollution load to Deep Bay”, development should be kept to a minimum in the interim to avoid generating adverse impacts on the environment.

7.2.65 It is expected that preservation in totality and in-situ of the **cultural heritage resources** ~~sites of cultural heritage~~ would impose an insurmountable constraint on future development of the Area. ~~There are six historical villages, two~~ **one** ~~historical~~ **historic** temples and two ~~archaeological sites~~ **of archaeological interest in the area**. Prior consultation with the Antiquities and Monuments Office (AMO) is required for any development affecting these sites of archaeological and historical interests.

## 8. GENERAL PLANNING INTENTION

- 8.1 In the light of the findings and recommendations of the Fish Pond Study, the planning intention of the Area is to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The existing and contiguous, active or abandoned fish ponds in the Deep Bay Area should all be conserved. Moreover, the loss of fish ponds and habitat fragmentation should be avoided and any negative impacts arising from undesirable land uses and human disturbance should be mitigated.
- 8.2 In order to achieve the conservation objectives, a “precautionary approach” and the principle of “no-net-loss in wetland” have been adopted. New development within the fish pond areas would not be allowed unless it is required to support/enhance the ecological value of the area, or the development is an essential infrastructural project with overriding public interest.
- 8.3 The planning intention of the area further away from the fish ponds is to protect the ecological integrity of the wetland ecosystem, and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. Application for new open storage or container back-up uses would normally not be allowed.



- 8.4 Since the area of Lau Fau Shan has long been a tourist centre and is of territorial significance for its oyster and fish marketing functions which attract quite a number of visitors and tourists, eco-tourism and compatible recreational uses for the general public are preferred around the Lau Fau Shan area.
- 8.5 *According to the “LFS Study”, it is proposed to preserve the natural and cultural resources of the Area and large-scale development is not encouraged. The natural setting of wetlands, including ponds in the vicinity to Hong Kong Wetland Park, would be preserved.*
- 8.6 In the designation of various zones in the Area, other than the recommendations of the Fish Pond Study, considerations have been given to the presence of the ecologically sensitive areas, physical landform, existing settlements, land status, availability of infrastructure, local development pressures, Territorial Development Strategy, ~~and~~ NWNT Development Strategy Review, *the “LFS Study” and the Hung Shui Kiu New Development Area Planning and Engineering Study*. In addition, buildings and places of historical and archaeological interest in the Area should be preserved as far as possible.

## 9. LAND-USE ZONINGS

### 9.1 Commercial/Residential (“C/R”) (Total Area ~~5.17~~ 4.27 ha)

- 9.1.1 The planning intention of this zone is primarily for commercial and/or residential development. A selected range of commercial uses are always permitted to serve the local community.
- 9.1.2 Under this zoning, sites may be redeveloped for either residential or commercial use, or composite building containing both commercial and residential uses. To be compatible with the rural character of the surrounding areas, developments in this zone are restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.3 Land under this zoning covers areas around the Lau Fau Shan ~~roundabout~~ **Roundabout**. They are predominantly occupied by restaurants, stores and shops with associated residential component. Most of the commercial activities are located alongside the main pedestrian street which links the roundabout with the seafood market and the pier on the shore of Deep Bay. Lau Fau Shan has long been the local centre for oyster farming ~~and fishing activities~~ and the centre is well known for its seafood market and restaurant trade. The zoning aims to retain these functions in the centre which gives the settlement its character and attraction.



9.2 Residential (Group C) (“R(C)”) (Total Area 8.33 ha)

- 9.2.1 The “R(C)” zone is intended primarily for low-rise, low-density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.2.2 Under this zoning, residential developments are restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park. All commercial developments within this zone are subject to the approval of the Board under the planning permission system. Development will be in accordance with layout plans to ensure that the nature and scale of new development will be in keeping with the natural landscape of the Deep Bay Area. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.2.3 Two sites in the Area are within this zone. The first one is located to the *further* south of Lau Fau Shan ~~roundabout~~ **Roundabout** along Deep Bay Road where most existing rural settlements are found. The second one is located to the ~~south~~ **south-east** of Sha Kong Wai Tsai.

9.3 Residential (Group D) (“R(D)”) (Total Area 5.70 ha)

- 9.3.1 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).
- 9.3.2 Apart from the intention of residential upgrading, very low-rise and low-density residential development may be permitted on application to the Board. To be in line with the development intensity of existing domestic accommodation within the area, residential development shall not result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse impact on the environment. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.3.3 Land under this zoning lies between Deep Bay Road to the east and Deep Bay to the west, to the *further* south of Lau Fau Shan ~~roundabout~~ **Roundabout**. It is mixed with fallow agricultural land, fish ponds and scattered temporary structures.



9.4 Residential (Group E) (“R(E)”) (Total Area 11.89 ha)

- 9.4.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential (I/R) interface problem.
- 9.4.2 An area to the immediate east of Lau Fau Shan ~~roundabout~~ **Roundabout** and in between Deep Bay Road and Lau Fau Shan Road is zoned “R(E)”. The area is at present intermixed with structures for residential use, open storage yards and workshops. Since it may not be possible to phase out all the industrial uses at once, it is important to ensure that the residential development will be environmentally acceptable and not subject to I/R interface problems. The applicant will be required to submit adequate information to demonstrate that the new development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential I/R interface problems. In addition, the applicant will have to prove to the Board that the proposed development would have no or minimal adverse impact on the area in terms of environmental quality, land-use compatibility, infrastructural provision and traffic requirement.
- 9.4.3 New development within this zone is restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.4.4 ***Part of Lau Fau Shan Site of Archaeological Interest falls within this zone. Prior consultation with the AMO is required for any development or redevelopment affecting this site of archaeological interest.*** ~~Part of Lau Fau Shan Archaeological Site falls within this zone. Prior consultation with the Antiquities and Monuments Office is required for any development affecting this site of cultural heritage.~~

9.5 Village Type Development (“V”) (Total Area 53.26 ha)

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



Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

9.5.2 The recognized villages in the Area include Mong Tseng Tsuen, Mong Tseng Wai, Ngau Hom Tsuen, San Hing Tsuen, ~~and~~ Sha Kong Wai ~~and Sha Kong Wai Tsai~~.

9.5.3 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.

9.5.4 Part of the Mong Tseng *Site of Archaeological Interest* ~~Archaeological Site~~ is located to the east of Mong Tseng Wai. For any development/redevelopment proposal affecting the site, prior consultation with the ~~Antiquities and Monuments Office~~ **AMO** is required.

9.6 Government, Institution or Community (“G/IC”) (Total Area 3.38 ha)

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

9.6.2 The ex-Lau Fau Shan sub-divisional police station, Tsim Bei Tsui sub-divisional police station and Wan Fau Sin Koon are zoned “G/IC”.

**9.6.3 *Part of Lau Fau Shan Site of Archaeological Interest falls within this zone. Prior consultation with the AMO is required for any development or redevelopment affecting this site of archaeological interest.***

9.7 Recreation (“REC”) (Total Area 36.41 ha)

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



- 9.7.2 Under this zoning, residential development which should be ancillary to recreational use may be permitted on application to the Board. The development intensity should be in line with the rural setting and therefore shall not result in a total development in excess of a plot ratio of 0.2 and a building height of 2 storeys (6m). Generally, the applicant has to demonstrate to the Board that the proposed development would have no or minimal adverse effects on the environment including the ecology of the area and infrastructural provision. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.7.3 The areas under this zoning are located to the northeast of the Lau Fau Shan ~~roundabout~~ **Roundabout** and along both sides of Deep Bay Road and to the southwest of Wan Fau Sin Koon. A large portion of the Lau Fau Shan ~~Site of Archaeological Interest~~ **Archaeological Site** is located to the south of Wan Fau Sin Koon. For any development/redevelopment proposal affecting the site, prior consultation with the ~~Antiquities and Monuments Office~~ **AMO** is required.

9.8 Other Specified Uses (“OU”) (Total Area 81.82 ha)

The sites zoned “OU” on the Plan include the following as annotated on the Plan:

“OU” annotated “Comprehensive Development and Wetland Enhancement Area” (“OU(CDWEA)”) (Total Area 81.67 ha)

- 9.8.1 Within the “OU(CDWEA)” zone, the ecological value of the existing continuous and contiguous fish ponds should be conserved and the “precautionary approach” and the “no-net-loss in wetland” principle shall apply. According to the “precautionary approach”, these existing continuous and contiguous fish ponds are to be protected and conserved in order to maintain the ecological integrity of the Deep Bay 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 fish ponds should occur.
- 9.8.2 Having regard to the “precautionary approach” and the “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 fish ponds or 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 remaining **fish** ponds or wetland



within a development site. Development of this nature should involve minimum pond filling and no decline in the wetland function of the fish ponds within and near the development site. Any new development should be located as far away from the Deep Bay and/or adjoining to existing developments in the area. Compensation for loss of wetland area and its ecological functions is required for any development involving pond filling.

- 9.8.3 New development or redevelopment 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; and traffic impact, drainage and sewerage impacts study reports as well as information on programming, phasing and implementation schedule of the development. The applicant should also submit a wetland conservation and enhancement scheme, including its 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. The EcoIA should demonstrate that such development or redevelopment proposal would not result in, or be able to fully compensate for, any loss of the total ecological function of the original fish ponds within this zone as well as the ponds nearby, and that the development or redevelopment impact can be fully mitigated through positive measures. The submission should demonstrate that the development or redevelopment would not cause a net increase of pollution load into Deep Bay.
- 9.8.4 Under this zoning, any development shall not result in a total development or redevelopment in excess of a maximum total gross floor area of 148,000 m<sup>2</sup>.
- 9.8.5 The area located to the north of Shing Uk Tsuen is zoned “OU(CDWEA)”. This area comprises fish ponds which form an integral part of the Deep Bay wetland ecosystem.

“OU” annotated “Helicopter Landing Pad” (Total Area 0.15 ha)

- 9.8.6 An “OU” zone of about 0.15 ha lying to the immediate west of the Kam Tin and Yuen Long Main Drainage Channels is designated for a helicopter landing pad.



9.9 Green Belt (“GB”) (Total Area 203.21 ha)

- 9.9.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. However, limited development may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account relevant Town Planning Board Guidelines.
- 9.9.2 The area under this zoning is located to the south and east of Deep Bay Road. This area comprises lower hill slopes, vegetated and gardening land, fallow agricultural land and some isolated ponds.
- 9.9.3 Part of Lau Fau Shan *Site of Archaeological Interest* ~~Archaeological Site~~ and Mong Tseng *Site of Archaeological Interest* ~~Archaeological Site~~ fall within this zone. Prior consultation with the ~~Antiquities and Monuments Office~~ **AMO** is required for any development **or redevelopment** affecting these sites of cultural heritage.

9.10 Conservation Area (“CA”) (Total Area 78.41 ha)

- 9.10.1 The planning intention of this zone is to conserve the ecological value of the wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area and function as a substantial source of food supply for birds and as an important habitat for roosting and foraging of waterbirds. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. “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 fish ponds should occur. Fragmentation of continuous and contiguous fish pond habitats within the “CA” zone should be avoided.
- 9.10.2 The existing fish pond culture within this zone should be maintained and its continuous operation is encouraged. Conservation management activities which will enhance the overall Deep Bay wetland ecosystem are also promoted. The primary intention of this zone is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest. Alternative beneficial uses to fish ponds such as nature reserve or wetland habitat are permitted as of right within the zone. For those developments which may be permitted on application to the Board, such application should be supported by an EcoIA and a management plan to demonstrate that the development would not result in any net loss in wetland function and negative disturbance impact. Such development should also be compatible with the conservation objectives of the wetland in the Deep Bay Area and should be appropriate as well as be able to enhance the visual and landscape quality of the area. Wetland compensation is required for any



development involving pond filling and mitigation measures against any disturbance would be necessary. Certain uses/facilities that are of small scale or necessary to serve the local needs may also be considered on application to the Board.

9.10.3 There are three areas under this zone. Two areas near Mong Tseng Tsuen and Tsim Bei Tsui Egrety and an area located to the immediate south of the Inner Deep Bay SSSI are zoned “CA”. They all consist of existing contiguous and continuous fish ponds.

9.11 Coastal Protection Area (“CPA”) (Total Area 55.99 ha)

9.11.1 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

9.11.2 The area under this zoning stretches westward from the Tsim Bei Tsui SSSI along Deep Bay Road to ex-Lau Fau Shan sub-divisional police station and extends from Deep Bay Road northward to the coast.

9.11.3 Part of Lau Fau Shan ~~Archaeological Site~~ *of Archaeological Interest* falls within this ~~zoning zone~~. Prior consultation with ~~Antiquities and Monuments Office~~ *AMO* is required for any development *or redevelopment* affecting this site of cultural heritage.

9.12 Site of Special Scientific Interest (“SSSI”) (Total Area 77.91 ha)

9.12.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

9.12.2 There are three SSSIs in the Area. The Tsim Bei Tsui SSSI is situated next to ex-Tsim Bei Tsui sub-divisional police station. It comprises mainly a mature mangrove community which provides the



only known habitat in Hong Kong for the large mangrove pulmonate snail. The Tsim Bei Tsui Egretty, which is located to the east of Mong Tseng Wai, is another important SSSI in Hong Kong. ***Egrettries are ecologically important sites which provide*** ~~providing the~~ resting and breeding places for ~~several hundred pairs of~~ egrets and herons. The birds generally congregate at ~~the egretty~~ **egrettries** around ~~April~~ **March** to end of ~~September~~ **August** each year for breeding and raising the young. ~~The egretty and its associated bird community is part of Hong Kong's important heritage.~~ The Inner Deep Bay SSSI, which is located adjacent to the Tsim Bei Tsui Egretty, contains the largest and most important dwarf mangrove communities in Hong Kong. It provides the resting and roosting ground for over 250 species of birds including visitors or passage migrants to Hong Kong. The mudflats and shallow water habitats also support a wide variety of organisms which are of ecological value and scientific importance.

- 9.12.3 Part of Mong Tseng ***Site of Archaeological Interest*** ~~Archaeological Site~~ falls within this zoning. Prior consultation with the ~~Antiquities and Monuments Office~~ **AMO** is required for any development ***or redevelopment*** affecting this site of cultural heritage.

## **10. CULTURAL HERITAGE**

- 10.1** *Within the boundary of the Area, there are a number of graded historic buildings in the “List of the 1,444 Historic Buildings in Building Assessment” and “List of new items and new categories with assessment results”, as well as two sites of archaeological interest, namely Lau Fau Shan and Mong Tseng. All of the above graded historic buildings, new items and sites of archaeological interest are worthy of preservation. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the Antiquities Advisory Board (AAB) at <http://www.aab.gov.hk>.*
- 10.2** *Prior consultation with the AMO of Leisure and Cultural Services Department (LCSD) should be made if any development, redevelopment or rezoning proposals might affect the above graded historic buildings, new items, sites of archaeological interest and their immediate environs. An assessment shall be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within the site of archaeological interest. If necessary, a professional archaeologist shall be engaged to apply for a licence from the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological field investigation to evaluate whether the proposed works is acceptable from an archaeological preservation point of view and propose appropriate mitigation measures in prior agreement with the AMO.”*



## ~~40~~11. COMMUNICATIONS

### ~~40~~11.1 Road Network

~~At present, the~~ **The** main external road connection to the Area is via Lau Fau Shan Road. Branching off Lau Fau Shan Road is Deep Bay Road, which is a narrow single carriageway giving limited vehicular access to the waterfront and other rural settlement areas. ***With the timely provision of adequate infrastructure in the proposed Hung Shui Kiu NDA, including the widening of Ping Ha Road, accessibility to the Area will be further improved.*** ~~With gradual completion of access roads connecting to Tin Shui Wai New Town and the widening schemes for Ping Ha Road and Lau Fau Shan Road, accessibility to the Area will be further improved.~~

### ~~40~~11.2 Public Transport

There are ~~several~~ green minibus routes, ~~light rail~~ **one MTR Corporation Limited (MTRCL) feeder buses** ~~buses~~ **bus** and taxis serving the Area and its neighbourhoods.

## ~~41~~12. UTILITY SERVICES

### ~~41~~12.1 Water Supply

***Fresh water to the area is provided by the Wang Chau Service Reservoir and Tan Kwai Tsuen North Fresh Water Service Reservoir. The existing water treatment works capacity available in the NWNT will soon be fully committed. Further increase in the capacity of the existing water treatment works, 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.*** ~~The capacity of the existing water treatment works available in the NWNT has already been committed. Further treatment works capacity, if required, will be made available from the future extension to the Ngau Tam Mei Water Treatment Works.~~

### ~~41~~12.2 Sewerage and Sewage Treatment

~~41~~12.2.1 According to the Yuen Long and Kam Tin Sewerage and Sewage Disposal Package 2A-3T, the ~~Lau Fau Shan/Mong Tseng~~ Trunk Sewerage is under review and is anticipated for commencement of construction in ~~mid 2007~~ **end 2018** and completion in late 2009 **2022**.

~~41~~12.2.2 The local sewerage system in the Lau Fau Shan area will be implemented under PWP Item No. 471CL/B - "Lau Fau Shan Development - remaining engineering works" which is also under review.



### ~~11~~12.3 Electricity

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

### ~~11~~12.4 Gas

At present, there is no gas supply to the Area since it is predominantly occupied by areas of fish ponds, agricultural land and rural settlements with temporary structures.

## ~~12~~13. IMPLEMENTATION

~~12~~13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works 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 in stages and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.~~

~~12~~13.32 The provision 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 and redevelopments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

## ~~13~~14. PLANNING CONTROL

~~13~~14.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.

~~13~~14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the IDPA plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board



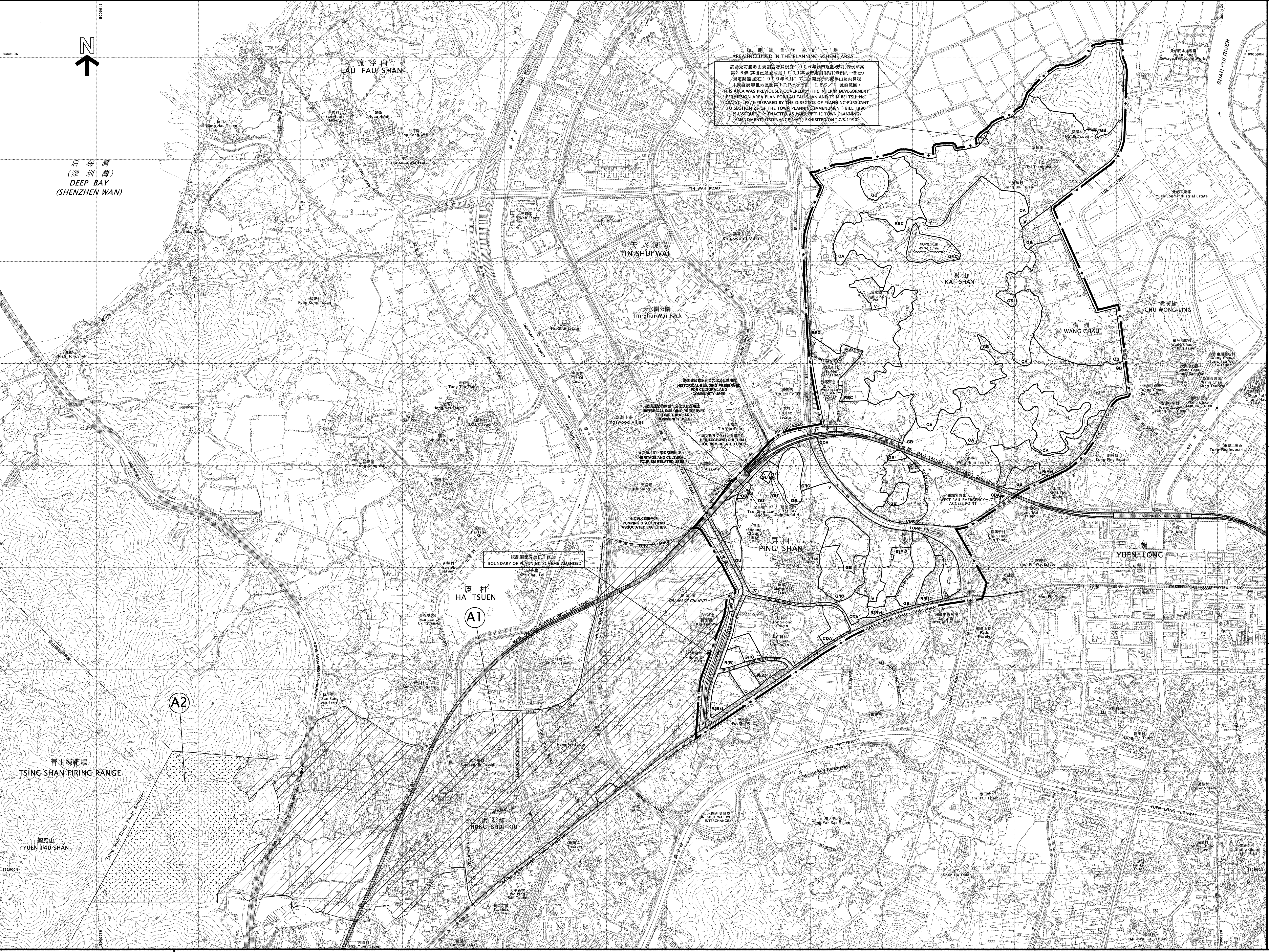
will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

~~13~~**14.3** Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board, and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, 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~~**14.4** Any development, other than those referred to in paragraph ~~13~~**14.1** above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 17 August 1990 on land included in a plan of the Lau Fau Shan and Tsim Bei Tsui IDPA may be subject to enforcement proceedings under the Ordinance.

TOWN PLANNING BOARD  
FEBRUARY 2005 ~~XXXX~~ **2017**





規劃範圍涵蓋的土地  
AREA INCLUDED IN THE PLANNING SCHEME AREA

該區先前屬於由規劃署署長根據《1947年城市規劃條例》第24條訂立的第24號圖則所涵蓋的範圍。該區先前屬於由規劃署署長根據《1947年城市規劃條例》第24條訂立的第24號圖則所涵蓋的範圍。該區先前屬於由規劃署署長根據《1947年城市規劃條例》第24條訂立的第24號圖則所涵蓋的範圍。

THIS AREA WAS PREVIOUSLY COVERED BY THE TOWN PLANNING PERMISSON AREA PLAN FOR LAU FAU SHAN AND TIN SHUI WAI, PREPARED BY THE DIRECTOR OF PLANNING PURSUANT TO SECTION 24 OF THE TOWN PLANNING (AMENDMENT) BILL 1990 (AMENDMENT ORDINANCE 1991) EXHIBITED ON 17.8.1990.

圖例  
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
OPEN STORAGE	OS	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COMMUNICATIONS		交通
RAILWAY AND STATION (ELEVATED)		鐵路及車站 (高架)
LIGHT RAIL		輕鐵
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

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 % 百分比	用途
COMPREHENSIVE DEVELOPMENT AREA	25.09	7.05	綜合發展區
RESIDENTIAL (GROUP A)	6.91	1.94	住宅 (甲類)
RESIDENTIAL (GROUP B)	3.91	1.10	住宅 (乙類)
RESIDENTIAL (GROUP E)	4.54	1.26	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	86.08	24.19	鄉村式發展
OPEN STORAGE	19.32	5.43	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	12.73	3.56	政府、機構或社區
OPEN SPACE	3.46	0.97	休憩用地
RECREATION	37.17	10.45	康樂
OTHER SPECIFIED USES	1.68	0.47	其他指定用途
GREEN BELT	61.24	17.21	綠化地帶
CONSERVATION AREA	70.23	19.74	自然保育區
DRAINAGE CHANNEL	0.48	0.13	排水渠
RAILWAY	0.95	0.27	鐵路
MAJOR ROAD ETC.	22.03	6.19	主要道路等
TOTAL PLANNING SCHEME AREA	355.82	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-PS/16 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/YL-PS/16

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第5條 展示的修訂
AMENDMENT ITEM A1	修訂項目 A 1 項
AMENDMENT ITEM A2	修訂項目 A 2 項

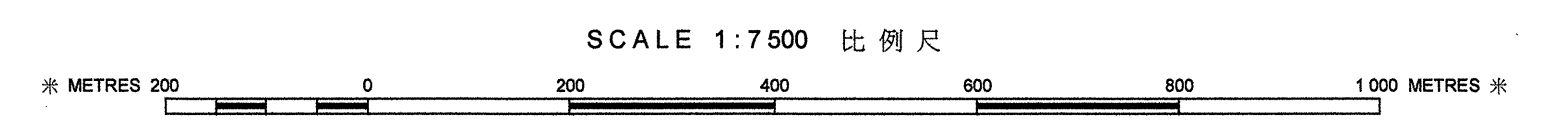
(參看附表)  
(SEE ATTACHED SCHEDULE)

按照城市規劃條例第5條展示的  
核准圖編號 S/YL-PS/16 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/YL-PS/16 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY  
TOWN PLANNING BOARD

城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的屏山分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
PING SHAN - OUTLINE ZONING PLAN



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

圖則編號  
PLAN No. S/YL-PS/16A



**APPROVED ~~DRAFT~~ PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/16A**

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

**NOTES**

(N.B. These form a 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 Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area (IDPA) Plan/draft Ping Shan Development Permission Area (DPA) 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 Lau Fau Shan and Tsim Bei Tsui IDPA Plan/draft Ping Shan DPA 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 Lau Fau Shan and Tsim Bei Tsui IDPA Plan/draft Ping Shan DPA 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 Lau Fau Shan and Tsim Bei Tsui IDPA Plan/draft Ping Shan DPA Plan without permission from the Town Planning Board.



- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (7) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Conservation Area”:
  - (a) maintenance, repair or demolition of a building;
  - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus/light rail 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 Lau Fau Shan and Tsim Bei Tsui IDPA Plan/draft Ping Shan DPA Plan, by a New Territories Exempted House; and
  - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “Conservation Area”,
  - (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;



- (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (iii) provision of amenity planting by Government; and
- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.
- (11)
  - (a) Except in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
  - (b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
  - (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- ~~(13) In the "Undetermined" zone, all uses or developments except those specified in paragraphs (8) and (11)(a) above require permission from the Town Planning Board.~~



- (143) 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).



SCHEDULE OF USES

	<u>Page</u>
COMPREHENSIVE DEVELOPMENT AREA	1
RESIDENTIAL (GROUP A)	5
RESIDENTIAL (GROUP B)	87
<del>RESIDENTIAL (GROUP C)</del>	10
RESIDENTIAL (GROUP E)	<del>129</del>
VILLAGE TYPE DEVELOPMENT	141
<del>INDUSTRIAL</del>	16
<del>INDUSTRIAL (GROUP D)</del>	19
OPEN STORAGE	213
GOVERNMENT, INSTITUTION OR COMMUNITY	<del>22</del> 14
OPEN SPACE	<del>23</del> 15
RECREATION	<del>24</del> 16
GREEN BELT	<del>26</del> 18
CONSERVATION AREA	280
OTHER SPECIFIED USES	291







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
	Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Residential Institution 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 for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

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

(Please see next page)



COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio (PR)/~~gross floor area (GFA)~~ and the maximum building height specified below:

<u>Location of "CDAs"</u>	<u>Maximum <del>GFA</del>/PR</u>	<u>Maximum Building Height</u>
<del>The "CDA" west of Hung Tin Road in Hung Shui Kiu</del>	<del>A total GFA of 113,260m<sup>2</sup></del>	<del>20 storeys above a 3-storey podium</del>
<del>The "CDA" to the south of the West Rail Tin Shui Wai Station</del>	<del>A domestic PR of 5 or a non-domestic PR of 9.5</del>	<del>-</del>
The "CDA" to the south-east of Tong Fong Tsuen and west of the junction of Ping Ha Road and Castle Peak Road	A total PR of 1.0	5 storeys including car park
The "CDA" to the north-east of the junction of Ping Ha Road and Castle Peak Road	A total PR of 1.0	5 storeys including car park
The "CDA" to the north-east of Long Tin Road	A total PR of 0.4	3 storeys including car park
The "CDA" to the west of Yung Yuen Road and north of Long Tin Road	A total PR of 0.4	3 storeys including car park
The "CDA" to the north-west of Long Ping Road	A total PR of 0.4	3 storeys including car park

- (d) The achievement of the maximum ~~GFAs~~/PRs is subject to the satisfactory demonstration to the Town Planning Board that a proposed development has taken account of the capacities of infrastructure and other environmental constraints on the site.

(Please see next page)



COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- ~~(e)~~ At the “CDA” zone to the south of the West Rail Tin Shui Wai Station, for a building that is partly domestic and partly non-domestic, the PR for the domestic part of the building shall not exceed the product of the difference between the maximum permitted non-domestic PR of 9.5 for the building and the actual non-domestic PR proposed for the building and the maximum permitted domestic PR of 5 for the building divided by the maximum permitted non-domestic PR of 9.5 for the building.
- (fe) In determining the maximum PR/GFA for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. ~~For the “CDA” zone to the south of the West Rail Tin Shui Wai Station, the railway station development and the associated public transport facilities and GIC facilities as required by the Government shall be excluded from the PR calculation.~~
- (gf) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/GFA and building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



RESIDENTIAL (GROUP A)

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

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

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

(Please see next page)



RESIDENTIAL (GROUP A) (cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. For the “Residential (Group A) 4” zone, the planning intention is for public housing development.

Remarks

- (a) On land designated “Residential (Group A) 1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to the use annotated with #) shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.66, a maximum site coverage of 66.6% and a maximum building height of 5 storeys (15m) including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater. The lowest three floors could be used for commercial and car parking purposes which could have a maximum site coverage of 100%.
- ~~(b) On land designated “Residential (Group A) 2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, a maximum site coverage of 42% and a maximum building height of 12 storeys (36m) including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater. The lowest three floors could be used for commercial and car parking purposes which could have a maximum site coverage of 100%.~~
- ~~(c) On land designated “Residential (Group A) 3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 208,600m<sup>2</sup>, a maximum non domestic gross floor area of 13,500m<sup>2</sup> and a maximum building height of 90mPD.~~
- (d) On land designated “Residential (Group A) 4”, 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 6 and a maximum building height of 135mPD. In determining the maximum plot ratio, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by the Government shall be deducted from calculation of the site area.

(Please see next page)



RESIDENTIAL (GROUP A) (cont'd)

Remarks

- (~~ec~~) In determining the maximum plot ratio/~~gross floor area~~ and site coverage for the purposes of paragraphs (a) ~~to~~ **and** (~~eb~~) 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.
- (~~fd~~) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/~~gross floor area~~, site coverage and building height restrictions stated in paragraphs (a) ~~to~~ **and** (~~eb~~) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



RESIDENTIAL (GROUP B)

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

Planning Intention

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

(Please see next page)



RESIDENTIAL (GROUP B) (cont'd)

Remarks

- (a) *On land designated “Residential (Group B) 1”, No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to the use annotated with #) shall result in a total development and/or redevelopment in excess of ~~the~~ a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 5 storeys (15m) including car park specified below, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.:*

<u>Sub-area</u>	<u>Maximum No. of Storeys</u>	<u>Maximum Building Height</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Site Coverage</u>
“R(B)1”	5 storeys including car park	15m	1.0	40%
“R(B)2”	6 storeys over single-storey car park	21m	1.26	40%

- (b) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (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 paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	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)
	Hospital
	Hotel
	Institutional Use (not elsewhere specified)
	Library
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Rural Committee /Village Office
	School
	Shops 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.

Remarks

- (a) — No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(Please see next page)



RESIDENTIAL (GROUP C) (cont'd)

Remarks (cont'd)

- (b) ~~In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.~~
- (c) ~~Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.~~



RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial building	
Ambulance Depot	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
Rural Committee/Village Office	Flat
Utility Installation for Private Project	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
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)



RESIDENTIAL (GROUP E) (cont'd)

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

Schedule II: for existing industrial development

Eating Place (Canteen only)	Office
Government Refuse Collection Point	Petrol Filling Station
Government Use (not elsewhere specified)	Public Convenience
Public Utility Installation	Public Vehicle Park (excluding container vehicle)
Recyclable Collection Centre	Shop and Services (ground floor only)
Rural Workshop	Vehicle Repair Workshop
Utility Installation for Private Project	Wholesale Trade
Warehouse (excluding Dangerous Goods Godown)	

Planning Intention

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

Remarks

- (a) ***On land designated “Residential (Group E) 2”, No*** new development shall exceed a maximum plot ratio of 0.6 and a maximum building height of 5 storeys including car park.
- (b) No addition, alteration and/or modification to or redevelopment of an existing building (except redevelopment to ‘New Territories Exempted House’) shall exceed the plot ratio and building height restrictions stated in paragraph (a) above, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater, subject to redevelopment to the plot ratio in the latter restriction shall be permitted only if the existing building is a domestic building.
- (c) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



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
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park (excluding container vehicle)
	Religious Institution (not elsewhere specified) #
	Residential Institution #
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

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

Eating Place  
Library  
School  
Shop and Services

(Please see next page)



VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area Plan/draft Ping Shan 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 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 Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area Plan/draft Ping Shan Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Bus Depot	Cargo Handling and Forwarding Facility
Eating Place (Canteen, Cooked Food Centre — only)	Asphalt Plant/Concrete Batching Plant
Government Refuse Collection Point	Container Vehicle Park/Container Vehicle — Repair Yard
Government Use (not elsewhere specified)	Dangerous Goods Godown
Industrial Use (not elsewhere specified)	Eating Place (not elsewhere specified) (in — wholesale conversion of an existing — building only)
Information Technology and — Telecommunications Industries	Educational Institution (in wholesale conversion — of an existing building only)
Office (Audio-visual Recording Studio, — Design and Media Production, — Office Related to Industrial Use only)	Exhibition or Convention Hall
Public Convenience	Industrial Use (Bleaching and Dyeing Factory, — Electroplating/Printed Circuit Board — Manufacture Factory, Metal Casting and — Treatment Factory/Workshop only)
Public Transport Terminus or Station	Institutional Use (not elsewhere specified) (in — wholesale conversion of an existing — building only)
Public Utility Installation	Off-course Betting Centre
Public Vehicle Park (excluding container — vehicle)	Offensive Trades
Radar, Telecommunications Electronic — Microwave Repeater, Television and/or — Radio Transmitter Installation	Office (not elsewhere specified)
Recyclable Collection Centre	Open Storage
Research, Design and Development Centre	Petrol Filling Station
Shop and Services — (Motor vehicle Showroom on ground floor, — Service Trades only)	Place of Entertainment (in wholesale conversion — of an existing building only)
Utility Installation for Private Project	Place of Recreation, Sports or Culture
Vehicle Repair Workshop	Private Club
Warehouse (excluding Dangerous Goods Godown)	Public Clinic (in wholesale conversion of an — existing building only)
	Religious Institution (in wholesale conversion of — an existing building only)
	Shop and Services (not elsewhere specified) — (ground floor only, except in wholesale — conversion of an existing building and — Ancillary Showroom# which may be — permitted on any floor)
	Training Centre
	Vehicle Stripping/Breaking Yard
	Wholesale Trade

(Please see next page)



INDUSTRIAL (cont'd)

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

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

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

(Please see next page)



INDUSTRIAL (cont'd)

Remarks

- (a) ~~No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.5 and a maximum building height of 13.5m, or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.~~
- (b) ~~In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.~~
- (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 (a) above may be considered by the Town Planning Board on application 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
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
Industrial Use (not elsewhere specified)	Asphalt Plant/Concrete Batching Plant
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.

Remarks

- (a) — No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(Please see next page)



INDUSTRIAL (GROUP D) (cont'd)

Remarks (cont'd)

- (b) ~~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.~~
- (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 paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.~~



OPEN STORAGE

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

Planning Intention

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



GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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



OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area Zoo	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.



RECREATION

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

Planning Intention

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

Remarks

- (a) No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)



RECREATION (cont'd)

Remarks (cont'd)

- (c) 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 draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



GREEN BELT

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

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



### 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
Nature Reserve	Field Study/Education/Visitor Centre
Nature Trail	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Picnic Area	Holiday Camp
Wild Animals Protection Area	House (Redevelopment only)
	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

### Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes.

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

### Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



OTHER SPECIFIED USES

For “Heritage and Cultural Tourism Related Uses” Only

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 Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Use (not elsewhere specified) Hotel House (rebuilding of New Territories Exempted House only) Institutional Use (not elsewhere specified) Library Market Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

Planning Intention

This zone is intended primarily to facilitate provision of heritage and cultural tourism related facilities or uses that are complementary to the Tsui Sing Lau Pagoda and Tat Tak Communal Hall as heritage attractions and visually compatible with the historical buildings.

Remarks

- (a) An applicant for permission for development on land designated “Other Specified Uses” annotated “Heritage and Cultural Tourism Related Uses” shall prepare a layout plan for the zone and other documents showing the following information for the consideration of the Town Planning Board:

(Please see next page)



OTHER SPECIFIED USES (cont'd)

For “Heritage and Cultural Tourism Related Uses” Only

Remarks (cont'd)

- (i) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses and facilities;
  - (iii) the details and extent of the 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 design proposals within the area;
  - (vi) the details and programme of supply of utilities and infrastructure to meet the need of the proposed development;
  - (vii) a heritage impact assessment to examine any possible heritage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (viii) a visual impact assessment to examine any possible visual problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.
- (b) The 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, and types of GIC and other facilities.
- (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 10mPD, or the plot ratio and height of the existing building, whichever is the greater.

(Please see next page)



OTHER SPECIFIED USES (cont'd)

For “Heritage and Cultural Tourism Related Uses” Only

Remarks (cont'd)

- (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 and caretaker's office, 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 and building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)



OTHER SPECIFIED USES (cont'd)

For “Historical Building Preserved for Cultural and Community Uses” Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Exhibition or Convention Hall	Government Use (not elsewhere specified)
Field Study/Education/Visitor Centre	Institutional Use (not elsewhere specified)
Library	Place of Recreation, Sports or Culture
Rural Committee/Village Office	Religious Institution
	School
	Social Welfare Facility

Planning Intention

This zone is intended to preserve the Tsui Sing Lau Pagoda and Tat Tak Communal Hall as heritage attractions with the provision of cultural and community facilities for the enjoyment of the public.

Remarks

- (a) Any addition, alteration and/or modification to the existing building (except restoration works co-ordinated or implemented by Government and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses or the existing buildings) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) No addition, alteration and/or modification to the existing building shall result in a total development in excess of the maximum building height specified below, or the height of the existing building, whichever is the greater.

Site

Maximum Building Height

Tsui Sing Lau Pagoda  
Tat Tak Communal Hall

3 storeys  
1 storey

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

(Please see next page)



OTHER SPECIFIED USES (cont'd)

For "Pumping Station and Associated Facilities" only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
As Specified on the Plan	Government Use (not elsewhere specified) Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the provision of pumping station, flood pond and associated facilities.



**~~APPROVED~~ *DRAFT* PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/16A**

**EXPLANATORY STATEMENT**







## EXPLANATORY STATEMENT

### APPROVED~~DRAFT~~ PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/16A

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	3
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	4
6. POPULATION	4
7. OPPORTUNITIES AND CONSTRAINTS	<del>54</del>
8. GENERAL PLANNING INTENTION	<del>65</del>
9. LAND-USE ZONINGS	<del>76</del>
9.1 Comprehensive Development Area	<del>76</del>
9.2 Residential (Group A)	<del>98</del>
9.3 Residential (Group B)	<del>109</del>
<del>9.4 Residential (Group C)</del>	<del>11</del>
<del>9.54</del> Residential (Group E)	<del>129</del>
<del>9.65</del> Village Type Development	<del>120</del>
<del>9.7 Industrial</del>	<del>13</del>
<del>9.8 Industrial (Group D)</del>	<del>14</del>
<del>9.96</del> Open Storage	<del>151</del>
<del>9.107</del> Government, Institution or Community	<del>151</del>
<del>9.118</del> Open Space	<del>162</del>
<del>9.129</del> Recreation	<del>162</del>
<del>9.13 Undetermined</del>	<del>17</del>
<del>9.140</del> Green Belt	<del>173</del>
<del>9.151</del> Conservation Area	<del>183</del>
<del>9.162</del> Other Specified Uses	<del>183</del>
10. COMMUNICATIONS	<del>195</del>
11. UTILITY SERVICES	<del>2015</del>
12. CULTURAL HERITAGE	<del>216</del>
13. IMPLEMENTATION	<del>216</del>
14. PLANNING CONTROL	<del>217</del>







~~APPROVED~~**DRAFT** PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/16A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~**draft** Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/16A. 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 Other than a site to the north of Shing Uk Tsuen which was previously included in the Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area (IDPA) Plan and was excised from the draft Lau Fau Shan and Tsim Bei Tsui OZP for inclusion into the Ping Shan OZP, the land covering the existing planning scheme area of Ping Shan was previously included in the Ping Shan Development Permission Area (DPA) Plan.
- 2.2 On 18 June 1993, the draft Ping Shan DPA Plan No. DPA/YL-PS/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). On 28 May 1996, the then Governor in Council under section 9(1)(a) of the Ordinance approved the draft Ping Shan DPA Plan which was renumbered as DPA/YL-PS/2.
- 2.3 On 13 March 1995, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the Ping Shan area.
- 2.4 On 14 June 1996, the draft Ping Shan OZP No. S/YL-PS/1 was exhibited for public inspection under section 5 of the Ordinance. The draft OZP was later amended and exhibited three times under section 7 of the Ordinance to reflect the changing circumstances.
- 2.5 On 22 February 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was renumbered as S/YL-PS/5.
- 2.6 On 20 February 2001, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/5 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.



- 2.7 On 30 March 2001, the draft Ping Shan OZP No. S/YL-PS/6 was exhibited for public inspection under section 5 of the Ordinance. The draft OZP was later amended and exhibited twice under section 7 of the Ordinance to reflect the changing circumstances.
- 2.8 On 1 April 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently renumbered as S/YL-PS/9.
- 2.9 On 8 July 2003, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.10 On 26 March 2004, the draft Ping Shan OZP No. S/YL-PS/10 was exhibited for public inspection under section 5 of the Ordinance.
- 2.11 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently renumbered as S/YL-PS/11. ~~On 18 February 2005, the approved Ping Shan OZP No. S/YL-PS/11 was exhibited under section 9(5) of the Ordinance.~~
- 2.12 On 1 June 2010, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- ~~2.13 On 5 November 2010, the draft Ping Shan OZP No. S/YL-PS/12 was *later amended twice and* exhibited for public inspection under section 5 *or* 7 of the Ordinance *to reflect the changing circumstances*.~~
- ~~2.14 On 30 June 2011, the draft Ping Shan OZP No. S/YL-PS/13 was exhibited for public inspection under section 7 of the Ordinance.~~
- 2.153 On 8 May 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently re-numbered as S/YL-PS/14. ~~On 18 May 2012, the approved Ping Shan OZP No. S/YL-PS/14 was exhibited for public inspection under section 9(5) of the Ordinance.~~
- 2.164 On 11 March 2014, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.175 On 31 October 2014, the draft Ping Shan OZP No. S/YL-PS/15, ~~incorporating amendments to rezone a site to the west of Long Ping Estate in Wang Chau from “Green Belt” to “Residential (Group A) 4” (“R(A)4”) for public housing development and corresponding amendments to the Notes for “R(A)4” zone,~~ was exhibited for public inspection under section 5 of the Ordinance. ~~During the 2-month exhibition period, a total of 109 representations were received. On 16 January 2015, the representations were published for 3 weeks for public comments. A total of 2 comments were received. After giving consideration to the representations and comments on 10 April 2015, the Board decided not to propose any amendment to the draft OZP to meet the representations under~~



~~section 6B(8) of the Ordinance.~~

- 2.186 On 2 June 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently renumbered as S/YL-PS/16. On 12 June 2015, the approved Ping Shan OZP No. S/YL-PS/16-(the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.17 *On 6 December 2016, the CE in C referred the approved OZP No. S/YL-PS/16 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 16 December 2016 under section 12(2) of the Ordinance.*
- 2.18 *On XX.XX 2017, the draft OZP No. S/YL-PS/17 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan mainly involved the excision of the central and western part from the planning scheme area for incorporation into the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1 and corresponding amendments to the Notes of the OZP and the excision of an area at Yuen Tau Shan from the planning scheme area for incorporation into the draft Ha Tsuen Fringe OZP No. S/YL-HTF/11.*

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings and the transport networks for the Ping Shan 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. It is a small-scale plan and the transport alignments and boundaries between the land-use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Area and not to overload the road network in this Area.
- 3.4 The boundary of the Area is delineated having regard to physical and topographical features such as road, drainage channel and hills. Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is to follow



that of the geographical area and has no implications on development rights, particularly Small House applications.

#### 4. NOTES OF THE PLAN

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

#### 5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) measures about ~~600.19~~**355.82** ha. It is located in the western part of the North West New Territories (NWNT). It is bounded by the Tin Shui Wai New Town **and the Hung Shui Kiu New Development Area (NDA)** in the ~~north~~ west, Castle Peak Road in the south, Yuen Long New Town in the east and the ~~Ha Tsuen/Tsing Shan Firing Range fish ponds in Lau Fau Shan and Tsim Bei Tsui~~ in the ~~west~~ **north**. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area is divided into two portions by Long Tin Road. The portion to the south-west of Long Tin Road consists mostly of low-lying flat land and a few wooded hills near existing villages. To the north-east of Long Tin Road are a group of knolls known as Kai Shan and the foothills and lowlands adjoining the Tin Shui Wai New Town to the west and the Yuen Long New Town to the east and south-east. The Area is mainly occupied by village settlements, vegetated hillslopes and industrial workshops. ~~In recent years, most agricultural land along Ping Ha Road and Hung Tin Road has been converted for open storage and workshop uses. These uses have led to rapid degradation of the environment.~~
- ~~5.3~~ **Major R**esidential developments mainly concentrates **to the north of Long Tin Road** along Castle Peak Road ~~and in Hung Shui Kiu~~. At present, Hung Shui Kiu is a local centre. ~~Hung Shui Kiu is intended to be developed as the district centre serving the Tuen Mun Yuen Long Corridor Area (Corridor Area) with a mix of commercial, residential and Government, institution or community (GIC) uses. Another growth area would be Ping Shan South near Ping Shan San Tsuen, which is intended to serve as a local centre providing a smaller range of GIC facilities and lower order retail facilities.~~



- 5.45.3 In recognition of the traditional burial rights of the indigenous villagers, some burial grounds have been preserved near the existing recognized villages.

## 6. POPULATION

- 6.1 ~~According to~~ **Based on** the 2011 Census, the population of the Area was **estimated by the Planning Department as** about ~~46,150~~ **9,800** persons. The population concentrates in and around ~~fourteen~~ **ten** recognized villages.
- 6.2 It is estimated that the total planned population would be about ~~61,300~~ **25,800** persons.

## 7. OPPORTUNITIES AND CONSTRAINTS

### 7.1 Opportunities

- 7.1.1 The completion of the Light Rail (LR), Long Tin Road, ~~Hung Tin Road~~, Yuen Long Highway ~~and~~, Route 3 **and the West Rail (WR)** have improved the accessibility of the Area. ~~With the implementation of the West Rail (WR), the accessibility of the Area has further improved.~~ Apart from the LR network which extends to Tin Shui Wai New Town, the WR passes through the northern periphery of the Area, with Tin Shui Wai Station located to the immediate south of Tin Shui Wai New Town. All these transport facilities, **together with the provision of adequate infrastructure and supporting facilities in the proposed Hung Shui Kiu NDA**, have increased the development potential of the Area.
- 7.1.2 Most of the agricultural land in Ping Shan has been converted for vehicle park, open storage and workshop uses. ~~There is limited prospect for reactivating agricultural activities as the cost of land is high.~~
- 7.1.3 Opportunities would be identified for environmental upgrading of the existing vehicle parks, open storages and workshops ~~along Castle Peak Road, Long Ping Road and Long Tin Road~~ **in the Area**. One possible way is through up-zoning of these sites to provide incentives for redevelopment and environmental upgrading.

### 7.2 Constraints

- 7.2.1 The WR is expected to pose constraints to the nearby developments in terms of access and environmental impact. Mitigation measures will be required when nearby development proceeds. Land uses designated on the OZP have to take into account the railway alignment as far as possible.
- 7.2.2 Areas adjoining Tin Shui Wai New Town along Ping Ha Road, Tin Fuk Road and Tin Tsz Road are located in the flood plain and flooding is evident. Development in such areas would need to incorporate drainage improvement works based on findings of drainage impact assessments.



- 7.2.3 There are ~~fourteen~~ **ten** recognized villages in the Area. Sufficient land has to be reserved for meeting the Small House demand as well as future expansion of these villages.
- 7.2.4 The potential areas for sub-urban development in Ping Shan are confined to the lowlands. The Kai Shan area is more suitable for conservation and recreational uses. In particular, the northern part of Kai Shan is within the Wetland Buffer Area of which the intention is to prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds in Deep Bay.

## 8. GENERAL PLANNING INTENTION

- 8.1 A large portion of the rural area in Ping Shan has been subjected to “urban transition” uses such as vehicle park, open storage, godown and workshop uses. ~~As the Corridor Area falls outside new towns and has not been given priority in Government’s overall development strategy, public expenditure on the provision of major infrastructure facilities in the Area will be limited. With improvement in accessibility due to committed and planned transport links, these areas have potential in the long run for more comprehensive and orderly sub-urban development through public and private initiatives. As such, the general planning intentions for Ping Shan area are:~~
- (a) to encourage upgrading of the environment through comprehensively planned developments;
  - (b) to ***allow development compatible with the surroundings*** ~~exploit future development potential by developing growth areas~~ where basic infrastructure has been planned or made available;
  - (c) to reserve sufficient land for village expansion;
  - ~~(d) to reserve land for strategic road/LR/railway links;~~
  - ~~(ed)~~ to protect historical and cultural heritage sites; and
  - ~~(fe)~~ to conserve the natural landscape of the upland areas.
- ~~8.2 It is also the general planning intention to develop Hung Shui Kiu as the district centre to provide higher order commercial facilities for the Corridor Area. The area near Ping Shan San Tsuen would be developed into a local centre to provide lower order commercial and retailing facilities for the residents of the Area.~~
- 8.32 The areas along Castle Peak Road and the LR Corridor would be subject to traffic noise impact and the implementation of appropriate noise mitigation measures, such as the use of screening structures and self-protective building layout and design, to keep the environmental impacts within the established



standards and guidelines is required.

- 8.43 In the designation of various zones in the Plan, considerations have been given to the natural environment, physical landform, existing settlements, land status, availability of infrastructure, local development pressures, Territorial Development Strategy Review and North West New Territories (Yuen Long District) Development Statements Study (NWNT DSS) under the NWNT Development Strategy Review. Other than the above, buildings and places of historical and archaeological interest would be preserved in the Area as far as possible.

## 9. LAND-USE ZONINGS

### 9.1 Comprehensive Development Area (“CDA”) : Total Area : 32.2525.09 ha

9.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. It is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Although existing uses are tolerated, pursuant to section 4A(1) of the Ordinance, any development/redevelopment on sites under this zoning requires planning permission under section 16 of the Ordinance. Pursuant to section 4A(2) of the Ordinance, and except as otherwise expressly provided that it is not required by the Board, the applicant should prepare a Master Layout Plan (MLP) together with information specified in the Notes. The approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

9.1.2 ~~Seven~~**Five** areas are zoned “CDA”. Two of them are located on the north side of Castle Peak Road at the junction with Ping Ha Road. They are currently occupied by light manufacturing factories, godowns and a few residential houses. The intention of these two “CDAs” is to encourage the phasing out of the existing industrial uses by redevelopment to residential uses. ~~The “CDA” to the south of the WR Tin Shui Wai Station is to facilitate the implementation of comprehensive commercial/residential development on top of the proposed public transport interchange. The “CDA” in Hung Shui Kiu is proposed to be developed by the Mass Transit Rail Corporation (MTRC) to accommodate the LR facilities and associated commercial and residential development.~~ An area bounded by Long Tin Road, Long Ping Road, and the WR viaduct are divided into three “CDAs”. The “CDA” at the central part of the area mainly consists of clusters of residential dwellings. The eastern and western “CDAs” of the area are occupied by temporary structures, vehicle parks, open storage yards, and workshops intermixed with scattered residential dwellings in a degraded or disorderly condition. The intention of these three “CDAs”



is to facilitate comprehensive upgrading of the area for low-rise low-density development.

- 9.1.3 The maximum ~~gross floor area (GFA)~~, plot ratio (PR) and building height for the “CDAs” are specified as follows :

<u>Location of “CDAs”</u>	<u>Maximum GFA</u>	<u>Maximum PR</u>	<u>Maximum Building Height</u>
<del>The “CDA” west of Hung Tin Road in Hung Shui Kiu</del>	113,260m <sup>2</sup>	-	<del>20 storeys above a 3-storey podium</del>
<del>The “CDA” to the south of the WR Tin Shui Wai Station</del>	-	<del>A domestic PR of 5 or a non-domestic PR of 9.5</del>	-
The “CDA” to the south-east of Tong Fong Tsuen and west of the junction of Ping Ha Road and Castle Peak Road	-	1.0	5 storeys including car park
The “CDA” to the north-east of the junction of Ping Ha Road and Castle Peak Road	-	1.0	5 storeys including car park
The “CDA” to the north-east of Long Tin Road	-	0.4	3 storeys including car park
The “CDA” to the west of Yung Yuen Road and north of Long Tin Road	-	0.4	3 storeys including car park
The “CDA” to the north-west of Long Ping Road	-	0.4	3 storeys including car park

- 9.1.4 For the three “CDA” zones, bounded by Long Tin Road, Long Ping Road and the WR viaduct, a maximum plot ratio of 0.4 and a maximum height of 3 storeys (including car park) are designated in view of the existing environmental and infrastructure constraints. However, given their strategic location between the Tin Shui Wai and Yuen Long New Towns, a higher development intensity could be considered through the rezoning procedure subject to demonstration by further technical assessments that the currently identified constraints can be overcome. Moreover, the CDAs are subject to adverse traffic noise, railway noise



and industrial noise impacts. The building design of new developments/redevelopments should incorporate environmental mitigation measures, including self-protecting building layout design with no direct line of sight to the above-mentioned noise sources, noise barriers and adequate separation, where appropriate, to meet all relevant criteria under the Hong Kong Planning Standards and Guidelines. Planning briefs will be prepared to guide the developments.

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

9.2 Residential (Group A) (“R(A)”) : Total Area : 46.44 ~~6.91~~ ha

- 9.2.1 ~~To reflect the planning intentions for developing Hung Shui Kiu and Ping Shan South as the district centre and local centre respectively, Land zoned “R(A)” sites are designated in these areas is intended~~ primarily for high-density residential developments. Under this zoning, commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. There are ~~four~~ *two* sub-areas within this zone:

(a) Residential (Group A) 1 (“R(A)1”) : Total Area : 1.24 ha

An area north of Castle Peak Road near Ping Shan San Tsuen is designated for “R(A)1” use. It is intended for residential development with commercial facilities ~~to complement the role of the area as a local centre~~. Development within this zone is restricted to a maximum plot ratio of 2.66, a maximum site coverage of 66.6% and a maximum building height of 5 storeys (15m) including car park. The lowest three floors could be used for commercial and car parking uses which could have a maximum site coverage of 100%.

~~(b) Residential (Group A) 2 (“R(A)2”) : Total Area : 3.01 ha~~

~~An area north of Castle Peak Road in Hung Shui Kiu is designated for “R(A)2” use. It is intended for residential development with higher order commercial facilities to strengthen the role of Hung Shui Kiu as a district centre. Development within this zone is restricted to a maximum plot ratio of 5, a maximum site coverage of 42% and a maximum building height of 12 storeys (36m) including car park. The lowest three floors could be used for commercial and car parking uses which could have a maximum site coverage of 100%.~~

~~(c) Residential (Group A) 3 (“R(A)3”) : Total Area : 6.52 ha~~



~~The area in Hung Shui Kiu west of Hung Tin Road is zoned “R(A)3” and planned for public housing development. The area is subject to a maximum domestic GFA of 208,600m<sup>2</sup>, a maximum non-domestic GFA of 13,500 m<sup>2</sup> including GIC and public transport facilities and a maximum building height of 90mPD. Various GIC facilities including kindergarten, integrated children and youth services centre, neighbourhood elderly centre, integrated vocational rehabilitation services centre, hostel for moderately mentally handicapped, a public transport interchange as well as open space will be provided in the development to serve the residents as well as to supplement provisions in the Hung Shui Kiu area. To increase visual permeability of the development, view corridors of at least 15m in width extending from a temple at the hilltop to the east of the site across Hung Tin Road will be provided in the housing development. Details of the alignment and width of these view corridors has been specified in the Planning Brief for the development.~~

(db) Residential (Group A) 4 (“R(A)4”) : Total Area : 5.67 ha

The “R(A)4” zone to the west of Long Ping Estate in Wang Chau is intended for public housing development. ***Government, institution or community*** (GIC) facilities, including school(s) and local open space will be provided within the site. The area is subject to a maximum plot ratio of 6 and a maximum building height of 135mPD. In determining the maximum plot ratio, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by the Government shall be deducted from calculation of the site area.

9.2.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA, 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 merits.

9.2.3 However, for any existing building with plot ratio/GFA, site coverage and building height already exceeding the plot ratio/GFA, site coverage and building height restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.3 Residential (Group B) (“R(B)”) : Total Area : ~~45.78~~ **3.91** ha

9.3.1 Land zoned “R(B)” is primarily intended for sub-urban medium-density residential developments in rural areas where commercial uses serving



the residential neighbourhood may be permitted on application to the Board. ~~There are two sub-areas within this zone:~~

**9.3.2** *Three areas are zoned “R(B)1”. Two of them are in Ping Shan South near Ping Shan San Tsuen. The third area is located to the north of Castle Peak Road and to the west of Yung Yuen Road. Development in this zone will be restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 5 storeys (15m) including car park.*

~~(a) — Residential (Group B)1 (“R(B)1”) : Total Area : 3.91 ha~~

~~Three areas are zoned “R(B)1”. Two of them are in Ping Shan South near Ping Shan San Tsuen. The third area is located to the north of Castle Peak Road and to the west of Yung Yuen Road. Development in this zone will be restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 15m (5 storeys including car park).~~

~~(b) — Residential (Group B)2 (“R(B)2”) : Total Area : 11.87 ha~~

~~Residential areas zoned “R(B)2” are located in Hung Shui Kiu and are reserved for sub-urban residential development. They are subject to a maximum plot ratio of 1.26, a maximum site coverage of 40% and a maximum building height of 21m (6 storeys over single-storey car park).~~

**9.3.23** 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 merits.

**9.3.34** However, for any existing building with plot ratio, site coverage and building height already exceeding the plot ratio, site coverage and building height restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

~~**9.4** — Residential (Group C) (“R(C)”) : Total Area : 18.28 ha~~

~~**9.4.1** This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.~~

~~**9.4.2** Under this zoning, residential developments are restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park.~~



~~9.4.3 Two areas to the east of San Lee Uk Tsuen and to the south of Tin Sam respectively are zoned “R(C)” as they are constrained by the lack of proper access road. At present they are occupied by temporary structures for domestic purpose and rural workshops.~~

~~9.4.4 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 merits.~~

~~9.4.5 However, for any existing building with plot ratio and building height already exceeding the plot ratio and building height restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.~~

**9.54 Residential (Group E) (“R(E)”): Total Area : 4.54 ha**

~~9.54.1~~ This zone is intended primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential (I/R) interface problem.

~~9.54.2~~ Since it may not be possible to phase out all the industrial uses at once, it is important to ensure that the residential development will be environmentally acceptable and not subject to I/R interface problems. The applicant will be required to submit adequate information to demonstrate that the new development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential I/R interface problems. In addition, the applicant will have to prove to the Board that the proposed development would have no or minimal adverse impact on the area in terms of environmental quality, land-use compatibility, infrastructural provision and traffic requirement.

~~9.54.3~~ Two areas are zoned “Residential (Group E)2”. One of these areas is to the west of Yung Yuen Road. Another area is near the interchange junction of Long Tin Road and Castle Peak Road. Development in this zone will be restricted to a maximum plot ratio of 0.6 and a maximum building height of 5 storeys including car park.

~~9.54.4~~ 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 merits.



9.54.5 However, for any existing building with plot ratio and building height already exceeding the plot ratio and building height restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.65 Village Type Development (“V”) : Total Area : ~~417.92~~ **86.08** ha

9.65.1 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.

9.65.2 In recognition of the development rights of the indigenous villagers, the ~~fourteen~~ **ten** recognized villages within the Area including Ng Uk Tsuen, Shing Uk Tsuen, Tai Tseng Wai, Fung Ka Wai, Ha Mei San Tsuen, Ping Shan San Tsuen, Tong Fong Tsuen, Sheung Cheung Wai, Hang Mei Tsuen, **and** Hang Tau Tsuen, ~~Kiu Tau Wai, Hung Uk Tsuen, San Lee Uk Tsuen and Tin Sam~~ and their expansion areas are zoned “V”.

9.65.3 The “V” zone includes a site to the north of Shing Uk Tsuen which was excised from the draft Lau Fau Shan and Tsim Bei Tsui OZP.

9.65.4 The boundaries of the “V” zones are drawn up having regard to the existing settlements, village “environs”, topography, site constraints, the anticipated Small House demand for the next ten years and the provision of public services. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans where applicable.

9.65.5 Any proposed village type development adjacent to industrial establishments/zones should also provide necessary mitigation measures to minimize the I/R interface problems.

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

9.65.7 However, for any existing building with building height already exceeding the building height restrictions as shown on the Notes of the



Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

~~9.7 — Industrial (“I”) : Total Area : 9.86 ha~~

~~9.7.1 This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.~~

~~9.7.2 Offices related to industrial use, being an integral part of industrial function, are also permitted as of right in the “I” zone. However, general commercial and office uses, other than those permitted in Column 1 and in the purpose designed non industrial portion on the lower floors of an existing building, will require planning permission from the Board. Some specified industrial uses, offensive trades or dangerous goods godown will also require planning permission from the Board.~~

~~9.7.3 Development in this zone is subject to a maximum plot ratio of 2.5 and a maximum building height of 13.5m. This would ensure that any new development/redevelopment would be compatible with the building heights and density of the existing industrial establishments in the surrounding areas and with the village environment nearby.~~

~~9.7.4 The industrial area in Kiu Tau Wai is zoned “I”. To minimize adverse impact caused to the surrounding area, any proposed development in the area should provide the necessary mitigation measures.~~

~~9.7.5 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 merits.~~

~~9.7.6 However, for any existing building with plot ratio and building height already exceeding the plot ratio and building height restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.~~

~~9.8 — Industrial (Group D) (“I(D)”) : Total Area : 12.22 ha~~

~~9.8.1 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.~~



~~9.8.2 New industrial developments are encouraged to be constructed in permanent structures. Each establishment should 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 development 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.~~

~~9.8.3 An area to the west of Hung Uk Tsuen is zoned "I(D)". The area is at present occupied by warehouse and workshop uses. Apart from reflecting the existing land uses, the zoning aims to provide sufficient land for informal industrial development to support industrial activities in Kiu Tau Wai Industrial Area to the immediate north.~~

~~9.8.4 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 merits.~~

~~9.8.5 However, for any existing building with plot ratio, site coverage and building height already exceeding the plot ratio, site coverage and building height restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.~~

**9.96 Open Storage ("OS") : Total Area : 19.32 ha**

~~9.96.1~~ This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

~~9.96.2~~ Specified open storage uses such as container storage, vehicle stripping/breaking yard and storage of dangerous goods, which may cause environmental nuisance, safety hazards or transport problems require permission from the Board. Development proposals for such purposes have to clearly demonstrate that they would have no adverse environmental, drainage, traffic and other impacts on the surrounding areas. Other *open* storage uses (not elsewhere specified), such as storage of agricultural products, construction materials (except *open* storage of cement/sand) and equipment, which will unlikely cause adverse environmental, drainage or transport problems, are always permitted.



9.96.3 The area to the south-west of Yuen Long Industrial Estate at Wang Chau is zoned “OS”. It is mostly occupied by open storage of container vehicles. Any further development of similar uses in the area will be expected to provide mitigation measures to prevent environmental degradation.

9.407 Government, Institution or Community (“G/IC”) : Total Area : ~~12.736~~ **7.4** ha

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

9.407.2 Land zoned “G/IC” in the Area includes the Wang Chau ~~Fresh Water~~ Service Reservoir, the Old Ping Shan Police Station (Ping Shan Tang Clan Gallery), electricity substations for railways, the Ping Shan Tin Shui Wai Leisure and Cultural Building, ~~sites reserved for area community centre, post office and clinic in Hung Shui Kiu~~, and the existing and proposed schools.

9.448 Open Space (“O”) : Total Area : ~~7.50~~ **3.46** ha

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

9.448.2 Land zoned for open space use is found in the ~~Hung Shui Kiu district centre north of Castle Peak Road, in the northern part of Hung Shui Kiu east of San Lee Uk Tsuen, west of Hung Uk Tsuen, and south-west of Ping Shan San Tsuen along Castle Peak Road~~ **and north-west of the junction of Castle Peak Road and Long Tin Road**. Besides providing recreational opportunities for the public, the open space sites also serve as a buffer between residential uses and other incompatible uses e.g. industrial and open storage uses. Additional open spaces will be provided within the residential sites and the “CDAs” **zones**.

9.429 Recreation (“REC”) : Total Area : 37.17 ha

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

9.429.2 Under this zoning, residential development which should be ancillary to recreational use may be permitted on application to the Board. The development intensity should be in line with the rural setting and therefore shall not result in a total development in excess of a maximum



plot ratio of 0.2 and a maximum building height of 2 storeys (6m). Generally, the applicant has to demonstrate to the Board that the proposed development would have no or minimal adverse effects on the environment and infrastructure provision.

9.429.3 In achieving the planning objective to encourage compatible recreation activities in the Area, the area north of Ha Mei San Tsuen between Kai Shan and Tin Shui Wai New Town is zoned “REC”.

9.429.4 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 merits.

9.429.5 However, for any existing building with plot ratio and building height already exceeding the plot ratio and building height restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

~~9.13~~ Undetermined (“U”) : Total Area : ~~18.49~~ ha

~~9.13.1 This zone denotes areas where detailed planning studies are required.~~

~~9.13.2 Within the “U” zone, any developments or redevelopments are required to prepare MLPs for approval of the Board to ensure that the future planning of the area would not be jeopardized, the environment would not be adversely affected and the infrastructure, GIC facilities and open spaces are adequately provided. The MLPs should take into account the railway alignment. The type of development should be compatible with the surrounding area and the development intensity should take into account the rural characteristics of the area. Environmental Impact Assessment should be undertaken to address the possible environmental impact from the WR. Necessary mitigation measures should also be provided to minimize the adverse impact generated by and/or on the proposed development.~~

~~9.13.3 The areas to the west of Tin Sam, to the east of Hung Tin Road and south of Ping Ha Road are zoned “U”. They are within the study area of the Hung Shui Kiu New Development Area (HSK NDA) Planning and Engineering Study. The study is to formulate feasible development proposals for the NDA to address the long term housing, social, environmental and economic needs and to propose a development scheme and programme for the timely implementation of the HSK NDA project. At present, the sites are mainly occupied by temporary structures, abandoned farmland, open storage of containers, workshops and village houses.~~

9.140 Green Belt (“GB”) : Total Area : ~~413.01~~ **61.24** ha



9.140.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. 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.

9.140.2 The “GB” zones in the Area cover the vegetated knolls to the west of the Yuen Long Sewerage Treatment Works, the foothills and lowlands to the south of Kai Shan, the vegetated knolls to the east, south and west of Long Tin Road and ~~to the east of Hung Tin Road, and the lowlands near the foothills of Yuen Tau Shan and~~ a strip of land underneath and to the north of the West Rail viaduct near Yung Yuen Road.

9.151 Conservation Area (“CA”) : Total Area : ~~412.43~~ 70.23 ha

9.151.1 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. There is a general presumption against development in this zone.

9.151.2 In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure project with overriding public interest may be permitted. 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.

9.15.3 Areas under this zoning comprise the hilly areas ~~of Yuen Tau Shan and~~ Kai Shan. They also include the permitted burial grounds.

9.162 Other Specified Uses (“OU”) : Total Area : 1.68 ha

9.162.1 This zone covers land annotated for the following specific uses:

Historical Building Preserved for Cultural and Community Uses

9.162.2 The Tsui Sing Lau Pagoda and Tat Tak Communal Hall, which are declared monuments, are included in this zone. The planning intention is to preserve the Tsui Sing Lau Pagoda and Tat Tak Communal Hall as ~~local~~ heritage attractions with the provision of cultural and community facilities for the enjoyment of the public. Developments within this zone are subject to maximum height of 3 storeys and 1 storey for Tsui Sing Lau Pagoda and Tat Tak Communal Hall respectively. Any



addition, alteration and/or modification to the existing buildings (except restoration works co-ordinated or implemented by Government and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses or the existing buildings) requires permission from the Board.

#### Heritage and Cultural Tourism Related Uses

9.162.3 Two pieces of land around the Tsui Sing Lau Pagoda (about 3,180 m<sup>2</sup>) and in front of the Tat Tak Communal Hall (about 1,783 m<sup>2</sup>) are under this zone. The planning intention is to facilitate provision of heritage and cultural tourism related facilities or uses that are complementary to the Tsui Sing Lau Pagoda and Tat Tak Communal Hall as heritage attractions and encourage compatible developments around the historical buildings. Developments in this zone are subject to a maximum plot ratio of 0.4 and a maximum building height of 10mPD. It is also the intention of this zone that any proposed development shall cover the whole zone. Any developments or redevelopments are required to prepare a layout plan for approval of the Board. The planning application should demonstrate the nature and scale of the proposed use/development would be compatible with the heritage setting of the historical buildings in terms of building height and design, and that the proposed developments would be sustainable in heritage, visual and traffic terms. Heritage, visual and traffic impact assessments should be undertaken to address any possible heritage, visual and traffic problems. Necessary landscape and design measures should also be provided to minimize any adverse impacts on the historical buildings.

9.162.4 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 merits.

9.162.5 However, for any existing building with plot ratio and building height already exceeding the plot ratio and building height restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

#### Pumping Station and Associated Facilities

9.162.6 This zone covers the existing Sheung Cheung Wai First and Second Floodwater Pumping Stations and the associated flood pond which are used for preventing flooding in the villages.

## 10. COMMUNICATIONS

### 10.1 Roads and Railways



10.1.1 The Area is mainly served by Castle Peak Road, **Yuen Long Highway** and the LR network. It is connected to the Deep Bay area and Tin Shui Wai New Town by ~~Tin Ha Road, Hung Tin Road, Long Tin Road and Ping Ha Road.~~ With the completion of Route 3, the accessibility of the Area has been greatly improved.

10.1.2 The WR provides a sub-regional passenger link connecting the NWNT to the urban areas. It provides a domestic passenger line from Hung Hom, Kowloon to Tuen Mun via East Tsim Sha Tsui, Austin, Nam Cheong, Mei Foo, Tsuen Wan West, Kam Sheung Road, Yuen Long, Long Ping, Tin Shui Wai and Siu Hong.

~~10.1.3 The Kong Sham Western Highway passes through the western part of the Area. It is a carriageway linking the Shenzhen Bay Bridge at its landing point in Ngau Hom Shek with the Yuen Long Highway at Lam Tei.~~

10.1.43 A cycling entry/exit hub would be provided at an area to the north of the WR viaduct near WR Tin Shui Wai Station as a part of the comprehensive cycle track system connecting NWNT with North East New Territories. The cycling entry/exit hub will provide facilities including information board, cycle parking spaces, toilets, ~~and cycle rental/return kiosk, and food kiosk,~~ **first aid kiosk**, practicing area, ~~and sitting-out area~~ **and planting areas**. The proposed cycling hub has been authorized under the Roads (Works, Use and Compensation) Ordinance.

~~10.1.5 It is also intended that the road junctions especially those along Castle Peak Road should be improved through comprehensive planning.~~

## 10.2 Public Transport

The Area is at present served by road- and rail-based public transport including LR, buses, minibuses and taxis linking to Tin Shui Wai New Town in the north, Hung Shui Kiu **NDA** in the west, and Yuen Long New Town in the east.

## 11. UTILITY SERVICES

### 11.1 Water Supply

Wang Chau Service Reservoir is located in the Area. 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



Although a large part of the Area has been served by sewerage network, some areas within the Area are still not served by the sewerage network. Stringent effluent treatment *and discharge* standards are *required to meet and on-site sewage treatment and disposal facilities are* still required in these unsewered areas in the interim period before connection can be made to Government sewers. As such, future development proposals in the Ping Shan area would need to demonstrate that they have satisfactory arrangements *for on-site sewage treatment and disposal facilities and* for connection with the ~~trunk sewers~~ *public sewerage network when it is available*.

### 11.3 Electricity

The Area has long been supplied with electricity. It is anticipated that there will not be any problem in the provision of electricity supply to the Area.

### 11.4 Gas

Gas mains have been laid from Ping Ha Road via Hung Tin Road to Castle Peak Road. Piped gas supply is made available in the Area.

## 12. CULTURAL HERITAGE

~~There are five declared monuments located within the Area, i.e. Tang Ancestral Hall, Yu Kiu Ancestral Hall, Yan Tun Kong Study Hall, Tsui Sing Lau Pagoda, and Tat Tak Communal Hall. A number of graded historical buildings/structures are located within the Area. Details of these historical buildings have been uploaded onto the official website of the Antiquities Advisory Board at <http://www.aab.gov.hk>. Moreover, the Sheung Cheung Wai Site of Archaeological Interest is located within the Area. The site of archaeological interest and graded historical buildings/structures are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposal might affect the site of archaeological interest, monuments, graded/proposed graded historical buildings/structures and new items pending for grading assessment and their immediate environs. If disturbance of the site of archaeological interest is unavoidable, a detailed Archaeological Impact Assessment for development works within the sites may be required by AMO.~~

**12.1** *Within the boundary of the Area, there are five declared monuments namely the Tang Ancestral Hall, Yu Kiu Ancestral Hall, Yan Tun Kong Study Hall, Tsui Sing Lau Pagoda, and Tat Tak Communal Hall, a number of graded historic buildings of the list of 1,444 historic buildings, as well as Sheung Cheung Wai Site of Archaeological Interest. All of the above declared monuments, graded historic buildings and site of archaeological interest are worthy of preservation. The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.*



- 12.2 *Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any development, redevelopment or rezoning proposal might affect the above declared monuments, graded historic buildings, new items, site of archaeological interest and their immediate environs. An assessment shall be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within the site of archaeological interest. If necessary, a professional archaeologist shall be engaged to apply for a licence from the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological field investigation to evaluate whether the proposed works is acceptable from an archaeological preservation point of view and propose appropriate mitigation measures in prior agreement with the AMO.*

13. IMPLEMENTATION

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

14. PLANNING CONTROL

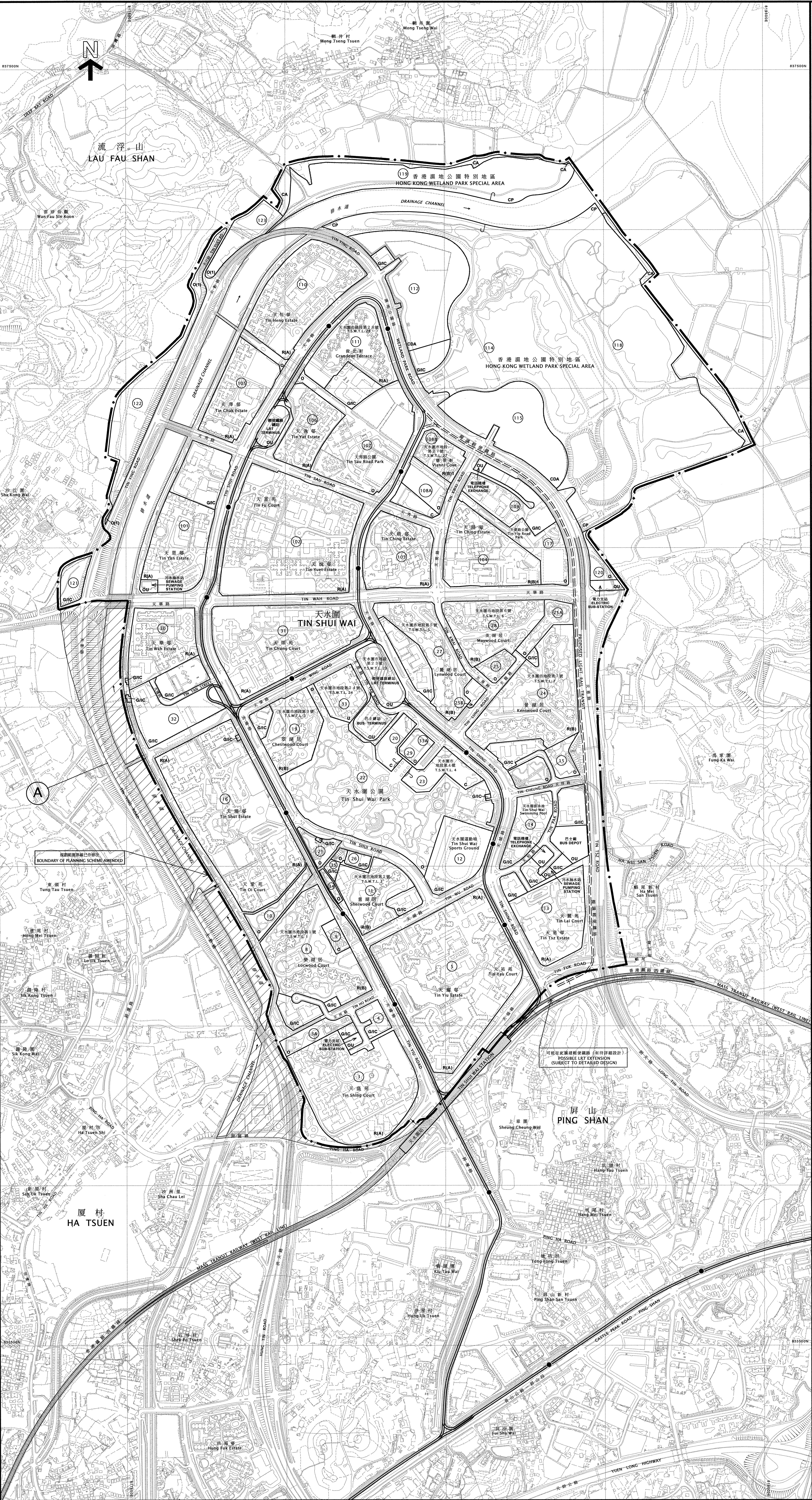
- 14.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the *Lau Fau Shan and Tsim Bei Tsui* IDPA Plan/draft *Ping Shan* DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to the Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building



in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and the guidelines published by the Board. The outline development plans and the 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 the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 18 June 1993 on land included in a plan of the Ping Shan DPA or on or after 17 August 1990 on land included in a plan of the Lau Fau Shan and Tsim Bei Tsui IDPA, may be subject to enforcement proceedings under the Ordinance. Any filling of pond/land and excavation of land in relevant zoning referred to in the Notes of relevant zone without the permission from the Board may also be subject to enforcement proceedings.





圖例  
NOTATION

**ZONES**

COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
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
CONSERVATION AREA	CA	自然保育區
COUNTRY PARK	CP	郊野公園

**COMMUNICATIONS**

RAILWAY AND STATION (ELEVATED)		鐵路及車站 (高架)
LIGHT RAIL AND STOP		輕鐵及車站
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
RAILWAY RESERVE		鐵路專用範圍

**MISCELLANEOUS**

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	③	規劃區編號

**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	3.44	0.85	商業
COMPREHENSIVE DEVELOPMENT AREA	13.98	3.44	綜合發展區
RESIDENTIAL (GROUP A)	101.60	25.01	住宅 (甲類)
RESIDENTIAL (GROUP B)	37.78	9.30	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	27.91	6.87	政府、機構或社區
OPEN SPACE	42.69	10.51	休憩用地
OTHER SPECIFIED USES	5.86	1.44	其他指定用途
UNDETERMINED	1.86	0.46	未決定用途
CONSERVATION AREA	3.75	0.92	自然保育區
COUNTRY PARK	61.52	15.14	郊野公園
DRAINAGE CHANNEL	17.21	4.24	排水渠
MAJOR ROAD ETC.	88.63	21.82	主要道路等
TOTAL PLANNING SCHEME AREA	406.23	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 / T S W / 1 2 的修訂  
AMENDMENT TO APPROVED PLAN No. S/TSW/12

AMENDMENT EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條  
展示的修訂

AMENDMENT ITEM A

修訂項目 A 項

(參看附表)  
(SEE ATTACHED SCHEDULE)



**APPROVED ~~DRAFT~~ TIN SHUI WAI OUTLINE ZONING PLAN NO. S/TSW/12A**

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

**NOTES**

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or



- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Conservation Area”:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/light rail/public light bus stop or lay-by, cycle track, light rail track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned “Conservation Area”,
- (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and



(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

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

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

(9) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

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

(10) In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.

(11) 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.

(12) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.



Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	3
RESIDENTIAL (GROUP A)	6
RESIDENTIAL (GROUP B)	8
GOVERNMENT, INSTITUTION OR COMMUNITY	10
OPEN SPACE	11
OTHER SPECIFIED USES	
LRT Terminus	12
Bus Terminus	13
For All Other Sites (Not Listed Above)	14
CONSERVATION AREA	15
COUNTRY PARK	17



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	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	Petrol Filling Station
Government Use (not elsewhere specified)	Residential Institution
Hotel	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Market	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
Rural Committee/Village Office	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

(Please see next page)



COMMERCIAL (cont'd)

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 centres serving the immediate neighbourhood.

Remarks

- (a) On land designated “Commercial” at Tin Shui Wai Town Lot (TSWTL) No. 4, no new development, or addition, alteration and/or modification to or redevelopment of an existing building:
  - (i) shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 135,000m<sup>2</sup>; and
  - (ii) the distribution of the non-domestic gross floor area amongst the sites under this zone and the “Residential (Group B)” sites at TSWTLs No. 1, 2, 3, 5, 6 and 7 would be controlled by the submission of Master Layout Plans.
- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area restriction stated in paragraph (a) above 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
	Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Point Religious Institution Residential Institution 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 for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" ("CDA") shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of the 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) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a sewerage impact assessment report to examine any possible sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(Please see next page)



COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (x) an air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (xi) an ecological impact assessment report to examine any impact on the ecological value of the wetland park and the conservation areas, and the proposed mitigation measures to tackle them; and
  - (xii) 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) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio and the maximum building height specified below:

<u>Site</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Building Height</u>
"CDA" site in Planning Area 112	1.5	10 storeys over one storey car park
"CDA" site in Planning Area 115		

- (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, **and** caretaker's office, **or** ~~and~~ caretaker's quarters; ~~or~~ **and** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



RESIDENTIAL (GROUP A)

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

(Please see next page)



RESIDENTIAL (GROUP A) (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

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

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

Planning Intention

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



RESIDENTIAL (GROUP B)

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

(Please see next page)



# RESIDENTIAL (GROUP B) (cont'd)

## Planning Intention

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

## Remarks

- (a) On land designated “Residential (Group B)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) specified below, or the GFA of the existing building, whichever is the greater:

<u>Town Lot No.</u>	<u>Planning Area No.</u>	<u>Maximum Domestic GFA</u>	<u>Maximum Non-domestic GFA</u>
TSWTL 1	8	209,718m <sup>2</sup>	The total non-domestic GFA of TSWTLs No. 1, 2, 3, 5, 6, & 7 and the sites zoned “Commercial” at TSWTL No. 4 shall not exceed 135,000m <sup>2</sup> . The distribution of non-domestic GFA amongst these sites would be controlled by the submission of Master Layout Plans.
TSWTL 2	11	107,248m <sup>2</sup>	
TSWTL 3	19	92,781m <sup>2</sup>	
TSWTL 5	27	} The total domestic } GFA of TSWTLs } No. 5, 6 & 7 shall not exceed 562,253m <sup>2</sup>	
TSWTL 6	28		
TSWTL 7	24		

- (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 5.
- (c) In determining the maximum plot ratio/gross floor area for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker’s office, **or** ~~and~~ caretaker’s quarters, ~~or~~ **and** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area 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.



GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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



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 (other than on land designated "Open Space (1)") Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field (other than on land designated "Open Space (1)") Promenade Public Convenience Sitting Out Area Zoo (other than on land designated "Open Space (1)")	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Playground/Playing Field (on land designated "Open Space (1)" only) 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. On land designated "Open Space (1)", the site is intended for passive recreational uses with existing ponds preserved as landscape features.

Remarks

On land designated as "Open Space (1)", no filling of ponds is allowed.



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 “LRT Terminus” only

Public Transport Terminus or Station (LRT Terminus only)	Eating Place Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Hotel Market Off-course Betting Centre Office Place of Entertainment Private Club Public Clinic Public Utility Installation Public Vehicle Park (excluding container vehicle) Residential Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project
---	--

Planning Intention

This zone is intended primarily for Light Rail Transit (LRT) terminus developments to meet the demand for LRT service in the New Town.

(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 “Bus Terminus” only

Public Transport Terminus or Station  
(Bus Terminus only)

Eating Place  
Exhibition or Convention Hall  
Flat  
Government Use (not elsewhere specified)  
Hotel  
Market  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Clinic  
Public Utility Installation  
Public Vehicle Park  
(excluding container vehicle)  
Residential Institution  
School  
Shop and Services  
Social Welfare Facility  
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for bus terminus development to meet the demand for bus services in the New Town. It will also serve as a transport interchange for buses, the LRT, green mini-buses and public light buses.

(Please see next page)



OTHER SPECIFIED USES (cont'd)

For All Other Sites (Not Listed Above)

As specified on the Plan

Government Use (not elsewhere specified)  
Utility Installation not ancillary to  
the Specified Use

Planning Intention

This zone is intended for the provision of a bus depot, electric sub-stations, sewage pumping stations, and telephone exchanges.



### 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
Nature Reserve	Field Study/Education/Visitor Centre
Nature Trail	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Picnic Area	Holiday Camp
Wild Animals Protection Area	House (Redevelopment only)
	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

### Planning Intention

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

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

### Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the existing house.
- (b) 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, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tin Shui Wai Outline Zoning Plan No. S/TSW/2 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)



CONSERVATION AREA (cont'd)

Remarks (cont'd)

- (c) 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, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tin Shui Wai Outline Zoning Plan No. S/TSW/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



### COUNTRY PARK

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



~~APPROVED~~ **DRAFT** TIN SHUI WAI OUTLINE ZONING PLAN NO. S/TSW/12A

EXPLANATORY STATEMENT



## EXPLANATORY STATEMENT

### APPROVED *DRAFT* TIN SHUI WAI OUTLINE ZONING PLAN NO. S/TSW/12A

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURES	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	3
5. BACKGROUND	3
6. THE PLANNING SCHEME AREA	4
7. POPULATION	4
8. OPPORTUNITIES AND CONSTRAINTS	5
9. PLANNING AND DESIGN PRINCIPLE OF THE AREA	6
10. LAND USE ZONINGS	
10.1 Commercial	6
10.2 Comprehensive Development Area	7
10.3 Residential (Group A)	8
10.4 Residential (Group B)	8
10.5 Government, Institution or Community	8
10.6 Open Space	9
10.7 Other Specified Uses	
LRT Terminus	10
Bus Terminus	10
Bus Depot	10
Electric Sub-station	10
Sewage Pumping Station	10
Telephone Exchange	10
10.8 Undetermined	10
10.9 Conservation Area	11
10.10 Country Park	11
11. COMMUNICATIONS	12
12. UTILITY SERVICES	13
13. IMPLEMENTATION	14



APPROVED **DRAFT** TIN SHUI WAI OUTLINE ZONING PLAN NO. S/TSW/12A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ **draft** Tin Shui Wai Outline Zoning Plan (OZP) No. S/TSW/12A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 27 May 1993, the Board was directed under section 3(1)(a) of the Town Planning Ordinance (the Ordinance) to prepare a draft statutory plan for Tin Shui Wai.
- 2.2 The draft Tin Shui Wai OZP No. S/TSW/1 was exhibited under section 5 of the Ordinance for public inspection on 21 October 1994. ***Subsequently, the OZP was amended and the*** ~~The draft OZP No. S/TSW/2 was amended and~~ exhibited for public inspection on 18 July 1997. On 1 December 1998, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tin Shui Wai OZP, which was subsequently renumbered as S/TSW/3.
- 2.3 On 10 October 2000, the CE in C referred the approved Tin Shui Wai OZP No. S/TSW/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Subsequently, the OZP was amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance. On 30 April 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tin Shui Wai OZP, which was subsequently renumbered as S/TSW/7.
- 2.4 On 9 December 2003, the CE in C referred the approved Tin Shui Wai OZP No. S/TSW/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 under section 12(2) of the Ordinance on 19 December 2003.~~ ***On 28 May 2004, the draft Tin Shui Wai OZP No. S/TSW/8 was exhibited for public inspection under section 5 of the Ordinance. On 15 April 2005, the draft Tin Shui Wai OZP No. S/TSW/9 was exhibit for public inspection under section 7 of the Ordinance.***



~~2.5~~ On 28 May 2004, the draft Tin Shui Wai OZP No. S/TSW/8, incorporating amendments to the Notes of the OZP mainly in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, three objections were received. After giving preliminary and further consideration to the objections, the Board decided not to propose any amendment to the OZP to meet the objections. The objections remain unwithdrawn.

~~2.6~~ On 15 April 2005, the draft Tin Shui Wai OZP No. S/TSW/9, incorporating mainly amendment to the definition of “existing building” in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, no valid objection was received.

~~2.72.5~~ On 8 November 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tin Shui Wai OZP, which was subsequently renumbered as S/TSW/10. ~~On 18 November 2005, the approved Tin Shui Wai OZP No. S/TSW/10 was exhibited for public inspection under section 9(5) of the Ordinance.~~

~~2.82.6~~ On 26 June 2007, the CE in C referred the approved Tin Shui Wai OZP No. S/TSW/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back of the OZP was notified in the Gazette on 6 July 2007 under section 12(2) of the Ordinance. Subsequently, the OZP was amended and exhibited for public inspection under section 5 of the Ordinance.~~

~~2.9~~ On 26 October 2007, the draft Tin Shui Wai OZP No. S/TSW/11, incorporating mainly the amendments to rezone the Hong Kong Wetland Park (HKWP) Special Area to “Country Park”, to excise a school site from the “Comprehensive Development Area” (“CDA”) zone in Area 112 and rezone to “Government, Institution or Community”, to rezone various areas to “Open Space”, and to revise the Notes of the “CDA” zone mainly to specify a reduced development intensity and the requirement for an air ventilation assessment in the submission of Master Layout Plan, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, three representations were received. Upon publication of the representations, no comments were received. After giving consideration to the representations on 14 March 2008, the Board decided to propose amendments to the draft OZP to partially meet two representations. On 20 March 2008, the proposed amendments were published for public inspection. During the exhibition period, no further representation was received. On 25 April 2008, the Board agreed that the OZP should be amended by the proposed amendments under section 6G of the Ordinance.

~~2.102.7~~ On 15 July 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tin Shui Wai OZP, which was subsequently renumbered as S/TSW/12. On 12 September 2008, the approved Tin Shui Wai OZP No. S/TSW/12 ~~(the Plan)~~ was exhibited under section 9(5) of the Ordinance.



- 2.8 *On 2 November 2010, the CE in C referred the approved OZP No. S/TSW/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 12 November 2010 under section 12(2) of the Ordinance.*
- 2.9 *On XX.XX 2017, the draft OZP No. S/TSW/13 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The major amendment on the Plan was the excision of the western and south-western parts of the planning scheme area for incorporation into the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings and the transport networks for the Tin Shui Wai area so that development and redevelopment within the Planning Scheme Area (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. It is a small-scale plan and the transport alignments and boundaries between the land-use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 *Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry out no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within the residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of Tin Shui Wai 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 Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.



## 5. BACKGROUND

- 5.1 In July 1982, the Government and a private developer - Mightycity Co Ltd. (MCL) reached a joint venture agreement to proceed with an urban development in Tin Shui Wai, Yuen Long. Under the agreement, the Government would acquire the 488 ha Tin Shui Wai landholding (Lot 665 in DD 126) from Tin Shui Wai Development Ltd., a wholly owned subsidiary of MCL, for the development of a new town. This development, however, would initially be concentrated within an area of 169 ha in size, which together with some land bank sites south of Tin Wah Road were known as the Development Zone (DZ).
- 5.2 According to the 1982 Agreement, a Master Development Plan (MDP) was to be prepared for the purposes of delineating the boundaries of the 169 ha of land and to provide a framework for the preparation of detailed layout plans. A planning consultant was commissioned by the Government to prepare the MDP in December 1982. The MDP was endorsed by the then Development Progress Committee (DPC) in June 1984 and adopted by the then Secretary for Lands and Works on 22 June 1984.
- 5.3 The northern part of Tin Shui Wai, known as the Reserve Zone (RZ), has been reserved as land bank to cater for strategic growth. It was subsequently identified by the Government as a solution space to meet the demand for public and private housing in Hong Kong. In September 1994, the Government commissioned a consultancy study to prepare layout plans for the RZ. The study was completed in July 1995 and endorsed by the Committee on Planning and Land Development (CPLD) in August 1995. A Master Development Plan, Layout Plans and a Preferred Development Concept (PDC) showing how the proposed land uses within the RZ are planned to relate to the existing New Town in the DZ in a coherent manner were prepared under the study.
- 5.4 Following the completion of the preparation of the layout plans, the Study on Engineering Investigations for Development of Areas 3, 30 and 31 of the DZ and the RZ (the Engineering Investigations Study) was commissioned by the Government in November 1995. The objective of the Engineering Investigations Study was to develop in sufficient detail the preliminary design for the provision of a multiplicity of engineering infrastructure, including a feasible implementation programme, to allow further development in Tin Shui Wai to proceed.
- 5.5 The Engineering Investigations Study had concluded that there would be no insurmountable environmental constraints to the further development of Tin Shui Wai, following the implementation of the recommended mitigation measures.



## 6. THE PLANNING SCHEME AREA

- 6.1 The Area is located in the north-western part of the North West New Territories (NWNT). It is bounded by the Inner Deep Bay Site of Special Scientific Interest (SSSI) and Tin Tsz Road to the ~~east and north-east~~ **and east**, Mong Tseng Tsuen and Mong Tseng Wai to the north, ~~Lau Fau Shan Sha Kong Wai and Tin Ying Road~~ to the **north-west, the Hung Shui Kiu New Development Area (NDA) to the west** and ~~Kiu Tau Wai and Sheung Cheung Wai~~ to the south. The boundary of the Area is shown in a heavy broken line on the Plan. The Area is about ~~430.38~~ **406.23** ha in size.
- 6.2 The Area consists of flat land which was reclaimed from fish ponds. It is divided into a DZ and a RZ separated by Tin Wah Road. Most of the areas in the DZ have been developed, and population intake in the whole of the DZ has been completed. All the necessary infrastructure, commercial and community facilities in support of the development in the DZ have been in service. The RZ is being developed mainly for residential purposes with the HKWP Special Area in the eastern portion serving as a buffer to the environmentally and ecologically sensitive areas of SSSI and fish ponds in the Deep Bay area to its east and north-east, which have been designated for inclusion in the Ramsar List of Wetlands of International Importance (Ramsar Site).

## 7. POPULATION

~~According to~~ **Based on** the ~~2006~~ **2011** Population ~~By-census~~ **Census**, the total population of ~~Tin Shui Wai New Town~~ **the Area was estimated by Planning Department as** about ~~268,920~~ **287,900** persons. It is estimated that the total planned population will be about ~~306,400~~ **298,200** persons. ~~The DZ would have a total population of 176,820. The RZ would accommodate about 129,580 persons in the long term.~~

## 8. OPPORTUNITIES AND CONSTRAINTS

### 8.1 Opportunities

- (a) ~~Since the Area is reclaimed from fish ponds, opportunities exist for the development of a well-designed new town which is planned comprehensively with little difficulties in meeting the standards stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG).~~
- (b) ~~Tin Shui Wai New Town is becoming the next focal point for commercial activities in the NWNT after Yuen Long because of the improvement in transportation network in the region. With its strategic location, the status of Tin Shui Wai will further be strengthened with the increasing linkage between the Mainland and Hong Kong.~~
- (c) ~~Being reclaimed from fish ponds, the topography of the New Town is flat. Development would not require major site formation works.~~



## 8.2 Development Constraints

- (a) —The Area is in close proximity to the environmentally and ecologically sensitive areas of Inner Deep Bay and Mai Po Nature Reserve (MPNR) which have been designated as a Ramsar site for wetland conservation. The northern and eastern portions of the RZ fall within the Wetland Buffer Area, where the proponent for development will have to demonstrate to the Board that it would have no negative impact on the ecological value of the Deep Bay wetland ecosystem and the MPNR.
- ~~(b) —Infrastructure provisions for Tin Shui Wai were originally planned to cater for the development within the 169 ha DZ only. Construction of new infrastructure and the upgrading of existing ones are underway to facilitate the development of the RZ.~~
- ~~(c) —The increase of population in the RZ inevitably leads to an increase in noise and exhaust emissions from the additional vehicular traffic and waste generation. Each potential impact has been carefully assessed and mitigation measures formulated to minimize these impacts. With the mitigation measures recommended in the Engineering Investigations Study, it is anticipated that the impacts would be controlled within established environmental standards and guidelines. An environmental monitoring and audit programme has been devised to ensure the provision of the recommended mitigation measures to protect all sensitive receivers including schools, residents, water bodies, flora and fauna and other sensitive uses.~~

## 9. PLANNING AND DESIGN PRINCIPLE OF THE AREA

- 9.1 In order to achieve an open character of the New Town and to maximize views of the residential units, residential developments in the DZ and RZ are built around the district parks. The district parks provide ample opportunities for both passive and active recreation. Moreover, amenity areas are provided at the sides of the drainage channel to maximize the use of the water features for recreational purposes.
- 9.2 Tin Shui Wai provides a mix of different housing to meet forecast demand. Sufficient open space and community facilities are provided to serve the residents. Higher density development areas are concentrated to the south and west of the RZ and lower density development and conservation areas including the HKWP Special Area are located adjacent to the north and east. The development concept is to provide a buffer to the ecologically sensitive areas of Inner Deep Bay and MPNR. Two distributor roads provide the primary means of vehicular access to the RZ. As a feeder system to the West Rail, the Light Rail Transit (LRT) serves both the DZ and the RZ.



- 9.3 Developments in the RZ are fully integrated with the DZ to the south to ensure that development of the New Town proceeds in a coherent and well planned manner.
- 9.4 According to the Environmental Impact Assessment of the Engineering Investigations Study, there is a general presumption against development for petrol filling station and chemical storage facilities in Tin Shui Wai especially in the RZ to avoid petrol and chemicals entering the stormwater system and causing potential contamination to the nearby water bodies, including Inner Deep Bay.

## 10. LAND USE ZONINGS

### 10.1 Commercial (“C”) : Total Area: 3.44 ha

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

10.1.2 In the DZ, sites zoned “C” are located in Areas 20 and 23 south of the LRT Terminus. They are known as Tin Shui Wai Town Lot (TSWTL) No. 4. The sites are developed as the town centre providing retail and other commercial facilities to serve Tin Shui Wai New Town. A hotel has also been developed within the zone. The development and future redevelopment of the zone was governed by the Conditions of Grant and the Master Layout Plan approved under the lease. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the restrictions stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

10.1.3 In the RZ, a site located in Area 108A is zoned “C” and is served by the LRT. Within the zone, retail, office, hotel and other commercial uses are always permitted. ~~This zone is intended to complement the commercial developments at the town centre to the south in the DZ.~~  
***has been developed to a hotel with retail facilities.***

### 10.2 Comprehensive Development Area (“CDA”) : Total Area: 13.98 ha

10.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. One site in Area 112 and another one in Area 115 in the RZ which are ~~intended~~ for comprehensive lower density development are zoned “CDA” ***and were***



***sold in 2014.*** The “CDA” zoning is to ensure proper planning control over the development of the sites, taking into account their proximity to the HKWP Special Area and the conservation areas to the north-east, as well as the landscape character and traffic and infrastructural capacities of the surrounding areas.

10.2.2 The development restrictions for the “CDAs” in terms of maximum plot ratio and maximum building height are stipulated in the Notes for the zone. The “CDAs” in Areas 112 and 115 are restricted to a maximum plot ratio of 1.5 and a maximum building height of 10 storeys over one storey car park. A stepped-height principle should be applied within the “CDAs” so that building heights should decrease gradually towards the “Country Park” zone to the north-east. Government, institution or community (GIC) facilities, open space and other facilities are required to be provided to serve the residents. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above 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.

10.2.3 Pursuant to section 4A(1) of the Ordinance, any development/redevelopment in this zone would require the approval of the Board. Pursuant to section 4A(2) of the Ordinance, and except as otherwise expressly provided that it is not required by the Board, the applicant should prepare a Master Layout Plan (MLP) together with the information specified in the Notes for consideration of the Board. The approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

### 10.3 Residential (Group A) (“R(A)”) : Total Area: 101.6 ha

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. ~~Commercial uses on any floors above the lowest three floors will require planning permission from the Board.~~ Most sites zoned “R(A)” in the DZ and RZ have been developed or partially developed into residential uses. ***There are 10 existing Public Rental Housing estates, including Tin Heng Estate, Tin Chak Estate, Tin Yat Estate, Tin Yan Estate, Tin Yuet Estate, Tin Ching Estate, Tin Wah Estate, Tin Shui Estate, Tin Yiu Estate and Tin Tsz Estate. There are also 6 Home Ownership Scheme (namely Tin Fu Court, Tin Chung Court, Tin Oi Court, Tin Shing Court, Tin Yau Court and Tin Lai Court) and a Private Sector Participation Scheme (PSPS) development (namely Grandeur Terrace). A wide range of facilities including primary and secondary schools, community centres, children and youth centres, public transport interchanges and local open spaces have been provided within this zone to serve the residents. A major “R(A)” site in Area 103 in the RZ is under construction and another site in Area 104 is under active planning. A community hall is proposed for the site in Area 103.***



10.4 Residential (Group B) (“R(B)”) : Total Area: 37.78 ha

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

10.4.2 The private residential development sites zoned “R(B)” within the DZ are divided into 6 lots, namely TSWTLs No. 1, 2, 3, 5, 6 and 7, which are developed into Kingswood Villas. Private residential developments in these 6 lots are restricted to a maximum domestic gross floor area (GFA) of 972,000m<sup>2</sup>. The total non-domestic GFA of these 6 lots and the sites zoned “C” at TSWTL No. 4 shall not exceed 135,000m<sup>2</sup>. The distribution of the permitted GFA is governed by the MLPs under the lease and future redevelopment will also be governed by conditions set out in the Conditions of Grant.

10.4.3 Two sites are zoned “R(B)1” in Areas 104 and 108B in the RZ. They are restricted to a maximum plot ratio of 5. Area 108B has been developed into Vianni Cove, a private residential development. ~~Public housing has been proposed for the northern part of Area 104.~~ ***Area 104 has been developed into a public rental housing named Tin Ching Estate.***

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

10.5 Government, Institution or Community (“G/IC”) : Total Area: 27.91 ha

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

10.5.2 Major existing facilities include a sports ground in Area 12, an indoor recreation centre, a swimming pool and a special school in Area 14, ***an indoor recreation centre in Area 101, a community health centre and a sand court in Area 109***, a health centre in Area 26, a divisional police station in Area 4, a Food and Environmental Hygiene Department Vehicle Depot, ~~and~~ ***an electric sub-station and a hospital*** in Area 32 and two fire and ambulance stations in Areas 4 and 112 respectively, as well as primary and secondary schools in various Planning Areas.



10.5.3 Major proposed facilities include ~~two~~ **an** indoor recreation centres in Areas ~~101 and 109 respectively~~, a divisional police station in Area 101, a special school in Area 32, **a planned Heritage Conservation and Resource Centre in Area 109**, ~~clinics in Areas 32 and 109~~, and primary and secondary schools in various Planning Areas.

10.6 Open Space (“O”) : Total Area: 42.69 ha

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

10.6.2 Major visual corridors have also been reserved in the Area to provide a visual linkage between the New Town and the surrounding rural landscape.

10.6.3 Major open space provisions include the existing Tin Shui Wai Park **in Area 22, Tin Yip Road Park in Area 117** ~~the DZ and the Tin Sau Road Park~~ **proposed town park in Area 107 within the RZ which would incorporate incorporating** a visual corridor running in a north-west to south-east direction to provide the visual link with Lau Fau Shan and Wang Chau. Areas 29 and 33A have been **developed to a district square and Area 25B has been developed to an open space. Area 108A is developed to a temporary rugby field. A swimming pool has been planned in Area 107.** ~~reserved for a district square. Areas 27 and 108A are reserved for open space development.~~

10.6.4 Local open spaces and amenity areas are provided within developments in the residential or commercial zones to enhance the landscape character of the New Town.

10.6.5 Two sites in Areas 122 and 123 are zoned “O(1)” and reserved for passive recreational uses. There are some existing ponds on site which should be preserved as landscape features and incorporated into the open space design in order to minimize the adverse impact on the wetland habitats of the existing ponds. No filling of ponds shall be undertaken within the “O(1)” zone.

10.7 Other Specified Uses (“OU”) : Total Area: ~~7.32~~ 5.86 ha

As part of the infrastructure of the New Town and to provide public services to the wider region of NWNT, certain sites are reserved for specific uses. The sites zoned “OU” on the Plan include the following as annotated on the Plan:-

(a) LRT Terminus

Two LRT termini are located at TSWTL No. 23 (adjacent to Area 33) and in Area 106 respectively. ~~A proposed~~ residential development above the LRT terminus at TSWTL No. 23 has ~~first~~ been approved



*with conditions* by the Board in **June 2016** ~~February 2000~~. The LRT terminus in Area 106 should be covered for noise mitigation purpose. In view of the central location of Area 106 in the RZ, there is potential for retail/office development above the LRT terminus. A low-rise retail/commercial complex above the LRT terminus in Area 106 may be permitted on application to the Board, provided that such development would have insignificant impacts on the environment and traffic and infrastructural capacities of the area.

(b) Bus Terminus

***A bus terminus has been constructed*** ~~This site in Area 33 is intended primarily for bus terminus development~~ to meet the demand for bus services in the New Town. It ~~will~~ also serves as a transport interchange for buses, the LRT, green mini-buses and public light buses.

(c) Bus Depot

A bus depot has been developed in Area 14 at the south-eastern part of the New Town.

(d) Electric Sub-Station

An electric sub-station in Area 3 is already in operation. Another electric sub-station has also been proposed in Area 120 to serve the RZ.

(e) Sewage Pumping Station

~~Three~~ ***Two*** sewage pumping stations in Areas ~~3B~~, 14 and 101 are in operation to handle sewage disposal of the New Town.

(f) Telephone Exchange

A telephone exchange in Area 14 at the south-eastern part of the New Town to meet the demand for telecommunications services of Tin Shui Wai is already in operation and another one is proposed in Area 109 to serve the RZ.

10.8 Undetermined (“U”) : Total Area: 1.86 ha

~~10.8.1~~ A site west of the LRT terminus in Area 33 is designated “U”. ***The site has been developed into a residential development.*** ~~Any development within the “U” zone would require the approval of the Board and the submission of master layout plan to demonstrate that the environment would not be adversely affected and that infrastructure, GIC facilities and open spaces would be adequately provided.~~



~~10.8.2 Planning permission for a residential development with GIC uses, market and public car park on the “U” zone and the adjoining land has first been granted by the Board in December 1999. In order to maintain the control of the Board over the development and ensure compliance with the approval conditions, the “U” zoning of the site is retained on the OZP.~~

10.9 Conservation Area (“CA”) : Total Area: 3.75 ha

10.9.1 The planning intention of this zone is 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 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.

10.9.2 Uses in support of the 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 ecology, environment and infrastructural provision of the area may be permitted with or without conditions on application to the Board.

10.9.3 The areas under the zoning comprise mature trees and topographical features, which are of landscape and ecological value. They also serve to separate environmentally and ecologically sensitive areas of the Inner Deep Bay SSSI and fish ponds in the Deep Bay area, which have been designated as a Ramsar Site, from the impacts of urban developments and human activities.

10.9.4 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.

10.10 Country Park (“CP”) : Total Area: 61.52 ha

This area covers the HKWP Special Area in the north-eastern portion of the RZ. The HKWP Special Area is proposed as a replacement habitat for the wetland lost from the engineering works in the RZ and to act as a buffer to minimize human disturbance to the ecologically sensitive areas of the Inner Deep Bay SSSI, the adjoining fish ponds and MPNR to its east and north-east which have been designated as a Ramsar Site. The HKWP Special Area was designated under the Country Parks Ordinance (Cap. 208) and its development is under the monitoring of the Country and Marine Parks Board. All uses and developments require consent from the Country and Marine



Parks Authority and approval from the Board is not required. The HKWP was opened to the public in May 2006.

## 11. COMMUNICATIONS

### 11.1 Roads

11.1.1 ~~The external road networks of Tin Shui Wai New Town have largely been completed or are under construction.~~ Major links to the Area include Long Tin Road which connects the eastern part of Tin Shui Wai New Town to Yuen Long, Hung Tin Road which connects the western part of Tin Shui Wai New Town to Castle Peak Road, and Ping Ha Road which connects Tin Shui Wai New Town to the Ping Shan area and the surrounding areas of Ha Tsuen. Hung Tin Road has been further extended from Castle Peak Road to connect to Yuen Long Highway via a flyover.

11.1.2 The two north-south primary distributors serving the New Town are Tin Ying Road in the west running along the existing drainage channel and Tin Tsz Road in the east. Tin Ying Road and Tin Tsz Road are connected to Yuen Long Highway via Hung Tin Road and Long Tin Road respectively. Tin Tsz Road is also connected to the Route 3 via Castle Peak Road and Wang Tat Road/Ma Wang Road.

11.1.3 The east-west distributors include Ping Ha Road and Tin Fuk Road, which run along the southern boundary of the New Town and link up with Yuen Long and Lau Fau Shan. Tin Wah Road also connects Tin Shui Wai New Town to the nearby villages of Sha Kong Wai and Lo Uk Tsuen in the west and Lau Fau Shan to the north-west.

***11.1.4 Within the Hung Shui Kiu NDA which is located to the immediate west of Tin Shui Wai New Town, a hierarchy of primary and district distributors and local roads is planned to provide convenient connection between various developments and surrounding areas. New roads are introduced to connect Tin Shui Wai New Town to Kong Sham Western Highway and Ping Ha Road to Hung Tin Road so as to ease traffic congestion near the Tin Shui Wai Station. Besides, Ping Ha Road will further be widened to improve the traffic conditions of Tin Shui Wai.***

### 11.2 Railways

11.2.1 Tin Shui Wai New Town is served by a LRT system which is in operation and connects to Tuen Mun and Yuen Long New Towns. A LRT terminus is located to the north of the town square in Area 33. It is adjacent to a bus terminus to provide convenient public transport interchange. Another LRT terminus is located in Area 106.



11.2.2 Tin Shui Wai is also served by the West Rail, with a station located just outside the Area to the south of Tin Yiu Estate. A LRT stop is located underneath the station, providing interchanges between the West Rail and the LRT.

### 11.3 Bus Services

Tin Shui Wai is also served by public bus services. Bus termini are provided in both the private and public residential developments. A bus terminus is located adjacent to the LRT terminus near Area 33 to provide transport interchange.

### 11.4 Footpaths and Cycleways

11.4.1 A footpath network has been provided to facilitate pedestrian movement around the New Town. Extensive tree planting is provided in major routes to separate pedestrian and vehicular traffic and to provide shade for pedestrian comfort. It also enhances the character of the New Town. ~~Pedestrian precincts are also designed in the western side of the New Town and the area between Areas 102 and 103 to be shared with the LRT track.~~ Footpaths are also provided along the drainage channel with amenity areas.

11.4.2 Taking advantage of the flat terrain, segregated cycleways are planned in the New Town to provide convenient movement and recreational opportunity along the drainage channel.

### 11.5 Off-street Parking

Sufficient car-parking spaces have been provided or planned for in major developments to cater for the local demand as well as for visitors to the New Town.

## 12. UTILITY SERVICES

### 12.1 Water Supply

*Fresh water to the area is via the Wang Chau Service Reservoir and Tan Kwai Tsuen North Service Reservoir. 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.* ~~Fresh water supply to the New Town is via the Wang Chau Fresh Water Service Reservoir. Demand for future development of the New Town, if required, will be made available from the future extension of the Ngau Tam Mei Water Treatment Works. Currently~~



~~temporary mains fresh water for flushing is provided to the New Town as supply of seawater for flushing is not available.~~

## 12.2 Drainage

The drainage of Tin Shui Wai and the surrounding areas is diverted into the existing drainage channel in the west and the box culverts in the east. Storm water is discharged into the water body of Deep Bay. Intercepting devices have been constructed to ensure that the water in the open channel can be kept relatively clean. Desilting works is also carried out to ensure that the drainage flow will not be affected.

## 12.3 Waste Water Disposal

Waste water generated from the developments in Tin Shui Wai New Town is collected by sewerage connected to the ~~three~~ **two** pumping stations in Areas ~~3B, 14 and 101~~ for diversion to the San Wai Sewage Treatment Plant in **Hung Shui Kiu NDA-Ha Tsuen**. The waste water collected will then be treated and pumped through a trunk main pipeline to a submarine outfall in the Urmston Road for disposal.

## 12.4 Electricity, Telephone and Gas Supply

12.4.1 The power supply for Tin Shui Wai New Town is served by an 132 kV network connecting the electric sub-stations in Areas 3 and 32 where the supply is then redistributed to serve the developments in the New Town. Another electric sub-station is planned in Area 120.

12.4.2 A main telephone exchange is in operation in Area 14 to provide telecommunications services to the New Town. Another one is proposed in Area 109 to cater for the future demand.

12.4.3 The New Town is served by town gas. Gas supply is provided through a pipeline connected to the pigging-station in Au Tau which receives and diverts the gas supply transported from the gas plant in Tai Po Industrial Estate. ~~A gas off take plant has been proposed in Area 3B south of the New Town to provide security of gas supply to Yuen Long New Town and Tin Shui Wai New Town.~~

## 13. IMPLEMENTATION

13.1 The Plan has been and will be implemented in stages. The developments in the DZ **and RZ** have been largely completed. ~~, and will be followed by the developments in the RZ which are currently in progress.~~

~~13.2 Formation of sites and provision of infrastructure are undertaken in accordance with the Development Programme prepared by the Civil Engineering and Development Department. The programme forecasts the availability of land for various types of developments. The programme also~~



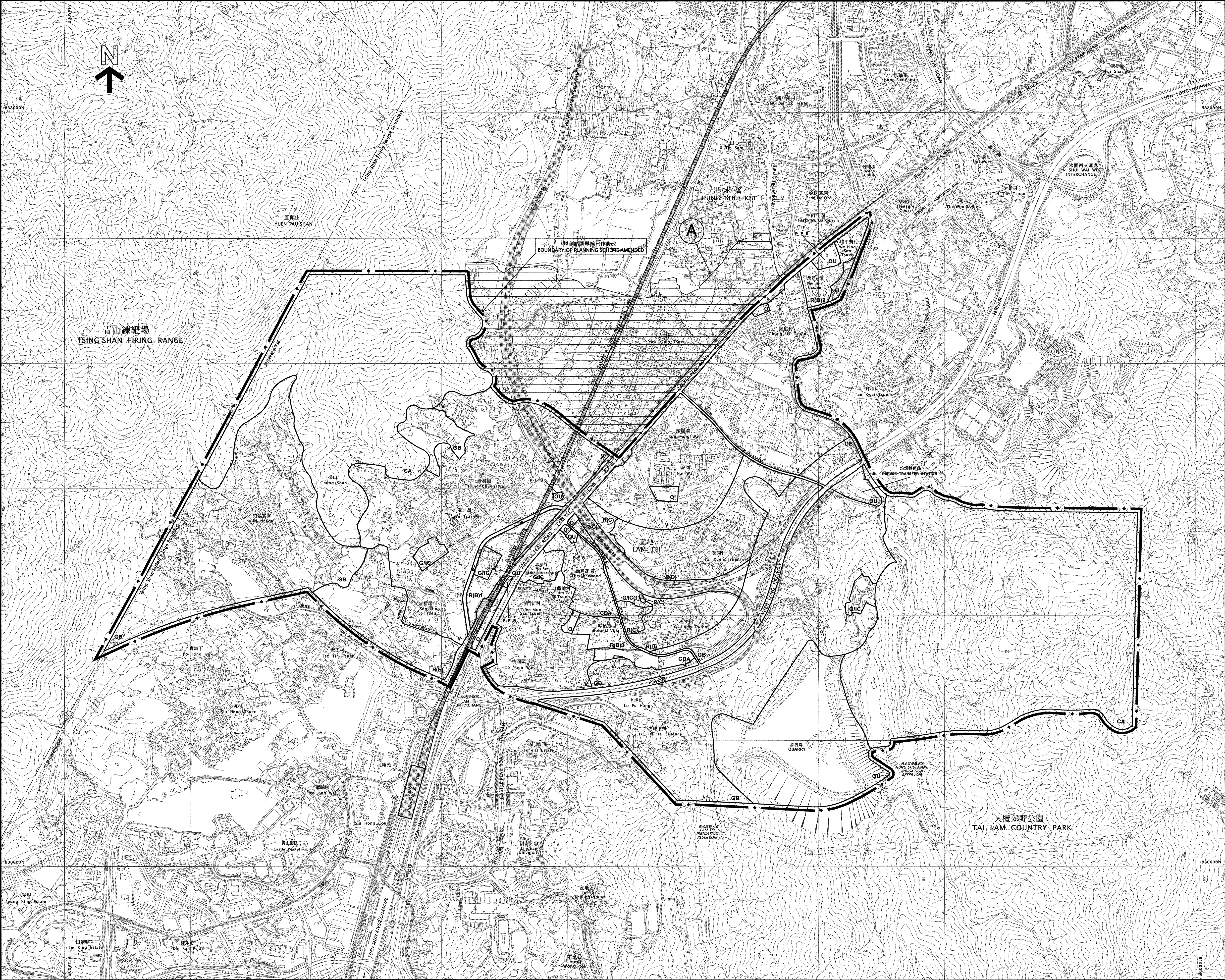
~~incorporates other Government engineering and construction projects including roads and other infrastructure constructions, the provision of public housing estates and other Government and community facilities.~~

~~13.3~~**13.2** Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

~~13.4~~**13.3** The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are undertaken by the Civil Engineering and Development Department and some are in conjunction mainly with the Architectural Services Department. In the course of implementing the Plan, the Yuen Long District Council would also be consulted as appropriate.

~~13.5~~**13.4** Planning applications to the Board will be assessed on individual merits. In general, the Board in considering the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and the guidelines published by the Board. The outline development plans and the 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.





圖例  
NOTATION

ZONES		地帶
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
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COMMUNICATIONS		交通
RAILWAY AND STATION (ELEVATED)		鐵路及車站（高架）
LIGHT RAIL		輕鐵
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
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	0.69	0.15	商業
COMPREHENSIVE DEVELOPMENT AREA	6.99	1.47	綜合發展區
RESIDENTIAL (GROUP B)	9.54	2.01	住宅（乙類）
RESIDENTIAL (GROUP C)	2.52	0.53	住宅（丙類）
RESIDENTIAL (GROUP D)	20.36	4.29	住宅（丁類）
RESIDENTIAL (GROUP E)	11.56	2.43	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	102.78	21.64	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	5.78	1.22	政府、機構或社區
OPEN SPACE	1.93	0.41	休憩用地
OTHER SPECIFIED USES	29.66	6.25	其他指定用途
GREEN BELT	110.68	23.30	綠化地帶
CONSERVATION AREA	152.43	32.10	自然保育區
NULLAH	0.99	0.21	明渠
MAJOR ROAD ETC.	19.02	3.99	主要道路等
TOTAL PLANNING SCHEME AREA	474.93	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 / T M - L T Y Y / 8 的修訂  
AMENDMENT TO APPROVED PLAN No. S/TM-LTYY/8

AMENDMENT EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條  
展示的修訂

AMENDMENT ITEM A

修訂項目 A 項

（參看附表）  
(SEE ATTACHED SCHEDULE)

按照城市規劃條例第 5 條展示的  
核准圖編號 S/TM-LTYY/8 的修訂  
AMENDMENT TO APPROVED PLAN No. S/TM-LTYY/8 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY  
TOWN PLANNING BOARD

城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的藍地及亦園分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
LAM TEI AND YICK YUEN - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺

米 METRES 200 0 200 400 600 800 1000 METRES 米

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

圖則編號  
PLAN No. S/TM-LTYY/8A



**APPROVED-DRAFT LAM TEI AND YICK YUEN  
OUTLINE ZONING PLAN NO. S/TM-LTTY/8A**

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

**NOTES**

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

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



- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Conservation Area”:
- (a) maintenance, repair or demolition of a building;
  - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus/light rail stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (c) maintenance or repair of road, railway track, watercourse, nullah, sewer and drain;
  - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
  - (e) rebuilding of New Territories Exempted House;
  - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
  - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “Conservation Area”,
- (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
    - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
    - (iii) provision of amenity planting by Government; and
  - (b) the following uses or developments require permission from the Town Planning Board:
 

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



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

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

- (11) (a) Except in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below :

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

- (b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

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

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

- (13) In 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** Lam Tei and Yick Yuen  
Outline Zoning Plan No. S/TM-LTTY/8A

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	3
RESIDENTIAL (GROUP B)	6
RESIDENTIAL (GROUP C)	8
RESIDENTIAL (GROUP D)	10
RESIDENTIAL (GROUP E)	12
VILLAGE TYPE DEVELOPMENT	14
GOVERNMENT, INSTITUTION OR COMMUNITY	16
OPEN SPACE	18
OTHER SPECIFIED USES	19
GREEN BELT	20
CONSERVATION AREA	22



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 Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Hospital 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 Residential Institution

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 centre(s) serving the immediate 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 3.6 and a maximum building height of 12 storeys including car park (36m), or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (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 (a) above 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 Government Refuse Collection Point Government Use (not elsewhere specified) House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of 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.

(Please see next page)



COMPREHENSIVE DEVELOPMENT AREA (Cont'd)Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

(Please see next page)



COMPREHENSIVE DEVELOPMENT AREA (Cont'd)Remarks (cont'd)

- (c) On land designated “Comprehensive Development Area” to the west of Fuk Hang Tsuen Road near Lam Tei 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 plot ratio of 2.0, a maximum non-domestic plot ratio of 0.11 and a maximum building height of 15 storeys excluding car park (45m).
- (d) On land designated “Comprehensive Development Area” to the north of Yuen Long Highway near Fuk Hang 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 0.54 and a maximum building height of 6 storeys over single-storey car park.
- (e) In determining the maximum domestic and non-domestic plot ratios for the purposes of paragraph (c) above and the maximum plot ratio for the purpose of paragraph (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or 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. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (c) and (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



RESIDENTIAL (GROUP B)

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

Planning Intention

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

(Please see next page)



RESIDENTIAL (GROUP B) (Cont'd)Remarks

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

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Site Coverage</u>	<u>Maximum Building Height</u>	
			<u>No. of Storeys</u>	<u>Building Height</u>
R(B)1	1.0	40%	4 storeys over single-storey car park	15m
R(B)2	1.26	40%	6 storeys over single-storey car park	21m
R(B)3	2.1	40%	12 storeys excluding car park	36m (excluding car park)

- (b) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (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 paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



RESIDENTIAL (GROUP C)

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

Planning Intention

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

(Please see next page)



RESIDENTIAL (GROUP C) (Cont'd)Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (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 (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



RESIDENTIAL (GROUP D)

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

---

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

---

Eating Place  
Library  
School  
Shop and Services

Planning Intention

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

(Please see next page)



RESIDENTIAL (GROUP D) (Cont'd)Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m<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 draft 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 development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



RESIDENTIAL (GROUP E)

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

## Schedule I: for open-air development or for building other than industrial building

Ambulance Depot	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
Rural Committee/Village Office	Flat
Utility Installation for Private Project	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
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

## Schedule II: for existing industrial development

Eating Place (Canteen only)	Office
Government Refuse Collection Point	Petrol Filling Station
Government Use (not elsewhere specified)	Public Convenience
Public Utility Installation	Public Vehicle Park (excluding container vehicle)
Recyclable Collection Centre	Shop and Services (ground floor only)
Rural Workshop	Vehicle Repair Workshop
Utility Installation for Private Project	Wholesale Trade
Warehouse (excluding Dangerous Goods Godown)	

(Please see next page)



RESIDENTIAL (GROUP E) (Cont'd)Planning Intention

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

Remarks

- (a) No new development (except 'New Territories Exempted House') shall exceed a maximum plot ratio of 1.0, a maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m).
- (b) No addition, alteration and/or modification to or redevelopment of an existing building (except redevelopment to 'New Territories Exempted House') shall exceed the plot ratio, site coverage and building height restrictions stated in paragraph (a) above, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater, subject to redevelopment to the plot ratio in the latter restriction shall be permitted only if the existing building is a domestic building.
- (c) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or 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.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



VILLAGE TYPE DEVELOPMENT

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

---

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

---

Eating Place  
Library  
School  
Shop and Services

(Please see next page)



VILLAGE TYPE DEVELOPMENT (Cont'd)Planning Intention

The planning intention of this zone is to 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 draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



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 Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital 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 Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat Funeral Facility Helicopter Fuelling Station Helicopter Landing Pad Holiday Camp Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

Planning Intention

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

(Please see next page)



GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)Remarks

- (a) On land designated "Government, Institution or Community (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 gross floor area (GFA) of 35,000 m<sup>2</sup> and a maximum building height of 50 mPD, or the GFA and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) *In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.*
- ~~(b)~~(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA 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.



OPEN SPACE

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

Planning Intention

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



OTHER SPECIFIED USES

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

For “Quarry” only

Quarry

Government Use  
Public Utility InstallationPlanning Intention

This zone is intended primarily for quarry use.

For “Refuse Transfer Station” onlyPublic Utility Installation  
Refuse Transfer Station

Government Use

Planning Intention

This zone is intended primarily for the provision of refuse transfer station.

For “Petrol Filling Station” only

Petrol Filling Station

Government Use  
Public Utility InstallationPlanning Intention

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



GREEN BELT

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

Planning Intention

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

(Please see next page)



GREEN BELT (Cont'd)Remarks

Any filling of land 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 Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/5 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
Nature Reserve	Field Study/Education/Visitor Centre
Nature Trail	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Picnic Area	Holiday Camp
Wild Animals Protection Area	House (Redevelopment only)
	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

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

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

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any filling of land 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 Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



**APPROVED-DRAFT LAM TEI AND YICK YUEN OUTLINE ZONING PLAN**  
**NO. S/TM-LTTY/84**

**EXPLANATORY STATEMENT**



## EXPLANATORY STATEMENT

### ~~APPROVED~~**DRAFT** LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO. S/TM-LTTY/8A

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	3
6. POPULATION	<del>34</del>
7. OPPORTUNITIES AND CONSTRAINTS	4
8. GENERAL PLANNING INTENTION	5
9. LAND-USE ZONINGS	
9.1 Commercial	6
9.2 Comprehensive Development Area	<del>67</del>
9.3 Residential (Group B)	<del>78</del>
9.4 Residential (Group C)	<del>89</del>
9.5 Residential (Group D)	9
9.6 Residential (Group E)	<del>910</del>
9.7 Village Type Development	<del>1011</del>
9.8 Government, Institution or Community	11
9.9 Open Space	<del>1112</del>
9.10 Other Specified Uses	12
9.11 Green Belt	<del>1213</del>
9.12 Conservation Area	13
10. TRANSPORT AND COMMUNICATION	<del>1314</del>
11. UTILITY SERVICES	<del>1415</del>
12. CULTURAL HERITAGE	15
13. IMPLEMENTATION	<del>1516</del>
14. PLANNING CONTROL	<del>1516</del>



APPROVED-DRAFT LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO.  
S/TM-LTY Y/8A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~-***draft*** Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY Y/8A. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 The land within the Lam Tei and Yick Yuen OZP was previously included in the draft Lam Tei and Yick Yuen Development Permission Area (DPA) Plan No. DPA/TM-LTY Y/1 which was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) on 18 June 1993.
- 2.2 On 30 April 1996, the draft Lam Tei and Yick Yuen DPA Plan No. DPA/TM-LTY Y/1 was approved by the then Governor in Council under section 9(1)(a) of the Ordinance.
- 2.3 On 13 March 1995, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands, directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the area of Lam Tei and Yick Yuen.
- 2.4 On 7 June 1996, the draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended ***and exhibited for public inspection*** under section 7 of the Ordinance ~~on 6 August 1999~~ to reflect the changing circumstances.
- 2.5 On 23 May 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Lam Tei and Yick Yuen OZP which was subsequently renumbered as S/TM-LTY Y/3.
- 2.6 On 16 December 2003, the CE in C referred the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.~~ ***On 4 June 2004, the draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/4 was exhibited for public inspection under section 5 of the Ordinance. On 15 April 2005, the draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/5 was exhibited for public inspection under section 7 of the Ordinance.***



- 2.7 On 14 March 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lam Tei and Yick Yuen OZP, which was subsequently renumbered as S/TM-LTY Y/6. ~~On 24 March 2006, the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/6 was exhibited under section 9(5) of the Ordinance.~~
- 2.8 On 8 July 2014, the CE in C referred the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/6 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 18 July 2014 under section 12(2) of the Ordinance.~~ *The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.*
- ~~2.9 On 12 December 2014, the draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/7, incorporating amendments on rezoning an area to the east of Fuk Hang Tsuen Road from “Residential (Group C)” (“R(C)”), “Government, Institution or Community” (“G/IC”) and “Residential (Group D)” (“R(D)”) to “G/IC(1)”; an area mainly beneath an elevated section of Kong Sham Western Highway to an area shown as ‘Road’; and corresponding amendments to the Notes of the Plan, was exhibited for public inspection under section 5 of the Ordinance. During the 2-month exhibition period, 1 valid representation was received. On 27 February 2015, the representation was published for 3 weeks for public comments. No comment was received. After giving consideration to the representation on 29 May 2015, the Board decided not to propose any amendment to the draft OZP to meet the representation under section 6B(8) of the Ordinance.~~
- 2.409 On 8 September 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lam Tei and Yick Yuen OZP, which was subsequently renumbered as S/TM-LTY Y/8. On 18 September 2015, the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/8 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.10 *On 26 April 2016, the CE in C referred the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/8 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 6 May 2016 under section 12(2) of the Ordinance.*
- 2.11 *On XX.XX.2017, the draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/9 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendment on the Plan involved the excision of the northern part from the planning scheme area for incorporation into the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1.*

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings for the Lam Tei and Yick Yuen 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 adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Lam Tei and Yick Yuen area and not to overload the road network in this area.
- 3.4 The boundary of the area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. Therefore, the area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is geographical in nature and would not cause implications on development rights, particularly Small House applications.

#### 4. NOTES OF THE PLAN

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

#### 5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) is about ~~532~~**474.93** ha. It is located in the south-western part of the North West New Territories (NWNT). It is bounded by Hung Shui Kiu *New Development Area (NDA)* and Yuen Tau Shan in the north, Tan Kwai Tsuen in the north-east, Tai Lam Country Park in the east *and south-east*, the Tsing Shan Firing Range in the west, Fu Tai Estate, ~~Tze-Tsz~~ Tin Tsuen and Po Tong Ha in the south. The boundary of the Area is shown in a heavy broken line on the Plan.
- 5.2 The Area is situated to the north of Tuen Mun New Town. It extends northwards to the edge of Hung Shui Kiu *NDA* and is characterised by a land-use pattern which is a mixture of industrial workshops and residential dwellings. Traditional villages and agricultural land uses exist side by side with squatter housing and industrial workshops in temporary structures. The existing road networks in the Area comprise Castle Peak Road and several other minor roads



branching off from it. Yuen Long Highway and the Kong Sham Western Highway (**KSWH**) traverse the Area from the north-east to south-west, and from the north-west to south-east respectively.

- 5.3 In recognition of the traditional burial right of the indigenous villagers, the existing burial grounds in the Area have been preserved.
- 5.4 The present conditions in the Area are unsatisfactory because of the proliferation of container storage and other non-compatible uses, poor vehicular access, stream pollution and general visual squalor and urban sprawl.

## 6. POPULATION

- 6.1 ~~Based on~~ According to the 2011 **Population Ceensus**, the population of the Area was ~~estimated by the Planning Department as~~ about ~~24,200~~**23,600** persons. The population concentrates along Fuk Hang Tsuen Road, in and around nine recognized villages in the Area including Chung Uk Tsuen, Sun Fung Wai, Nai Wai, Tsing Chuen Wai, Tuen Tsz Wai, San Hing Tsuen, Lam Tei Tsuen, Tuen Mun San Tsuen (also known as Lam Tei San Tsuen) and To Yuen Wai as well as the non-indigenous villages such as ~~Yick Yuen Tsuen~~, Tsoi Yuen Tsuen, Fuk Hang Tsuen and Fu Tei Ha Tsuen.
- 6.2 Apart from usual natural growth in the existing villages, future expansion of population of the Area will be concentrated in the areas zoned for residential use along Castle Peak Road and areas to the north-east and north-west of Lam Tei Interchange. It is estimated that the planned population for the Area would be about ~~28,600~~**28,800** persons. There is no definite programme for this anticipated level of population built-up and the planned population growth and distribution will be for long-term consideration.

## 7. OPPORTUNITIES AND CONSTRAINTS

### 7.1 Opportunities

- 7.1.1 The completion of Route 3, the New Territories Circular Road, Yuen Long Highway, the West Rail (**WR**) and the Light Rail (**LR**) network has improved the accessibility of the Area. The ~~Kong Sham Western Highway~~**KSWH** provides a strategic road link for the Area. The Siu Hong Station of the ~~West Rail~~**WR** is in close proximity to the southern boundary of the Area. This increases the development potential and provides opportunities for comprehensive development in the Lam Tei and Yick Yuen area.
- 7.1.2 According to the Agriculture, Fisheries and Conservation Department, a few pockets of agricultural land in the Area are still under active cultivation and they are mainly confined to market gardening.

### 7.2 Constraints

- 7.2.1 There is ~~an ongoing proposed~~ sewerage project, including construction of village sewerage along Lam Tei Main Street, for the Lam Tei area. ~~The~~



*contract was commenced in July 2015 with target completion in 2019 in phases.* Subject to availability of land and fund, the project will tentatively commence in early 2015 and complete in late 2019. As for drainage projects, the Widening of Drainage Channel at Tan Kwai Tsuen was completed in mid 2004. The Drainage Improvement Works in Nai Wai was completed in May 2012. Before the basic infrastructure is completed, only low density and small-scale developments can be permitted subject to the provision of satisfactory arrangements for water supply, sewerage, drainage, flood mitigation and access facilities.

- 7.2.2 The ~~West Rail alignment~~**WR**, the ~~Light Rail alignment~~**LR** and the ~~Kong Sham Western Highway~~**KSWH** in the Area pose constraints to the developments along their alignments in terms of vehicular/pedestrian access and environmental impact. Mitigation measures will be required when nearby development proceeds.
- 7.2.3 There is an existing 400kV overhead power line running along the southern boundary of the Area. Furthermore, the alignment of the integral part of the Black Point 400kV Transmission System from Black Point to Sha Tin, runs across from Yick Yuen in the west passing through a narrow area between Chung Uk Tsuen and Sun Fung Wai to the east of the Area. According to the Hong Kong Planning Standards and Guidelines (HKPSG), only low-rise development can be allowed within the 50 metres wayleave corridor of the 400kV overhead power lines. Therefore, land-use designation on the OZP has to take account of this constraint.
- 7.2.4 There are nine recognized villages in the Area and land has to be reserved to meet the forecasted Small House demand.
- 7.2.5 The potential suburban development area in Lam Tei and Yick Yuen should be confined to the plain area. The steep slopes of the Tsing Shan Firing Range and the Tai Lam Country Park are more suitable for conservation purposes.
- 7.2.6 The petrol filling station at Fuk Hang Tsuen Road is also a liquefied petroleum gas (LPG) filling station. The LPG filling station is regarded as a notifiable gas installation subject to the control of the Gas Safety Ordinance (Cap. 51). For developments in close proximity to the LPG filling station, the respective developers should conduct a detailed quantitative risk assessment to ascertain the risk levels posed by the LPG filling station and implement mitigation measures identified in the assessment to comply with the Government Risk Guidelines stated in the HKPSG.

## 8. GENERAL PLANNING INTENTION

- 8.1 The Area is situated along the Tuen Mun and Yuen Long Corridor close to the Tuen Mun New Town. It extends northwards from the northern fringe of Tuen Mun New Town to Hung Shui Kiu **NDA**. Due to its geographical location and transport network, the general planning intention is to develop the Area for



suburban development between the two existing urban centres of Tuen Mun New Town and Yuen Long Town. Castle Peak Road, the ~~West Rail~~WR and the ~~Light Rail~~LR traverse the Area from north to south. With the convenience of the public transport network, relatively higher intensity of developments will be concentrated in the Lam Tei Local Centre area, along Castle Peak Road and near **Lam Tei Interchange and** public transport network. For areas further away from these centres and existing and planned infrastructural provisions, developments with less intensity will be envisaged. The general planning intention for the Area is:

- (a) to designate suburban residential developments to appropriate locations along committed and planned infrastructure corridors;
- (b) to develop and maintain Lam Tei as a local centre in order to serve the residents in the Area;
- (c) to reserve sufficient land for village expansion;
- (d) to designate land for strategic road and railway link including **the Light Rail**LR and **the** ~~West Rail~~WR;
- (e) to encourage upgrading for the environment through comprehensively planned development by private sectors and infrastructural improvement works by Government departments; and
- (f) to retain the countryside character of the upland portion of the Area.

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, local development pressures, Territorial Development Strategy Review and the North West New Territories (Yuen Long District) Development Statement Study under the North West New Territories Development Strategy Review. Other than the above, buildings and places of historical interest have been preserved in the Area as far as possible.

## 9. LAND-USE ZONINGS

### 9.1 Commercial (“C”) : Total Area : 0.69 ha

- 9.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.
- 9.1.2 An elongated parcel of land to the east of San Hing Tsuen which is sandwiched by the ~~Light Rail~~LR and Castle Peak Road is zoned “C”. At present, Lam Tei Vegetable Collection Depot and village type houses with commercial use are on this land. In order to be compatible with the character of the neighbourhood, developments in this zone are restricted to a maximum plot ratio of 3.6 and a maximum building height of 12 storeys including car park (36m). To provide flexibility for innovative



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

9.2 Comprehensive Development Area (“CDA”) : Total Area : 6.99 ha

- 9.2.1 This zone is intended 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. Such zoning is to facilitate the phasing out of the sporadic rural industrial activities and temporary structures which have been incompatible with the adjoining developments. Although the existing uses are tolerated, any development/redevelopment proposals on sites under this zoning should be submitted to the Board in the form of a master layout plan for consideration, except as otherwise expressly provided that it is not required by the Board. 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 There are two sites zoned “CDA”. The first site (about 5.08 ha) is located to the west of Fuk Hang Tsuen Road near Lam Tei Tsuen. ~~To enhance the concept of local centre in Lam Tei, the development within this “CDA” zone should maintain a balance of residential development, commercial development together with a market to provide adequate retail floor space and adequate open space to serve the local residents. The development shall not result in a total development or redevelopment intensity in excess of a maximum *domestic* plot ratio of 2.0 for residential use and a maximum *non-domestic* plot ratio of 0.11 for commercial and retailing uses and a maximum building height of 15 storeys excluding car park (45m). The developer of this “CDA” zone should provide community facilities such as a kindergarten, nursery etc., public car parking spaces and undertake the construction of a market of not less than 55 stalls and a public open space of not less than 1 ha in area for public use. Development within this “CDA” zone should take account of the Lam Tei Local Centre Layout Plan in formulating the Master Layout Plan for submission to the Board for consideration.~~ The area is largely developed, *now known as The Sherwood*. The rest of the area consists *mostly* of ~~workshops within temporary structures.~~
- 9.2.3 The other area zoned “CDA” (about 1.91 ha) is located to the north of Yuen Long Highway near Fuk Hang Tsuen. To put the development under better control, the site is zoned “CDA”. The development shall not result in a total development or redevelopment in excess of a maximum plot ratio of 0.54 and a maximum building height of 6 storeys over single-storey car park. The site is predominantly vacant ~~under single ownership.~~



9.2.4 As the two “CDA” sites are located adjacent to existing main roads, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions for the two “CDA” sites may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3 Residential (Group B) (“R(B)”) : Total Area : ~~15.06~~**9.54** 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 Board.

9.3.2 As the zoned areas are located adjacent to Castle Peak Road and Fuk Hang Tsuen Road, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.

9.3.3 There are 3 sub-areas within this zone.

(a) Residential (Group B) 1 (“R(B)1”): Total Area: 4.04 ha

The parcel of land located between the Nullah and Castle Peak Road near San Hing Tsuen is zoned for “R(B)1”. Residential developments within this zone are restricted to a maximum plot ratio of 1.0, a maximum site coverage of 40% and a maximum building height of 4 storeys over single - storey car park (15m).

(b) Residential (Group B) 2 (“R(B)2”): Total Area: ~~8.72~~**3.20** ha

~~Two~~**The** parcels of land, ~~one~~ located to the south-east of Hung Shui Kiu ~~NDA~~ namely Bauhinia Garden and Wo Ping San Tsuen ~~and the other between Hung Shui Kiu and the “GIC” zone to the north of Yick Yuen Tsuen, are~~ **is** zoned for this purpose. Residential developments within this zone are restricted to a maximum plot ratio of 1.26, a maximum site coverage of 40% and a maximum building height of 6 storeys over single - storey car park (21m).

(c) Residential (Group B) 3 (“R(B)3”): Total Area: 2.30 ha

The parcel of land located at the junction of Fuk Hang Tsuen Road and Lam Tei Main Street is zoned for this purpose to reflect a completed residential development (i.e. Botania Villa). This residential scheme constitutes part of the Lam Tei Local Centre development. The residential developments within this zone are restricted to a maximum plot ratio of 2.1, a maximum site coverage of 40% and a maximum building height of 12 storeys (36m) excluding car park.



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

9.4 Residential (Group C) ("R(C)") : Total Area : ~~14.88~~ **2.52** ha

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

~~9.4.2 As the zoned areas are located adjacent to Castle Peak Road and Fuk Hang Tsuen Road, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.~~

9.4.32 Under this zoning, residential developments are restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

~~9.4.43 Five~~**Four** areas are designated as "R(C)". ~~The area between the "G/IC" zone to the north of Yick Yuen Tsuen and Tsing Chuen Wai abutting Castle Peak Road and four areas on the two sides of the Kong Sham Western Highway KSWH near Fuk Hang Tsuen Road are zoned for this purpose. At present, these areas are occupied by temporary structures for domestic purpose and rural workshops. As these four areas are located adjacent to Castle Peak Road and Fuk Hang Tsuen Road, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.~~

9.5 Residential (Group D) ("R(D)") : Total Area : ~~30.38~~ **20.36** ha

9.5.1 This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. Within this zoned area, replacement or new houses are encouraged to be constructed in permanent materials. 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).

9.5.2 Apart from the intention of residential upgrading, very low-rise and low-density residential development may be permitted on application to



the Board. To be in line with the development intensity of existing domestic accommodation within the zoned area, residential development other than New Territories Exempted House shall not result in a total development in excess of a maximum plot ratio of 0.2, and a maximum building height of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse effects on the environment. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.5.3 For the areas located adjacent to industrial establishments, necessary mitigation measures should be provided to minimize industrial/residential (I/R) interface problems.

9.5.4 Areas surrounding Tsoi Yuen Tsuen and Fuk Hang Tsuen ~~and an area to the north-east of the “V” zone for Tsing Chuen Wai~~ are zoned “R(D)”. At present, the areas are mainly occupied by temporary structures for both domestic purpose and rural workshops.

9.6 Residential (Group E) (“R(E)”) : Total Area 11.56 ha

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

9.6.2 An area to the south-west of San Hing Tsuen is zoned “R(E)”. The area is at present intermixed with structures for residential use, open storage and workshops. Since it may not be possible to phase out all the industrial uses at once, it is important to ensure that the residential development will be environmentally acceptable and not subject to I/R interface problems. The applicant will be required to submit adequate information to demonstrate that the new development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential I/R interface problems. In addition, the applicant will have to prove to the Board that the proposed development would have no or minimal adverse impact on the area in terms of environmental quality, land-use compatibility, infrastructural provision and traffic requirement.

9.6.3 New development within this zone is restricted to a maximum plot ratio of 1.0, a maximum site coverage of 40% and a maximum building height of 4 storeys over single - storey car park (15m). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.



9.7 Village Type Development (“V”) : Total Area : 102.78 ha

- 9.7.1 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.
- 9.7.2 The boundaries of the “V” zones are drawn up having regard to the existing village environs, the anticipated Small House demands for the next ten years, topography, site constraints and the provision of public services. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.
- 9.7.3 All recognized villages within the Area are zoned “V”. These include San Hing Tsuen, Tuen Tsz Wai, Tsing Chuen Wai, Chung Uk Tsuen, Nai Wai, Sun Fung Wai, Lam Tei Tsuen, Tuen Mun San Tsuen and To Yuen Wai.
- 9.7.4 As the zoned areas are located adjacent to Castle Peak Road, Shun Tat Street and Yuen Long Highway, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.

9.8 Government, Institution or Community (“G/IC”): Total Area : ~~9.54~~5.78 ha

- 9.8.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.8.2 The Director of Environmental Protection (**DEP**) should be informed of any noise sensitive users within the “G/IC” zone which might be subject to noise impact and noise mitigation measures may be required.
- 9.8.3 There are ~~5~~**four** sites zoned “G/IC” in the Area and three of them are existing uses. The first site is located at San Hing Tsuen covering ~~the existing~~**an ex**-primary school and Tze Tong. The second site covers the existing Miu Fat Buddhist Monastery and its affiliated secondary school. The third site is a waterworks installation located near Lam Tei Quarry. ***The last site located between the Nullah and Castle Peak Road is reserved for a proposed primary school in the long term.***



~~9.8.4 The other 2 sites are designated for future “G/IC” uses. One of the “G/IC” sites is reserved for a proposed primary school located between the Nullah and Castle Peak Road. The other “G/IC” site is to the north of Yick Yuen Tsuen consisting the former Yick Yuen Temporary Housing Area. Part of it is intended to accommodate 2 primary schools. These “G/IC” facilities are intended to serve also the population in the neighbouring areas in Tuen Mun and Yuen Long Corridor.~~

9.8.54 A site to the east of Fuk Hang Tsuen Road is zoned “G/IC(1)”. This area is intended for development of elderly care services. Developments within this sub-area are restricted to a maximum gross floor area of 35,000 m<sup>2</sup> and a maximum building height of 50 mPD. To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.9 Open Space (“O”) : Total Area : 2.471.93 ha

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

9.9.2 The following areas are zoned “O”:

- ~~(a)~~ Tin Ha Road Playground at the junction of Tin Ha Road and Castle Peak Road;
- ~~(b)~~(a) Chung Uk Children’s Playground at Chung Uk Tsuen;
- ~~(c)~~(b) Nai Wai Soccer Pitch at Nai Wai;
- ~~(d)~~(c) Fuk Hang Playground on both sides of the junction of Fuk Hang Tsuen Road and Castle Peak Road;
- ~~(e)~~(d) a public open space at Lam Tei Main Street; and
- ~~(f)~~(e) a strip of land to the east of Bauhinia Garden opposite to Hung Shui Kiu.

9.9.3 Additional open space will be provided within the residential zonings and “CDA” zones. The designation of open space at Lam Tei Quarry after its decommissioning would be subject to review as detailed planning proceeds.

9.10 Other Specified Uses (“OU”) : Total Area : 29.66 ha

This zone covers sites designated for specified uses.

- (a) “OU” annotated “Quarry”

This zone is intended primarily for quarry use. The existing Lam Tei Quarry is zoned for this purpose to reflect the existing use of the site for quarry operation and its ancillary uses.



(b) “OU” annotated “Refuse Transfer Station”

This zone is intended primarily for the provision of refuse transfer station. A site at the end of Shun Tat Street and adjacent to Yuen Long Highway is zoned for this use and is currently occupied by the North West New Territories Refuse Transfer Station and its ancillary uses. The site is allocated to ~~the Director of Environmental Protection~~ **DEP**.

(c) “OU” annotated “Petrol Filling Station”

This zone is intended primarily for the provision of petrol filling station. Four sites for five existing petrol filling stations (PFSs) are zoned for this purpose to reflect the existing uses. Two PFSs are located to the north of Bauhinia Garden opposite to Hung Shui Kiu **NDA**. The third one is located near the junction of Castle Peak Road and Fuk Hang Tsuen Road in Lam Tei. The fourth one is located at the island site between Castle Peak Road and the ~~Light Rail~~ **LR** while the fifth one is located near to the junction of Castle Peak Road and ~~the access road to Tsing Chuen Wai~~ **Ng Lau Road**.

9.11 Green Belt (“GB”) : Total Area : ~~132.48~~ **110.68** ha

9.11.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. The zoned areas may include foothills, lower hill slopes, spurs, isolated knolls, woodland, traditional burial ground or vegetated land which occur at the urban fringe. 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.

9.11.2 The “GB” zone covers ~~an area to the northern-west of Tsing Chuen Wai, and the~~ south-western corner and ~~western~~ **south-eastern** portion of the Area. The strip of land along the western side of Yuen Long Highway is also zoned “GB” in order to provide a buffer area for the adjoining uses.

9.11.3 As filling of land 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.

9.12 Conservation Area (“CA”) : Total Area : 152.43 ha

9.12.1 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. The area under this zoning is mainly Government land and permitted burial grounds.

9.12.2 Uses related to conservation purposes such as nature reserve and ~~natural~~ **nature** trail are permitted as of right. However, significant new developments are not permitted in this zone. Only a selective range of uses such as public convenience and tent camping ground which would have insignificant impact on environment and infrastructural provision could be permitted upon approval by the Board.

9.12.3 The majority of the areas under this zoning are the flanks of the western and eastern boundaries of the Area. They are sloping land adjoining Tai Lam Country Park and the Tsing Shan Firing Range.

9.12.4 Filling of land 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 and Rail Networks

10.1.1 Castle Peak Road, an important local distributor, provides pedestrian and vehicular access to the Area. Several roads branch off from Castle Peak Road serving the Area are Fuk Hang Tsuen Road, Shun Tat Street, Lam Tei Main Street and San Hing Road. Parallel to Castle Peak Road is the ~~Light Rail~~**LR** network which connects the Area with Yuen Long Town and Tin Shui Wai New Town in the north and Tuen Mun New Town in the south. The completion of Route 3 and the ~~West Rail~~**WR** also greatly improve the accessibility of the Area. The ~~Kong-Sham Western Highway~~**KSWH** provides a strategic road which links the Shenzhen Bay Bridge (which is also known as the Hong Kong-Shenzhen Western Corridor) at its landing point in Ngau Hom Shek with the Yuen Long Highway at Lam Tei.

10.1.2 It is also one of the planning intentions that the junctions especially those along Castle Peak Road should be improved through comprehensive planning.

### 10.2 Transport Provision

The Area is at present served by both rail-based and road-based public transport including the ~~West Rail~~**WR**, ~~Light Rail~~**LR**, existing buses, public light buses and taxi services linking to Tin Shui Wai New Town and Yuen Long Town in the north and Tuen Mun New Town in the south.



## 11. UTILITY SERVICES

### 11.1 Water Supply

The existing water treatment works capacity available in ~~the Northwest New Territories~~ *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 large residential developments.

### 11.2 Sewerage and Sewage Treatment

At present, public sewer along Castle Peak Road is provided to serve the Area. The ~~Director of Environmental Protection (DEP)~~ has completed a consultancy study on the review of Tuen Mun Sewerage Master Plan in 2003. The study includes the formulation of a new Sewerage Master Plan to extend the public sewer to the Area in the long-term. Developments in the Area must make own provision for suitable and satisfactory on-site sewage treatment prior to the availability of public sewer with adequate capacity for connection. Connection to public sewer shall be made when public sewer with adequate capacity is in place and connection to public sewer is required by the DEP.

### 11.3 Electricity

The Area has long been supplied with electricity. It is anticipated that there will not be any problem in the provision of electricity supply to the Area.

### 11.4 Gas

Gas pipelines have already been laid along Yuen Long Highway and Castle Peak Road. Piped gas supply to the Area is dependent on the demand of future developments.

## 12. CULTURAL HERITAGE

12.1 Within the Area, there are graded historic buildings, i.e. To Ancestral Hall at Tuen Tsz Wai (Grade 1) and Entrance Gate of Sun Fung Wai (Grade 3), as well as the Fu Tei Ha, Nai Wai Kiln, San Hing Tsuen, Tsing Chuen Wai and Tuen Tsz Wai Sites of Archaeological Interest. All of the above graded historic buildings and sites of archaeological interest are worthy of preservation.

12.2 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.

12.3 Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above graded historic buildings/structures, new items pending grading assessment, sites of



archaeological interest and their immediate environs. If disturbance to the site(s) of archaeological interest is unavoidable, an archaeological impact assessment shall be conducted to evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall be engaged to apply for a licence from the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological field investigation and proposed appropriate mitigation measures to the satisfaction of the AMO.

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 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.
- 13.3 The provision of infrastructure, e.g. road widening and laying of services will be implemented through the Public Works Programme and Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to the Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and the guidelines published by the

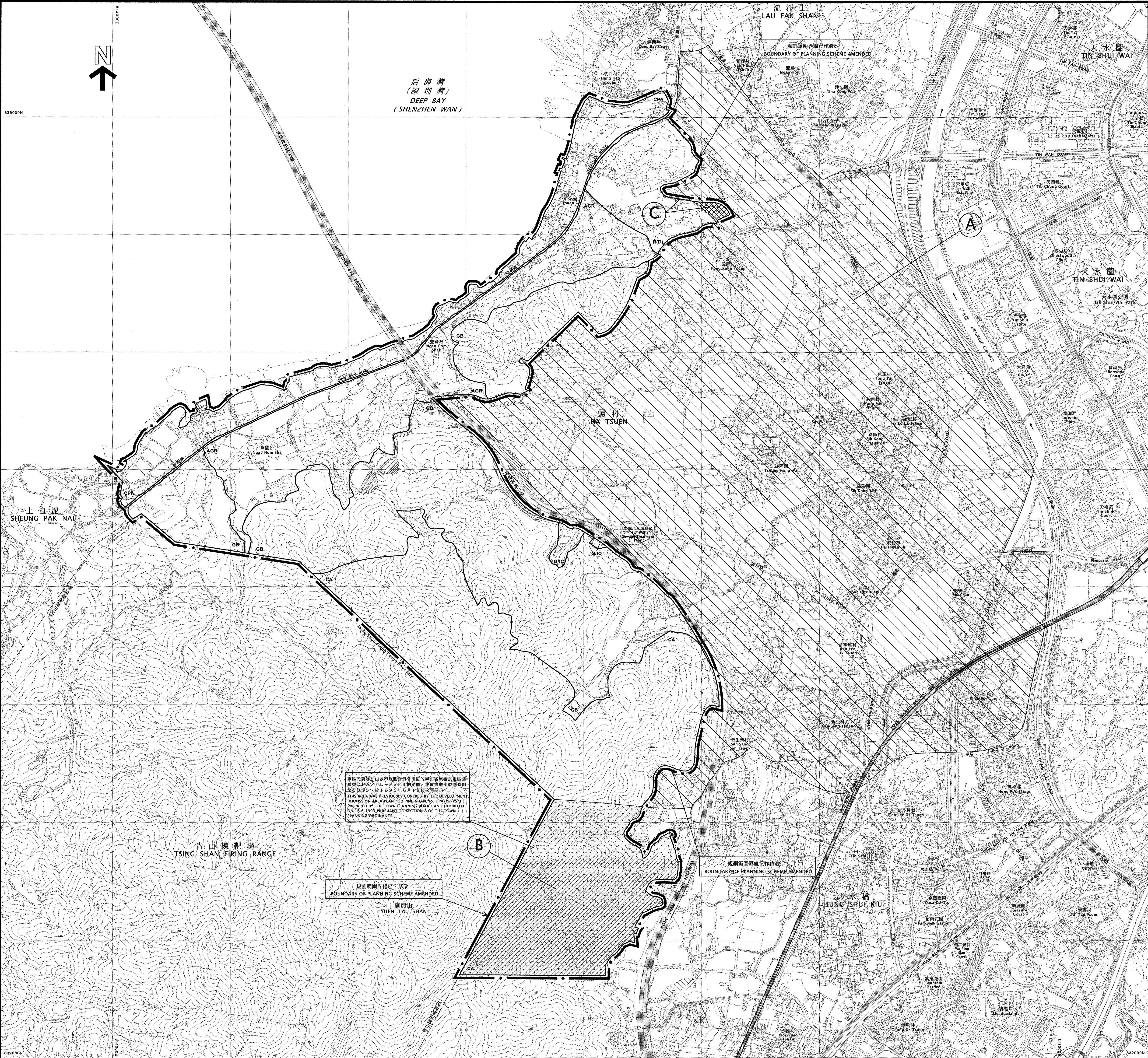


Board. The outline development plans and the layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application 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 the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 18 June 1993 on land included in a plan of the Lam Tei and Yick Yuen DPA, may be subject to enforcement proceedings under the Ordinance. Any filling of land and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

**TOWN PLANNING BOARD**  
**~~SEPTEMBER XXXX~~ 20157**





圖例  
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP D)	R(D)	住宅 (丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區
COMMUNICATIONS		交通
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

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES		用途
RESIDENTIAL (GROUP D)	17.35	5.09	住宅 (丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	1.56	0.46	政府、機構或社區
AGRICULTURE	50.35	14.76	農業
GREEN BELT	116.34	34.10	綠化地帶
CONSERVATION AREA	123.22	36.12	自然保育區
COASTAL PROTECTION AREA	30.27	8.87	海岸保護區
MAJOR ROAD ETC.	2.06	0.60	主要道路等
TOTAL PLANNING SCHEME AREA	341.15	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-HT/10 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/YL-HT/10

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第 5 條 展示的修訂
AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B	修訂項目 B 項
AMENDMENT ITEM C	修訂項目 C 項

(參看附表)  
(SEE ATTACHED SCHEDULE)

按照城市規劃條例第 5 條展示的  
核准圖編號 S/YL-HT/10 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/YL-HT/10 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY  
TOWN PLANNING BOARD  
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的厦村邊緣分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HA TSUEN FRINGE - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺  
METRES 200 0 200 400 600 800 1000 METRES 米

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

圖則編號  
PLAN No. S/YL-HTF/10A



APPROVED **DRAFT** HA TSUEN **FRINGE** OUTLINE ZONING PLAN NO.  
S/YL-HTF/10A

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

NOTES

(N.B. These form a 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~~ **Ha Tsuen Interim Development Permission Area (IDPA) Plan/ draft Ping Shan Development Permission Area (DPA) 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~~ **Ha Tsuen IDPA Plan/ draft Ping Shan DPA 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~~ **Ha Tsuen IDPA Plan/ draft Ping Shan DPA 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~~ **Ha Tsuen IDPA Plan/ draft Ping Shan DPA 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” or “Coastal Protection 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/light rail 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~~ **Ha Tsuen IDPA Plan/ draft Ping Shan DPA 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” or “Coastal Protection 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" or "Coastal Protection 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" or "Coastal Protection 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* HA TSUEN *FRINGE* OUTLINE ZONING PLAN NO.  
S/YL-HTF/10A

SCHEDULE OF USES

	<u>Page</u>
<del>COMPREHENSIVE DEVELOPMENT AREA</del>	<del>1</del>
RESIDENTIAL (GROUP D)	4
<del>VILLAGE TYPE DEVELOPMENT</del>	<del>6</del>
<del>OPEN STORAGE</del>	<del>8</del>
GOVERNMENT, INSTITUTION OR COMMUNITY	10
<del>OPEN SPACE</del>	<del>12</del>
<del>RECREATION</del>	<del>13</del>
<del>OTHER SPECIFIED USES</del>	<del>15</del>
AGRICULTURE	16
GREEN BELT	18
CONSERVATION AREA	20
COASTAL PROTECTION AREA	21



COMPREHENSIVE DEVELOPMENT AREA

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

(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" ("CDA") shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.

(Please see next page)



COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (b) ~~The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.~~
- (c) ~~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 gross floor area (GFA) and the maximum building height specified below :~~

<u>Location of "CDAs"</u>	<u>Maximum GFA</u>	<u>Maximum Building Height</u>
The "CDA" west of San Hing Tsuen :	43,000m <sup>2</sup>	3 storeys including car park
The "CDA" north of Fung Kong Tsuen :	72,000m <sup>2</sup>	3 storeys including car park
The "CDA" east of Fung Kong Tsuen :	48,000m <sup>2</sup>	3 storeys including car park
The "CDA" north of Hong Mei Tsuen :	56,000m <sup>2</sup>	3 storeys including car park
The "CDA" south of Tin Wah Road :	21,000m <sup>2</sup>	3 storeys including car park
The "CDA" east of Tung Tau Tsuen	26,000m <sup>2</sup>	3 storeys including car park

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



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	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House (Redevelopment; Addition, Alteration and/or Modification to existing house only)	Government Refuse Collection Point
On Farm Domestic Structure	Government Use (not elsewhere specified) #
Rural Committee/Village Office	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~~ **Ha Tsuen Interim Development Permission Area Plan**, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, ~~and~~ caretaker's office ~~and or~~ caretaker's quarters, ~~or~~ ~~and~~ recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio 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.
- (e) Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the ~~interim development permission area plan~~ **Ha Tsuen Interim Development Permission Area Plan** without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



VILLAGE TYPE DEVELOPMENT

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

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

~~Eating Place~~  
~~Library~~  
~~School~~  
~~Shop and Services~~

(Please see next page)



VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

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

Remarks

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



OPEN STORAGE

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

Planning Intention

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



OPEN STORAGE (GROUP 1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<del>Agricultural Use</del> <del>Eating Place (Canteen only)</del> <del>Government Refuse Collection Point</del> <del>Government Use (not elsewhere specified)</del> <del>On-Farm Domestic Structure</del> <del>Open Storage (not elsewhere specified excluding Container Storage/Repair Yard)</del> <del>Public Convenience</del> <del>Public Utility Installation</del> <del>Public Vehicle Park</del> <del>— (for Private Cars and Light Goods Vehicles — only)</del> <del>Shop and Services (Service Trades only)</del> <del>Utility Installation for Private Project</del> <del>Warehouse (excluding Dangerous Goods — Godown)</del>	<del>Cargo Handling and Forwarding Facility</del> <del>Dangerous Goods Godown</del> <del>Eating Place (not elsewhere specified)</del> <del>Industrial Use (not elsewhere specified)</del> <del>Open Storage of Cement/Sand</del> <del>Open Storage of Chemical Products/ — Dangerous Goods</del> <del>Open Storage of Recyclable Materials</del> <del>Petrol Filling Station</del> <del>Public Vehicle Park</del> <del>— (not elsewhere specified)</del> <del>Rural Workshop</del> <del>Shop and Services (not elsewhere specified)</del> <del>Vehicle Repair Workshop</del> <del>Wholesale Trade</del>

Planning Intention

This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. Some specified open storage uses, dangerous goods godown, vehicle repair workshop, etc. which may cause environmental nuisances, safety hazards or transport problems require planning permission from the Town Planning Board.



GOVERNMENT, INSTITUTION OR COMMUNITY

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

(Please see next page)



GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Planning Intention

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



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
<del>Aviary</del> <del>Barbecue Spot</del> <del>Field Study/Education/Visitor Centre</del> <del>Park and Garden</del> <del>Pavilion</del> <del>Pedestrian Area</del> <del>Picnic Area</del> <del>Playground/Playing Field</del> <del>Public Convenience</del> <del>Sitting Out Area</del> <del>Zoo</del>	<del>Cable Car Route and Terminal Building</del> <del>Eating Place</del> <del>Government Refuse Collection Point</del> <del>Government Use (not elsewhere specified)</del> <del>Holiday Camp</del> <del>Place of Entertainment</del> <del>Place of Recreation, Sports or Culture</del> <del>Private Club</del> <del>Public Transport Terminus or Station</del> <del>Public Utility Installation</del> <del>Public Vehicle Park (excluding container —— vehicle)</del> <del>Religious Institution</del> <del>Service Reservoir</del> <del>Shop and Services</del> <del>Tent Camping Ground</del> <del>Utility Installation for Private Project</del>

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.~~



# RECREATION

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

## Planning Intention

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

(Please see next page)



RECREATION (cont'd)

Remarks

- (a) ~~No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).~~
- (b) ~~Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.~~
- (c) ~~Any filling of pond 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 "Petrol Filling Station" only

Petrol Filling Station

Government Use  
Utility Installation not Ancillary to the  
Specified Use

Planning Intention

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



AGRICULTURE

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

Planning Intention

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

Remarks

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

(Please see next page)



AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ha Tsuen Outline Zoning Plan No. S/YL-HT/6 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
  - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.



GREEN BELT

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

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes.

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

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the ~~interim development permission area plan~~ ***Ha Tsuen Interim Development Permission Area Plan/ draft Ping Shan Development Permission Area Plan.***
- (b) ***On land previously falling within the "Conservation Area" zone on the approved Ha Tsuen Outline Zoning Plan No. S/YL-HT/10,***
  - (i) ~~Any~~ ***any*** filling of land 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~~ ***Ha Tsuen Interim Development Permission Area Plan*** without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

- (ii) *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, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/11 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.*
- (c) *On land previously falling within the “Conservation Area” zone on the approved Ping Shan Outline Zoning Plan No. S/YL-PS/16, 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 Ping Shan Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.*



COASTAL PROTECTION 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)	Field Study/Education/ Visitor Centre
Barbecue Spot	Government Use
Nature Reserve	Holiday Camp
Nature Trail	House (Redevelopment only)
On-Farm Domestic Structure	Pier
Picnic Area	Public Convenience
Wild Animals Protection Area	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

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

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan.
- (b) Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the ~~interim development permission area plan~~ **Ha Tsuen Interim Development Permission Area Plan** without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



~~APPROVED~~ ***DRAFT*** HA TSUEN ***FRINGE*** OUTLINE ZONING PLAN NO.  
S/YL-HTF/10A

EXPLANATORY STATEMENT



## Explanatory Statement

### Approved ~~Draft~~ Ha Tsuen *Fringe* Outline Zoning Plan No. S/YL-HTF/10A

CONTENTS	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	3
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	4
6. POPULATION	4
7. OPPORTUNITIES AND CONSTRAINTS	5
8. GENERAL PLANNING INTENTION	6
9. LAND-USE ZONINGS	
<del>9.1</del> Comprehensive Development Area	7
<del>9.2</del> Residential (Group D)	8
<del>9.3</del> Village Type Development	8
<del>9.4</del> Open Storage	9
<del>9.5</del> Government, Institution or Community	10
<del>9.6</del> Open Space	10
<del>9.7</del> Recreation	11
<del>9.8</del> Other Specified Uses	11
<del>9.9</del> Undetermined	11
<del>9.10</del> Agriculture	12
<del>9.11</del> Green Belt	12
<del>9.12</del> Conservation Area	12
<del>9.13</del> Coastal Protection Area	13
10. TRANSPORT AND COMMUNICATION	13
11. UTILITY SERVICES	14
12. IMPLEMENTATION	15
13. PLANNING CONTROL	15



**APPROVED DRAFT HA TSUEN FRINGE OUTLINE ZONING PLAN NO.**  
**S/YL-HTF/10A**

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

**EXPLANATORY STATEMENT**

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

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ **draft** Ha Tsuen **Fringe** Outline Zoning Plan (OZP) No. S/YL-HTF/10A. 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 Ha Tsuen **Fringe** OZP was previously included in the Ha Tsuen Interim Development Permission Area (IDPA) Plan ~~and~~, Ha Tsuen Development Permission Area (DPA) Plan **and Ping Shan DPA Plan**.
- 2.2 On 17 August 1990, the Ha Tsuen IDPA Plan No. IDPA/YL-HT/1 prepared by the Director of Planning was notified in the Gazette.
- 2.3 On 12 July 1991, the draft Ha Tsuen DPA Plan No. DPA/YL-HT/1 including land previously within the IDPA Plan was exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 22 February 1994, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft Ha Tsuen DPA Plan which was renumbered as DPA/YL-HT/2. On 4 March 1994, the approved DPA Plan was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.5 On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the Ha Tsuen area.
- 2.6 On 10 June 1994, the draft Ha Tsuen OZP No. S/YL-HT/1 was exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 13 April 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ha Tsuen OZP, which was subsequently renumbered as S/YL-HT/2.



- 2.8 On 22 June 1999, the CE in C referred the approved Ha Tsuen OZP No. S/YL-HT/2 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 28 March 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ha Tsuen OZP which was subsequently renumbered as ~~Plan No.~~ S/YL-HT/4.
- 2.10 On 29 June 2004, the CE in C referred the approved Ha Tsuen OZP No. S/YL-HT/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- ~~2.11—On 10 December 2004, the draft Ha Tsuen OZP No. S/YL-HT/5, incorporating amendments to the Notes of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board and amendments to the Plan consequential to the incorporation of the alignment of the Deep Bay Link, was exhibited for public inspection under section 5 of the Ordinance.—The alignment of the Deep Bay Link authorized by the CE in C under the Roads (Works, Use and Compensation) Ordinance and deemed approved under the Town Planning Ordinance was incorporated into the Plan for information only. The completed West Rail was also incorporated in the Plan for information. During the plan exhibition period, no objection was received.~~
- ~~2.12—On 1 April 2005, the draft Ha Tsuen OZP No. S/YL-HT/6, 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. One objection was received during the plan exhibition period. 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.~~
- ~~2.13—On 9 December 2005, the draft Ha Tsuen OZP No. S/YL-HT/7, 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.~~
- 2.14 ~~II~~ On 31 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ha Tsuen OZP, which was subsequently renumbered as S/YL-HT/8. On 10 November 2006, the approved Ha Tsuen OZP No. S/YL-HT/8 was exhibited for public inspection under section 9(5) of the Ordinance.



~~2.45~~**12** On 2 October 2007, the CE in C referred the approved Ha Tsuen OZP No. S/YL-HT/8 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. *The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.*

~~2.16~~ On 25 January 2008, the draft Ha Tsuen OZP No. S/YL-HT/9, incorporating amendments to the Chinese Notes for the “Residential (Group D)” zone, to rezone part of the “Recreation” zone to “Open Storage”, “Open Storage (Group 1)” and “Green Belt”, and to rezone part of the “Residential (Group D)” zone to “Open Storage (Group 1)” and “Green Belt”, was exhibited for public inspection under section 5 of the Ordinance. Seven representations were received during the plan exhibition period. On 27 June 2008, the Board considered the seven representations collectively, and decided not to meet the representations and not to propose any amendment to the OZP.

~~2.47~~**13** On 13 January 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ha Tsuen OZP, which was subsequently renumbered as S/YL-HT/10. On 23 January 2009, the approved Ha Tsuen OZP No. S/YL-HT/10 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.

**2.14** *On 6 December 2016, the CE in C referred the approved Ha Tsuen OZP No. S/YL-HT/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 16 December 2016 under section 12(2) of the Ordinance.*

**2.15** *On XX.XX 2017, the draft Ha Tsuen Fringe OZP No. S/YL-HTF/11 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The major amendments on the OZP included the excision of the central and eastern parts from the planning scheme area for incorporation into the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1 to reflect the boundary of the Hung Shui Kiu New Development Area (NDA), extension of the planning scheme area to include an area excised from the approved Ping Shan OZP No. S/YL-PS/16 and rezoning of a small piece of land from "Comprehensive Development Area" to "Residential (Group D)" zone. Moreover, the Ha Tsuen OZP was renamed as Ha Tsuen Fringe OZP.*

### 3. OBJECT OF THE PLAN

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

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



- 3.3 *Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Ha Tsuen Fringe 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 for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

#### 5. THE PLANNING SCHEME AREA

- 5.1 The Area is about ~~724.77~~ **341.15** ha. The Area is situated in the western part of the North West New Territories (NWNT). It is bounded by ~~Tin Shui Wai New Town~~ **Hung Shui Kiu NDA and Kong Sham Western Highway** in the east, Lau Fau Shan ~~in the north, and~~ the coast of Deep Bay in the ~~west north, and~~ **west**, ~~and Hung Shui Kiu as well as the Ha Tsuen/Castle Peak~~ **Tsing Shan** Firing Range in the ~~south west~~ **south and south-west**. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. ~~Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is to follow that of the geographical area and should not have implications on development rights, particularly Small House applications.~~
- 5.3 The Area comprises ranges of knolls, coastal flat land, farmland, ~~and fish ponds and village settlements in low lying flat land.~~ Open storage sites, ~~container yards, container trailer and tractor parks and workshops~~ **temporary structures for workshops, domestic uses and agricultural and related purposes** are ~~mainly~~ located on both sides of Lau Fau Shan Road, Ping Ha Road, ~~Tin Ha Road and San Wai Road~~ **Deep Bay Road**.



- 5.4 Since mid-1980s, there has been a widespread conversion of agricultural land for open storage uses in the New Territories. Such conversion of agricultural land to open storage yards, car dumps/vehicle repairing workshops, container yards and storage of construction machinery and materials has occurred along ~~Lau Fau Shan Road, Ping Ha Road, Tin Ha Road and San Wai Road~~ **Deep Bay Road within the Area**. This has led to a rapid degradation of the rural environment, undesirable reduction in flood storage capacity, traffic chaos and visual intrusion.
- 5.5 Several buildings/structures/archaeological sites which are of historical or archaeological significance and architectural or archaeological merits are located within the Area. They include the ~~former Ha Tsuen Old Market site, Ling To Monastery (Grade 3) and Tang Ancestral Hall in Ha Tsuen Shi, Yau Sin Shue Shat in San Wai, Yeung Hau Temple in Tung Tau Tsuen, Tung Tau Tsuen Archaeological Site, Tseung Kong Wai Archaeological Site, Tseung Kong Wai So Kwun Tsai Archaeological Site, Sha Kong Miu (South) Archaeological Site, Sha Kong Mui (North) Archaeological Site, Ngau Hom Shek Archaeological Site, Ngau Hom Sha Archaeological Site, Fu Tei Au Archaeological Site and Hang Hau Tsuen Archaeological Site. These monuments and archaeological sites are worthy of preservation and thus any developments affecting them and their immediate environs should be avoided as far as possible.~~

## 6. POPULATION

- ~~6.1 According to the 2006 Population By Census, the population of the Area was about 8,400 persons. The population concentrates in and around several recognized villages including Fung Kong Tsuen, Tung Tau Tsuen, Hong Mei Tsuen, San Wai, Lo Uk Tsuen, Sik Kong Tsuen, Tseung Kong Wai, Sik Kong Wai, Ha Tsuen Shi, San Uk Tsuen, San Sang Tsuen, Kau Lee Uk Tsuen and Shek Po Tsuen. Based on the 2011 Population Census, the population of the Area was estimated by the Planning Department as about 450. It is estimated that the total planned population of the Area would be about 240.~~
- ~~6.2 Future expansion of population of the Area will be in and around the existing recognized villages and areas along Lau Fau Shan Road, Tin Ha Road and Ping Ha Road which are zoned for residential development. It is estimated that the total planned population for the Area will be about 22,000 persons.~~

## 7. OPPORTUNITIES AND CONSTRAINTS

### 7.1 Opportunities

- 7.1.1 ~~The completion of the New Territories Circular Road and Light Rail Transit (LRT) has improved the accessibility of the Area. In addition, with the completion of the Route 3 (Country Park Section), linkage with Metro Area has also been strengthened. The proposed road widening scheme for Ping Ha Road/Tin Ha Road would further improve accessibility within the Area. Apart from the LRT network which extends from Castle Peak Road into Tin Shui Wai, the West Rail alignment which passes through the south-eastern periphery of the Area, with a station (Tin Shui Wai Station)~~



~~located to the east of the Area, could enhance the accessibility and development potential of the Area. As per the “Study on the Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas” (the “LFS Study”) completed in mid-2011, a strip of coastline stretching from the Kong Sham Western Highway towards Lau Fau Shan township is proposed to be enhanced for tourism and related purposes as the coastline is renowned for its breathtaking view of sunset.~~

~~7.1.2 There are a number of undesirable land uses, especially open storage uses and container yards along Ping Ha Road and in close proximity to Lau Fau Shan area, which could be phased out by upzoning for redevelopment to uses more compatible with the village settlements and Tin Shui Wai New Town.~~

~~7.1.3 As a result of the increasing cross boundary trade with the Mainland and the frequent movement of containers as well as the demand for port back up land and related facilities, it is necessary to tolerate on a temporary basis some open storage sites which have less environmental nuisance to the surrounding areas.~~

7.1.42 According to the Agriculture, Fisheries and Conservation Department, good quality agricultural land are mainly located near Sha Kong Tsuen, Ngau Hom Shek and Ngau Hom Sha along Deep Bay Road, some of which are under cultivation. The agricultural land and ponds to the south of San Wai Sewage Treatment Plant are under cultivation and fish farming. Besides, livestock farming is very active. A lot of pig farms and chicken farms are found in the Area. The abandoned agricultural land to the south of Fung Kong Tsuen Road has high potential for rehabilitation, whereas the agricultural lands in the central and southeastern parts of the Area are largely occupied by open storage yards and are categorized as “poor quality”. *As such, there are ample opportunities for agricultural development in the Area.*

7.1.3 *In view of the local rural setting and the close proximity to the Lau Fau Shan township, There is little prospect for commercial agricultural development in the Area. Recreation- recreation* uses that are in harmony with the scenic environment of the Area may be considered as a suitable alternative land-use which could serve the growth in demand of NWNT due to urbanization.



## 7.2 Development Constraints

- 7.2.1 The Area is subject to constraints in terms of provision for key infrastructure facilities, notably sewerage and land drainage. ~~Since only some of the planned infrastructure projects in the Area have been completed, developments are restricted to low density or small scale projects initially~~ ***Developments are mainly restricted to improve and upgrade the existing temporary structures within the rural area to permanent buildings*** to avoid adverse impacts on the existing environment.
- ~~7.2.2 The West Rail completed in end 2003 is expected to pose constraints to the developments along the alignment in terms of vehicular and pedestrian access as well as its environmental impact. Land uses designated on the Plan have to take into account the railway alignment as far as possible.~~
- 7.2.32 ~~The capacity of the existing road network is still a major development constraint. The main vehicular access to the Area is via Ping Ha Road and Tin Ha Road. The key constraint elements are the capacity of the at grade junctions of the access roads to Tin Shui Wai and those of Ping Ha and Tin Ha Road outside the Area. These access roads are narrow carriageways which do not have the capacity to serve the heavy traffic generated by the container vehicles from the open storage and container yards as well as rural workshops along both sides of the roads. Branching off Lau Fau Shan Road is the Deep Bay Road which is a narrow single carriageway designed for light local traffic. As such, large scale development will not be encouraged in this part of the Area. At present, the main external road connection to the Area is via Deep Bay Road which is a narrow single carriageway, giving limited vehicular access to the waterfront and other rural settlements. Prior to the implementation of the land use proposals and road networks under the Hung Shui Kiu NDA, this poses constraints on future development in the Area. As such, large-scale development will not be encouraged in the Area.~~
- 7.2.43 The Area is included in the study of Yuen Long and Kam Tin Sewerage Master Plan. At present, only part of the Area is served by public sewage network. Hence, stringent effluent treatment standards will be required in the interim period before connection can be made to public sewer.
- ~~7.2.5 There are a number of recognized villages in the Area and sufficient land has to be reserved for their future expansion.~~
- ~~7.2.6 The potential sub-urban development area in Ha Tsuen is confined to the valley basin west of Tin Ha Road and Lau Fau Shan Road. The steep slopes around the edges of Castle Peak Range and the Deep Bay coastal strip where the burial grounds are located are more suitable for retaining as Green Belt.~~
- 7.2.4 ***The Area stretching from the north of Tsing Shan Firing Range to Kong Sham Western Highway comprises ranges of vegetated knolls and the permitted burial grounds which are not suitable for any development.***



*There are six archaeological sites within the Area. Prior consultation with the Antiquities and Monuments Office is required for any development affecting these sites of archaeological interest and their immediate environs.*

## 8. GENERAL PLANNING INTENTION

- 8.1 The planning intention for the Area is to *promote and conserve the rural character through control on urban sprawl* ~~direct growth for low-density residential development and village expansion in appropriate areas where infrastructure provision permits, to retain the countryside features of the upland portion of the Area, and to conserve suitable localities for recreation and agricultural uses, and to regularize some open storage developments within appropriate locations.~~
- 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, local development pressure, Territorial Development Strategy Review, ~~and~~ NWNT Development Strategy Review *and the “LFS Study”*. Besides, buildings and places of historical and archaeological interests would be preserved in the Area as far as possible.

## 9. LAND-USE ZONINGS

### 9.1 Comprehensive Development Area (“CDA”): Total Area : 77.04 ha

- 9.1.1 ~~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. It is to facilitate the provision of appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Such zoning is intended to facilitate the phasing out of sporadic open storage uses and other industrial activities such as car repairing workshops and temporary structures which are incompatible with the adjoining developments. Although existing uses are tolerated, any development/redevelopment on sites under this zoning requires planning permission from the Board. Pursuant to section 4A(2) of the Ordinance, and except as otherwise expressly provided that it is not required by the Board, the applicant should prepare a Master Layout Plan (MLP) together with information specified in the Notes for consideration of the Board. Pursuant to section 4A(3) of the Ordinance, the approved MLP shall be made available for public inspection in the Land Registry.~~
- 9.1.2 ~~Six sites are zoned “CDA”. They are located along both sides of Ping Ha Road and on the western side of Lau Fau Shan Road. These sites are at present mainly occupied by open storage of containers and construction materials as well as vehicle repair workshops and some warehouses.~~



~~9.1.3 Within the “CDA” zone, development shall not result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) specified below:~~

<u>The location of CDAs</u>	<u>Maximum GFA</u>
The “CDA” west of San Hing Tsuen :	43,000m <sup>2</sup>
The “CDA” north of Fung Kong Tsuen :	72,000m <sup>2</sup>
The “CDA” east of Fung Kong Tsuen :	48,000m <sup>2</sup>
The “CDA” north of Hong Mei Tsuen :	56,000m <sup>2</sup>
The “CDA” south of Tin Wah Road :	21,000m <sup>2</sup>
The “CDA” east of Tung Tau Tsuen :	26,000m <sup>2</sup>

~~The building height of the six “CDA” zones is restricted to 3 storeys including car park. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

~~9.21~~ Residential (Group D) (“R(D)”): Total Area : 52.66**17.35** ha

~~9.21.1~~ 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).

~~9.21.2~~ Apart from the intention of residential upgrading, very low-rise and low-density residential development may be permitted on application to the Board. To be in line with the development intensity of existing domestic accommodation within this zone, residential development shall not result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). 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. Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse effects on the environment.

~~9.21.3 Three areas are zoned “R(D)”. They are located~~ **An Area** ~~to the north-west of Fung Kong Tsuen, to the west of San Sang Tsuen and Kau Lee Uk Tsuen, and to the west of Shek Po Tsuen is zoned “R(D)”. These areas are~~



*The area is* at present mainly occupied by temporary structures for workshop, domestic uses and agricultural purpose, village houses and some fallow agricultural land.

9.21.4 Since the areas along both sides of the major roads **Deep Bay Road** would be subject to noise impact, any proposed development near these roads should provide adequate mitigation measures to minimize such impact.

9.3 Village Type Development (“V”): Total Area : 82.81 ha

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

9.3.2 ~~The recognized villages in the Area include Fung Kong Tsuen, Tung Tau Tsuen, Hong Mei Tsuen, San Wai, Lo Uk Tsuen, Sik Kong Tsuen, Tseung Kong Wai, Sik Kong Wai, Ha Tsuen Shi, San Uk Tsuen, San Sang Tsuen, Kau Lee Uk Tsuen and Shek Po Tsuen.~~

9.3.3 ~~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, streamcourses and burial grounds have been avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.~~

9.3.4 ~~Since the areas along both sides of the major roads would be subject to traffic noise impact, any proposed Small House development near these roads should provide adequate mitigation measures to minimize such impact.~~

9.3.5 ~~Adequate land has been reserved in this zone to cater for the demand for Small House development of the Area. Village improvement works on vehicular access, drainage, sewage, water and electricity will be initiated through the Rural Public Works.~~

9.4 Open Storage (“OS”): Total Area : 43.73 ha

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



~~9.4.2 Specified open storage uses such as container storage/repair yard, vehicle stripping/breaking yard and storage of dangerous goods which may cause environmental nuisance, safety hazards or transport problems require permission from the Board. Development proposals for such uses have to clearly demonstrate that they would have no adverse environmental, drainage, traffic and other impacts on the surrounding areas. Other storage uses (not elsewhere specified), such as storage of agricultural products, construction materials (except storage of cement/sand) and equipment, which would unlikely cause adverse environmental, drainage or transport problems, are always permitted in this zone. Due regard should be given to minimize the potential environmental impacts on the surrounding areas when developing these areas.~~

~~9.4.3 An area located to the north of Shek Po Tsuen is zoned "OS". It is currently occupied by open storage of containers and construction materials. The area on both sides of San Wai Road is mainly zoned "OS". The area is currently occupied by temporary uses such as open storage yards, container yards, warehouses and workshops.~~

~~9.4.4 On land designated as "OS(1)", which schedule of uses is more restrictive than that of the "OS" zone, there will be no provision for uses like cement manufacturing, asphalt plant, concrete batching plant, and container storage/repair yard which will cause severe environmental nuisance, safety hazards to adjoining uses and traffic problems in the area. Some specified open storage uses, dangerous goods godown, vehicle repair workshop, etc. which may cause environmental nuisance, safety hazards or transport problems require planning permission from the Board. Development proposals for such uses have to clearly demonstrate that they would have no adverse environmental, drainage, traffic and other impacts on the surrounding areas.~~

~~9.4.5 An area located to the south of San Wai Road near the junction with Tin Ha Road and Kau Lee Uk Tsuen is zoned "OS(1)". It is currently occupied by temporary uses such as open storage yards, container yards, warehouses and workshops intermixed with sporadic residential dwellings.~~

**9.52 Government, Institution or Community ("G/IC"): Total Area : ~~41.14~~ **1.56** ha**

~~9.52.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. As detailed planning proceeds, other land may be designated from other uses to this category to meet the envisaged demands of the growing population of the Area.~~

~~9.52.2 The San Wai Sewage Treatment Plant to the south-west of Tseung Kong Wai, the home for the aged near Sha Chau Lei Tsuen and the school site at San Sang Tsuen are is zoned "G/IC" to reflect the current *intended* uses.~~



9.6 ~~Open Space (“O”): Total Area : 5.24 ha~~

~~9.6.1 This zone is intended primarily for the provision of outdoor open air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.~~

~~9.6.2 Two sites to the east of Lo Uk Tsuen and to the immediate north of Shek Po Tsuen respectively are zoned “O”. They are intended to provide recreation opportunities for the public and to serve as a buffer to minimize the interface problems between open storage uses and the village settlements to its south and the future residential developments in the “CDA” to its north.~~

9.7 ~~Recreation (“REC”): Total Area : 43.58 ha~~

~~9.7.1 This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.~~

~~9.7.2 Under this zoning, residential development which should be ancillary to recreational use may be permitted on application to the Board. The development intensity should be in line with the rural setting and therefore shall not result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). 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. Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse impacts on the environment.~~

~~9.7.3 A large piece of land in the central part of the Area to the west and north of Tseung Kong Wai is zoned “REC”.~~

9.8 ~~Other Specified Uses (“OU”): Total Area : 0.19 ha~~

~~An area to the south of Ping Ha Road near Sha Chau Lei Tsuen is zoned “OU” and annotated “Petrol Filling Station” to reflect the existing petrol filling station use and its proposed expansion area.~~

9.9 ~~Undetermined (“U”): Total Area : 42.14 ha~~

~~9.9.1 This zone denotes areas where detailed planning studies are required as these areas are affected by the West Rail alignment. The areas to the east of Tin Ha Road near Sha Chau Lei Tsuen, and to the east of Ping Ha Road near Ha Tsuen Shi are zoned “U”. At present, the sites are mainly occupied by open storage of containers, temporary structures, workshops and some village houses.~~



~~9.9.2 Under the “U” zone, except those permitted under the covering Notes, any development is required to prepare master layout plan for approval of the Board in the form of section 16 application to ensure that future planning of the area would not be jeopardized, the environment would not be adversely affected and that infrastructure, GIC facilities, open spaces etc. are adequately provided. The master layout plan should also take into account the West Rail alignment. The type of development and the development intensity should be compatible with the surrounding rural characteristics of the Area. Environmental Assessment should be undertaken to address the possible environmental impact from the West Rail. Necessary mitigation measures should also be provided to minimize the adverse impact on the proposed development.~~

**9.403 Agriculture (“AGR”): Total Area : 50.58 50.35 ha**

9.403.1 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.

9.403.2 The agricultural land in Ngau Hom Sha and Ngau Hom Shek under this zoning is categorized “good quality” in the Categorization of Agricultural Land *by the Agriculture, Fisheries and Conservation Department* and is under cultivation. Some of the land has been included in the Agricultural Land Rehabilitation Scheme.

9.403.3 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.

**9.414 Green Belt (“GB”): Total Area : 487.38 116.34 ha**

9.414.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. This zone includes foothills, lower hill slopes, spurs, isolated knolls and woodland. However, limited development may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.

9.414.2 ~~Seven~~ **Three** areas are zoned “GB”. They include the ranges of vegetated knolls and the permitted burial grounds to the west and south of *Ngau Hom Sha and* Ngau Hom Shek ~~and Ngau Hom Sha respectively, the burial grounds to the north of the San Wai Sewage Treatment Plant and to the~~



~~north of San Sang San Tsuen, areas adjoining Sik Kong Wai, Ha Tsuen Shi and San Uk Tsuen, and the stretch of land to the west of covering the mitigation wetlands under the Kong Sham Western Highway to the Ling To Monastery, and the undisturbed portion of the Tseung Kong Wai Archaeological Site.~~

~~9.414.3~~ 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.

~~9.425~~ Conservation Area (“CA”): Total Area : ~~81.04~~ **123.22** ha

~~9.425.1~~ 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.

~~9.425.2~~ There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure project with overriding public interest may be permitted. Uses related to conservation purposes such as ~~natural~~ **nature** reserve and ~~natural~~ **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.

~~9.425.3~~ The area stretching from the north of ~~Ha Tsuen/Castle Peak~~ **Tsing Shan** Firing Range to ~~area west of San Sang San Tsuen~~ **Kong Sham Western Highway**, which comprises hillslopes and vegetated knolls, is zoned “CA”. The boundary of the zone mainly follows the hillslopes and the boundaries for the permitted burial grounds within the adjacent “GB” zone.

~~9.425.4~~ Filling of land/ **pond** and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

~~9.436~~ Coastal Protection Area (“CPA”): Total Area : 30.27 ha

~~9.436.1~~ This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

~~9.436.2~~ There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.



9.436.3 The area along the Deep Bay coast stretching from Sha Kong Tsuen to Ngau Hom Sha is zoned “CPA”.

9.436.4 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. CULTURAL HERITAGE

*The Ling To Monastery (Grade 3), Sha Kong Miu (South) Archaeological Site, Sha Kong Mui (North) Archaeological Site, Ngau Hom Shek Archaeological Site, Ngau Hom Sha Archaeological Site, Fu Tei Au Archaeological Site and Hang Hau Tsuen Archaeological Site fall within the Area. Details of these historical buildings have been uploaded onto the official website of the Antiquities Advisory Board at <http://www.aab.gov.hk>. The above graded historic building/structure and sites of archaeological interest are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above graded historic building/structure, new items pending grading assessment, sites of archaeological interest and their/its immediate environs. If disturbance of the site of archaeological interest is unavoidable, a detailed Archaeological Impact Assessment for development works within the sites may be required by AMO.*

## ~~40~~11. TRANSPORT AND COMMUNICATION

### ~~40~~11.1 Road and Railway Networks

~~4011.1.1~~ Tin Ha Road and Ping Ha Road are the major access roads providing pedestrian and vehicular access to the Area. Branching off from Lau Fau Shan Roundabout is Deep Bay Road which is *substandard but* the main vehicular access to the Deep Bay coastal area Area. There are proposed road widening schemes for Ping Ha Road, Tin Ha Road and Lau Fau Shan Road, the implementation of which will improve the accessibility of the Area.

~~10.1.2~~ Village settlements within the Area are linked up by sub-standard tracks which will be improved and upgraded wherever possible under the Rural Public Works.

~~10.1.3~~ A section of the West Rail alignment passes through the south-eastern periphery of the Area. The Tin Shui Wai Station of the West Rail is located to the east of the Area and could enhance the accessibility and development potential of the Area.

~~40.1.4~~ *11.1.2* The Kong Sham Western Highway was opened to traffic in mid 2007. It is an additional cross-boundary linkage between Dongjiatou of Shenzhen and the NWNT of Hong Kong. The highway traverses across the



~~western part of Ha Tsuen~~ ***Area along the eastern boundary*** to link up with the Yuen Long Highway at the Lam Tei Interchange. Pursuant to section 13A of the Ordinance, the road scheme authorized by the CE in C on 26 November 2002 under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) ~~shall be~~ ***is*** deemed to be approved under the Town Planning Ordinance. ~~The alignment of this carriageway traversing the Area is shown on the Plan for information only.~~

***11.1.3 Within the Hung Shui Kiu NDA which is located to the immediate east of the Area, a hierarchy of primary and district distributors and local roads is planned to provide convenient connection between various developments and surrounding areas. New roads are introduced to connect Deep Bay Road so as to improve the accessibility in Lau Fau Shan and its surrounding area.***

~~10.1.5 In the long term, the Administration has planned to construct a new road link between the Kong Sham Western Highway and Tin Ha Road to cater for traffic between the cross boundary link and the area. The new road link is tentatively scheduled for completion by 2013 the earliest, and will substantially relieve the traffic on the district's road network such as Hung Tin Road and Yuen Long Highway. Detailed alignment of the new road link is still under study.~~

#### ~~40~~**11.2 Public Transport Provision**

The Area is served by road-based public transport including ~~buses, minibuses and taxis linking to~~ ***surrounding areas, including*** Tin Shui Wai New Town ~~in the east, Hung Shui Kiu NDA, and Ping Shan in the south, and Yuen Long New Town in the south-east. The service of LRT is also available at the peripheral of the Area along Castle Peak Road and in Tin Shui Wai New Town.~~

### ~~44~~**12. UTILITY SERVICES**

#### ~~44~~**12.1 Water Supply**

The existing water treatment works capacity available in the NWNT has already been fully committed. Further treatment works capacity, if required, would be made available from the future extension to Ngau Tam Mei Water Treatment Works.



#### 412.2 Sewerage and Sewage Treatment

At present, only part of the area is served by public sewerage network. Hence, stringent effluent treatment standards will be required in the interim period before connection can be made to public sewer. Therefore, development proposals in the Area would need to demonstrate that they have satisfactory arrangements for sewage disposal or sewage treatment facilities for the development.

#### 412.3 Electricity

The Area has long been supplied with electricity. Additional electricity supply can be provided to cater for future development in the Area by expanding the existing electricity network.

#### 412.4 Gas

Gas pipelines have already been laid in Tin Shui Wai. Therefore, piped gas supply could be made available to the Area when the need arises.

### 413. IMPLEMENTATION

413.1 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.

413.2 At present, there is no overall programme for the provision of infrastructure within the Area, ***which will be retained as a rural setting***. ~~The implementation process will be in stages and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.~~

413.3 The provision 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 uses indicated on the Plan, provided that their proposals meet Government requirements.

### 414. PLANNING CONTROL

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

414.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the Notice of the ~~IDPA plan~~ ***Ha Tsuen IDPA Plan/ draft Ping Shan DPA Plan*** and which are not in compliance with the terms of the



Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to the 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.

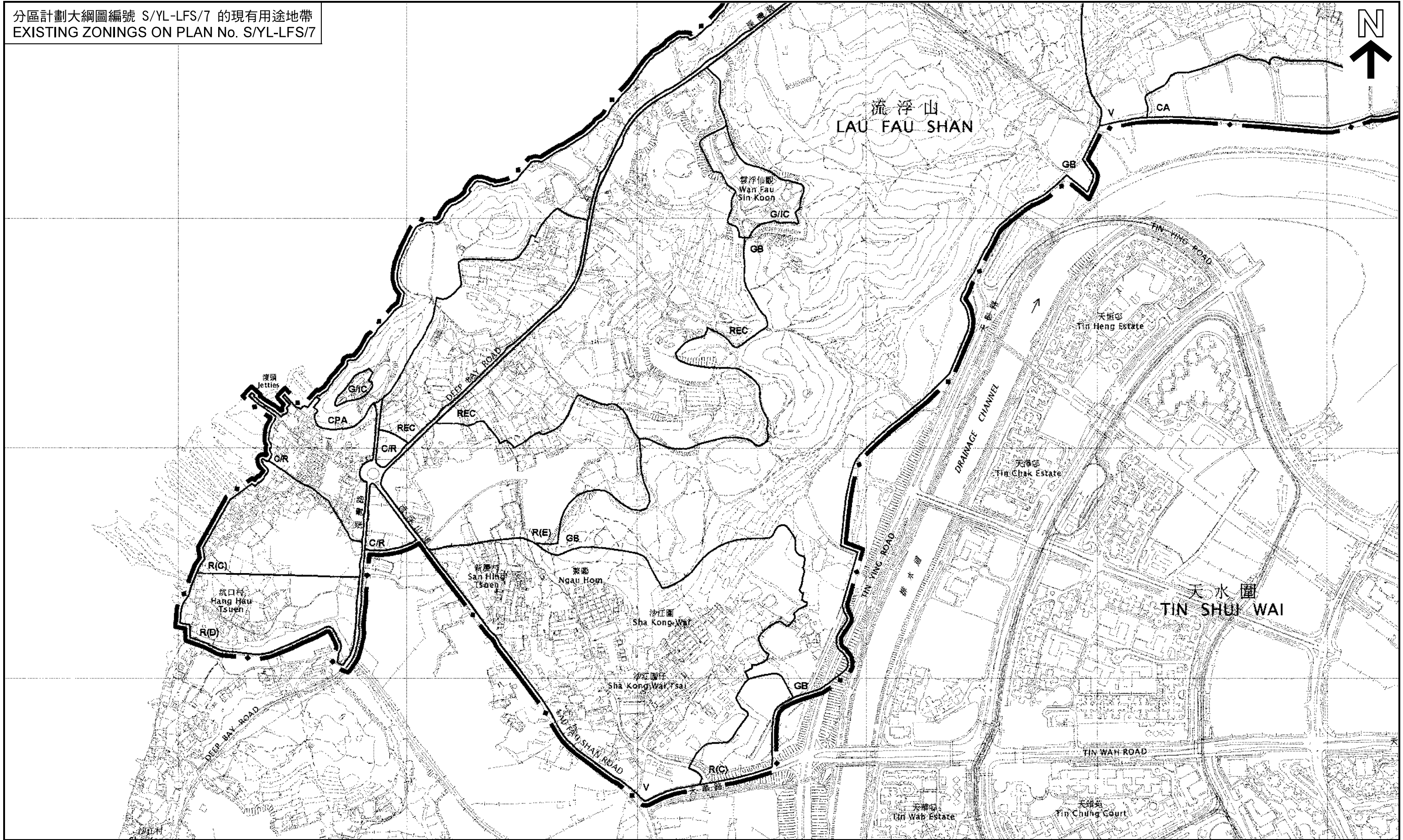
~~43~~**14.3** Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and the guidelines published by the Board. The outline development plans and the 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.

~~43~~**14.4** Any development, other than those referred to in paragraph ~~43~~**14.1** above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 17 August 1990 on land included in a plan of the Ha Tsuen IDPA *or on or after 18 June 1993 on land included in a plan of the Ping Shan DPA*, 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.



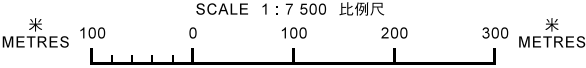






位置圖 LOCATION PLAN

擬議修訂流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/7  
修訂項目 A  
PROPOSED AMENDMENT TO THE APPROVED LAU FAU SHAN & TSIM BEI TSUI  
OUTLINE ZONING PLAN No. S/YL-LFS/7  
AMENDMENT ITEM A



本摘要圖於2017年3月9日擬備，  
所根據的資料為於2005年2月1日  
核准的分區計劃大綱圖編號 S/YL-LFS/7  
EXTRACT PLAN PREPARED ON 9.3.2017  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-LFS/7 APPROVED ON 1.2.2005

規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
M/YLW/17/56

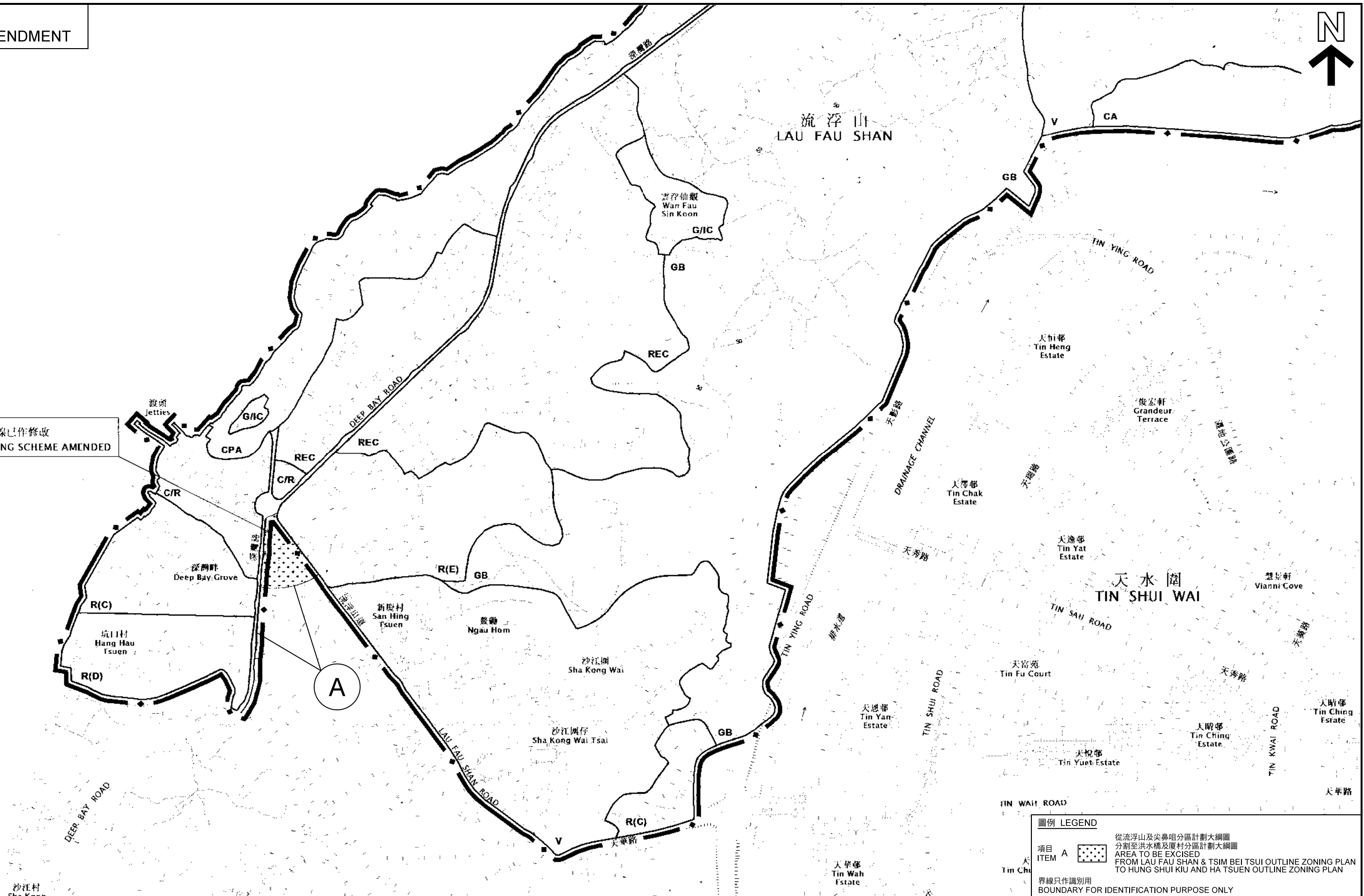
圖 PLAN  
LFS-1



擬議修訂項目  
PROPOSED AMENDMENT

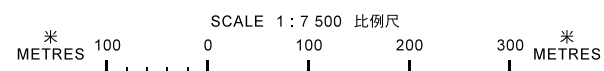


規劃範圍界線已作修改  
BOUNDARY OF PLANNING SCHEME AMENDED



位置圖 LOCATION PLAN

擬議修訂流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/7  
修訂項目 A  
PROPOSED AMENDMENT TO THE APPROVED LAU FAU SHAN & TSIM BEI TSUI  
OUTLINE ZONING PLAN No. S/YL-LFS/7  
AMENDMENT ITEM A



本摘要圖於2017年3月9日擬備，  
所根據的資料為於2005年2月1日  
核准的分區計劃大綱圖編號 S/YL-LFS/7  
EXTRACT PLAN PREPARED ON 9.3.2017  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-LFS/7 APPROVED ON 1.2.2005

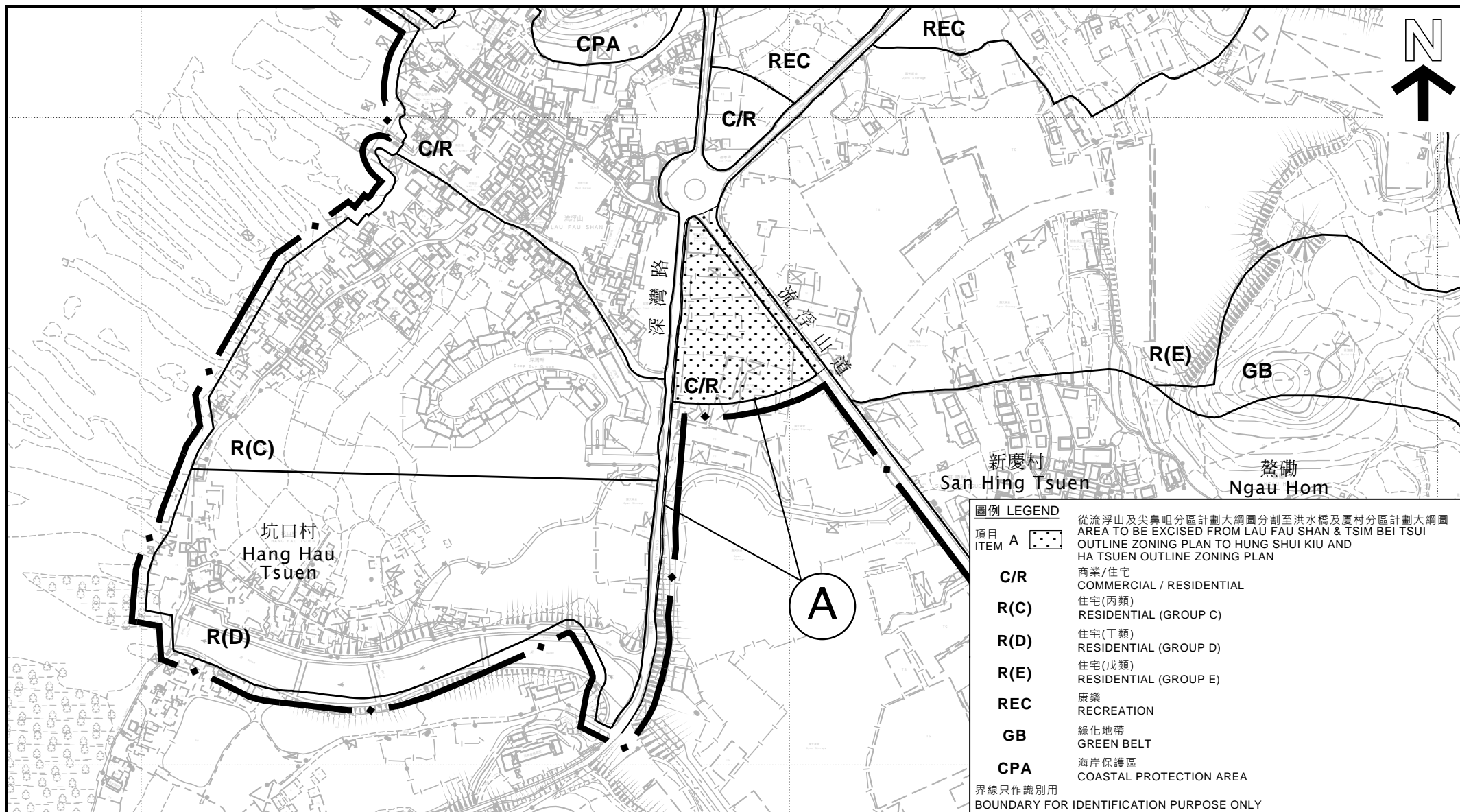
規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
M/YLW/17/56

PLAN  
LFS-2





## 平面圖 SITE PLAN

擬議修訂流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/7

修訂項目 A

PROPOSED AMENDMENT TO THE APPROVED LAU FAU SHAN & TSIM BEI TSUI  
OUTLINE ZONING PLAN No. S/YL-LFS/7  
AMENDMENT ITEM A

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

本摘要圖於2017年3月9日擬備，  
所根據的資料為測量圖編號  
2-SW-21D 及 22C  
EXTRACT PLAN PREPARED ON 9.3.2017  
BASED ON SURVEY SHEETS No.  
2-SW-21D & 22C

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLW/17/56

圖 PLAN  
LFS-3





圖例 LEGEND

項目 A  
ITEM A



從流浮山及尖鼻咀分區計劃大綱圖  
分割至洪水橋及厦村分區計劃大綱圖  
AREA TO BE EXCISED FROM  
LAU FAU SHAN & TSIM BEI TSUI  
OUTLINE ZONING PLAN TO HUNG SHUI KIU  
AND HA TSUEN OUTLINE ZONING PLAN

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年3月9日擬備，所根據  
的資料為地政總署於2015年8月19日拍得  
的航攝照片編號 CW116739  
EXTRACT PLAN PREPARED ON 9.3.2017  
BASED ON AERIAL PHOTO No.  
CW116739 TAKEN ON 19.8.2015  
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議修訂流浮山及尖鼻咀  
分區計劃大綱核准圖編號 S/YL-LFS/7  
修訂項目 A

PROPOSED AMENDMENT TO  
THE APPROVED LAU FAU SHAN & TSIM BEI TSUI  
OUTLINE ZONING PLAN No. S/YL-LFS/7  
AMENDMENT ITEM A

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLW/17/56

圖 PLAN  
LFS-4



N  
↑

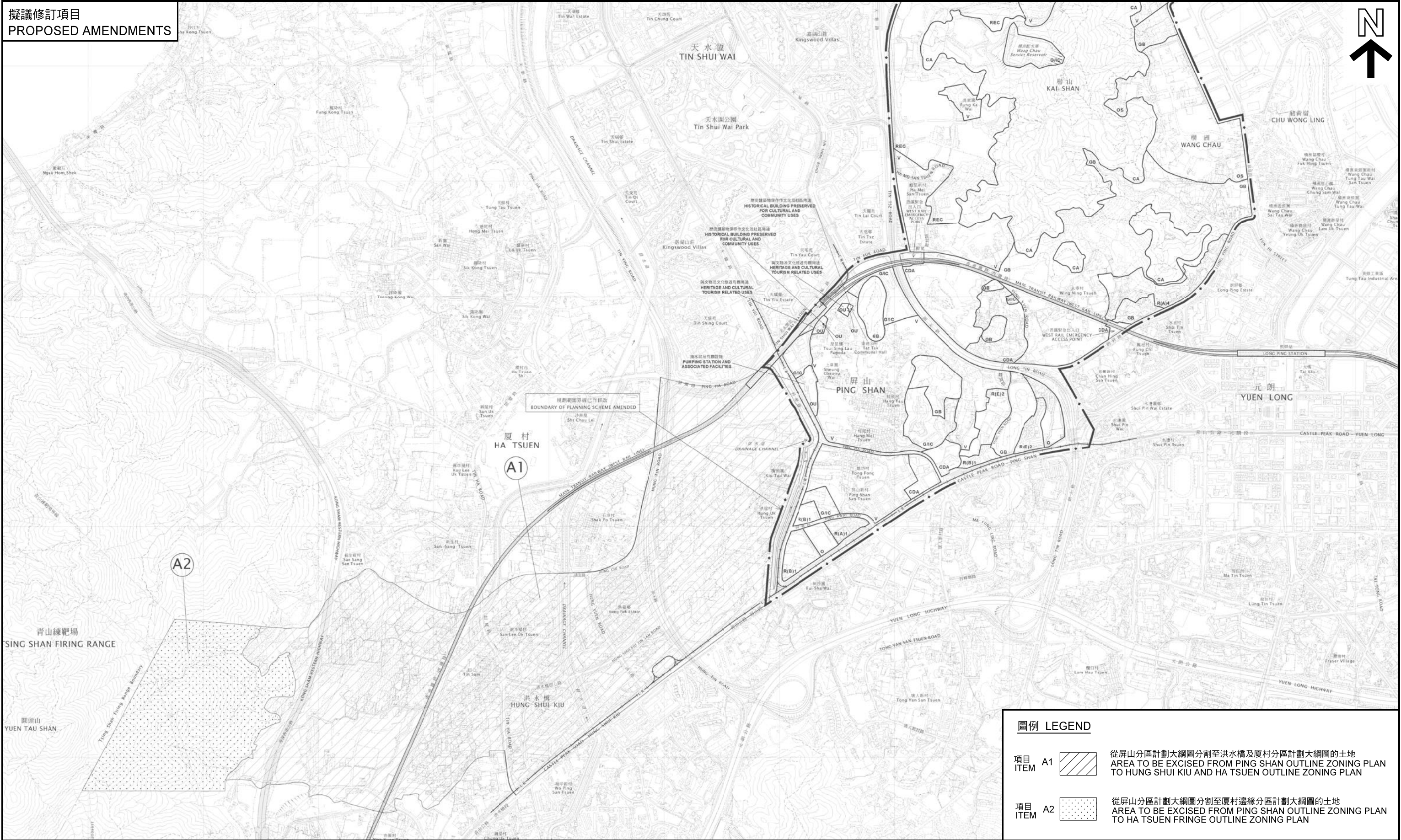


SCALE 1 : 15 000 比例尺

米 200 0 200 400 600 米  
METRES

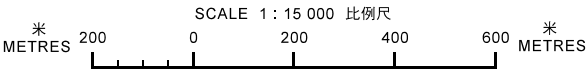


擬議修訂項目  
 PROPOSED AMENDMENTS



位置圖 LOCATION PLAN

擬議修訂屏山分區計劃大綱核准圖編號S/YL-PS/16  
 修訂項目 A1 及 A2  
 PROPOSED AMENDMENTS TO APPROVED PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/16  
 AMENDMENT ITEMS A1 AND A2



規 劃 署  
 PLANNING DEPARTMENT

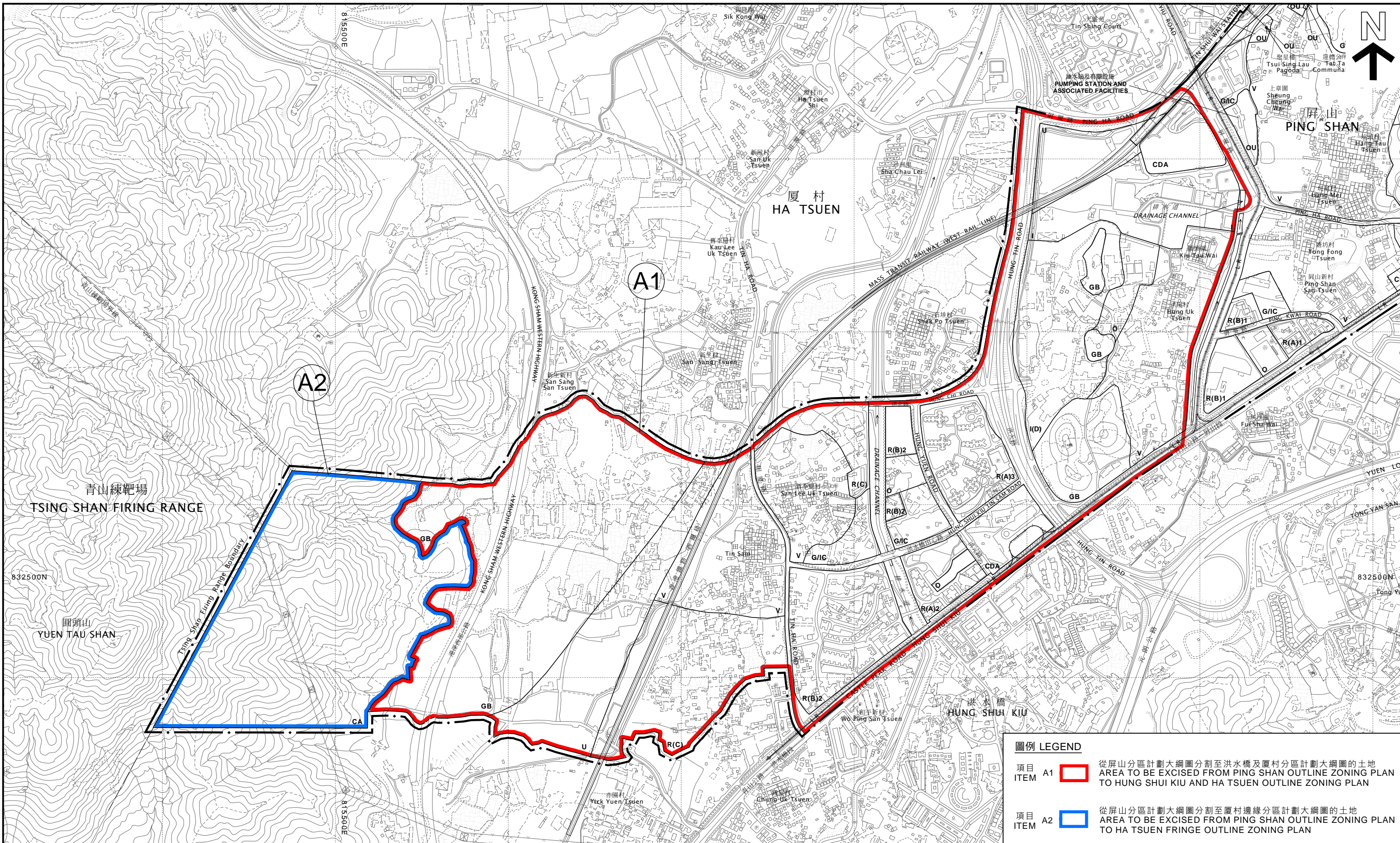


參考編號  
 REFERENCE No.  
 M/TM/17/32

圖 PLAN  
 PS-2

本摘要圖於2017年4月19日擬備，  
 所根據的資料為於2015年6月2日  
 核准的分區計劃大綱圖編號 S/YL-PS/16  
 EXTRACT PLAN PREPARED ON 19.4.2017  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-PS/16 APPROVED ON 2.6.2015





本摘要圖於2017年4月19日擬備。  
所根據的資料為圖組別 HP5C:  
6-NW-A、B、C和D  
EXTRACT PLAN PREPARED ON 19.4.2017  
BASED ON MAP SERIES HP5C:  
6-NW-A, B, C & D

平面圖 SITE PLAN  
擬議修訂屏山分區計劃大綱核准圖編號S/YL-PS/16  
修訂項目 A1 及 A2  
PROPOSED AMENDMENTS TO APPROVED PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/16  
AMENDMENT ITEMS A1 AND A2

SCALE 1:10 000 比例尺  
米 METRES 200 0 200 400 米 METRES

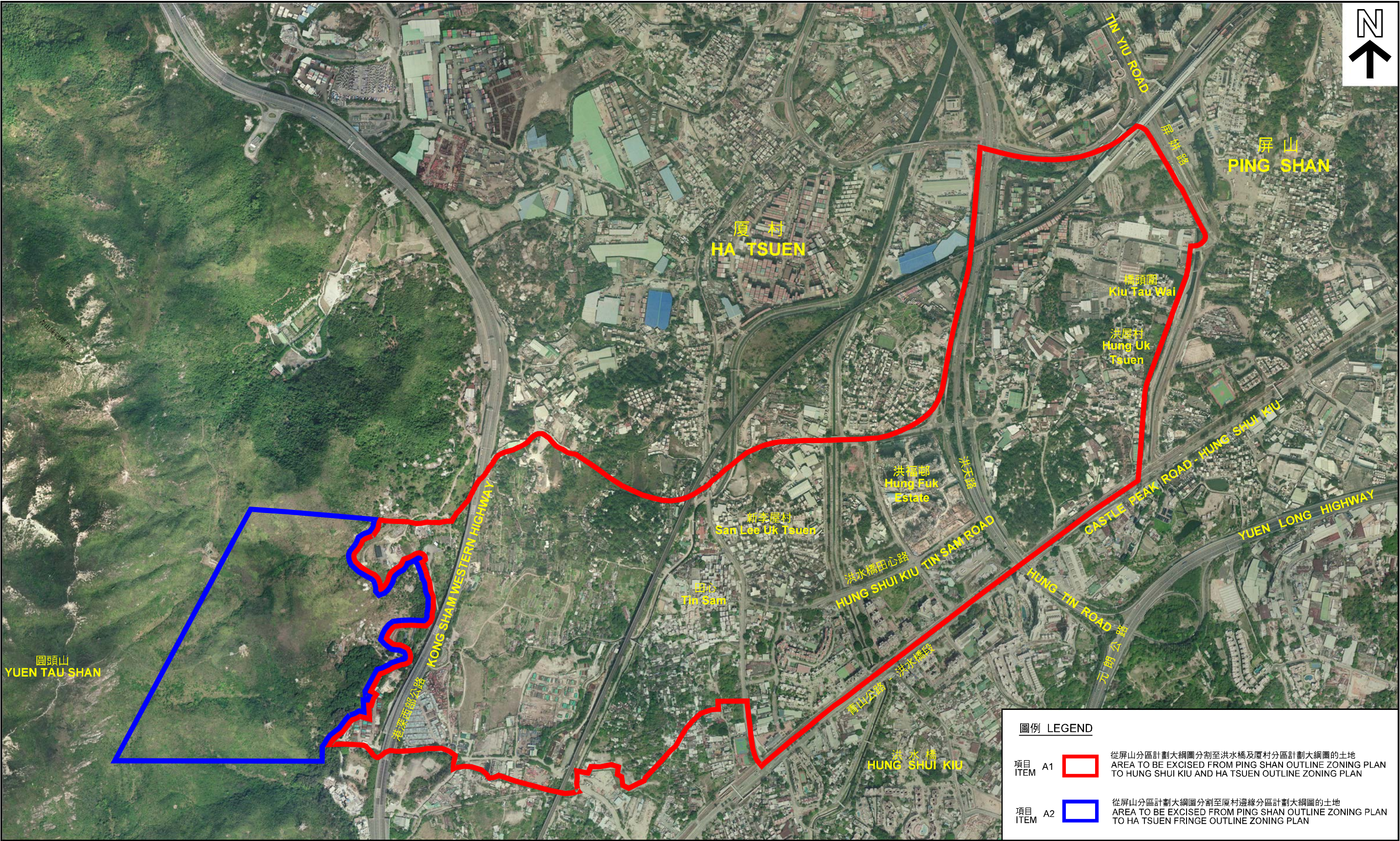
規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
M/TM/17/32

圖 PLAN  
PS-3



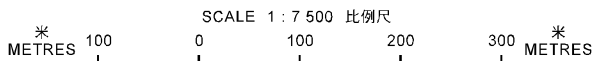




[illegible]

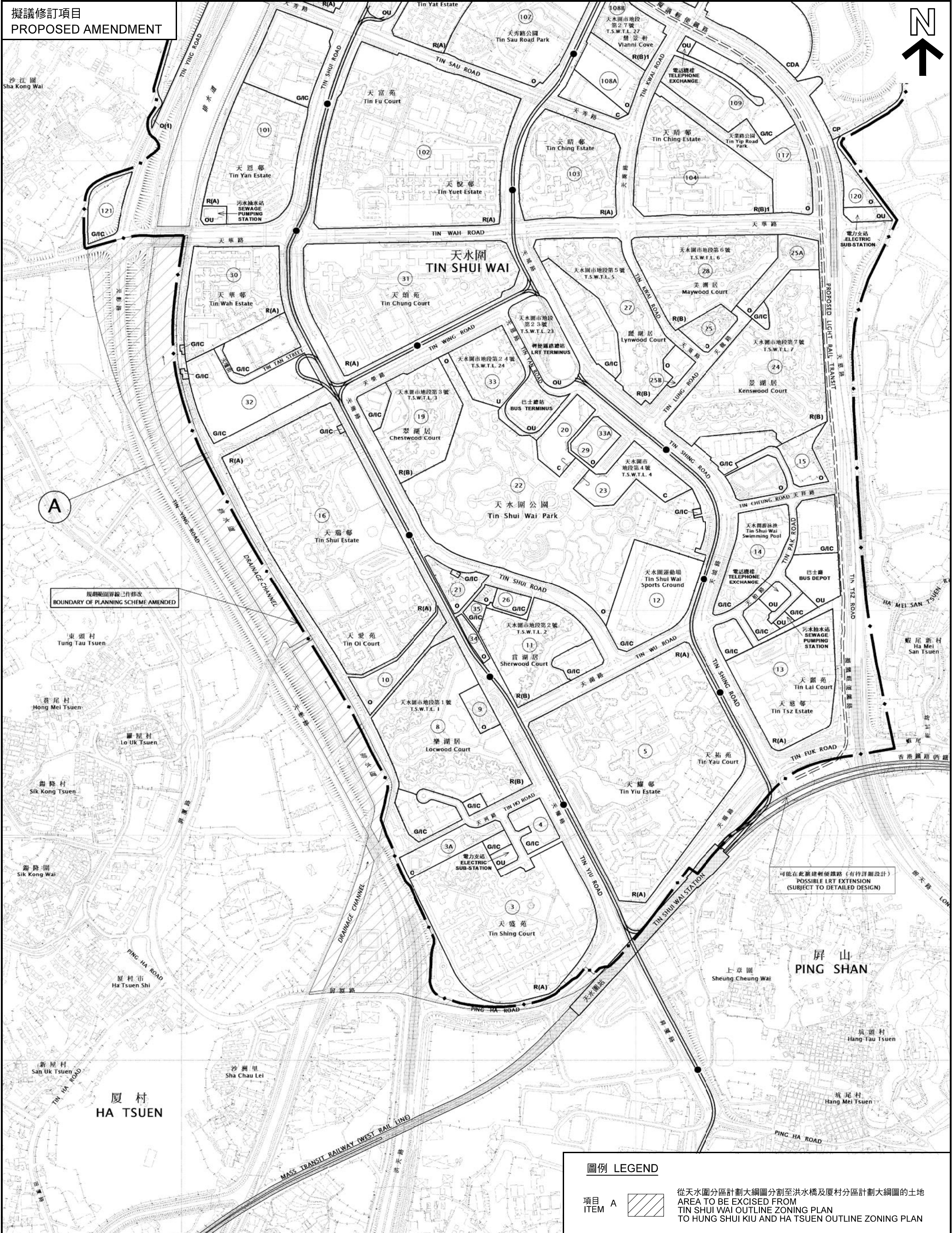
**位置圖 LOCATION PLAN**  
擬議修訂天水圍分區計劃大綱核准圖編號 S/TSW/12  
修訂項目 A  
PROPOSED AMENDMENT TO APPROVED TIN SHUI WAI OUTLINE ZONING PLAN No. S/TSW/12  
AMENDMENT ITEM A

PLAN  
TSW-1





## 擬議修訂項目 PROPOSED AMENDMENT



## 位置圖 LOCATION PLAN

擬議修訂天水圍分區計劃大綱核准圖編號 S/TSW/12

## 修訂項目 A

PROPOSED AMENDMENT TO APPROVED TIN SHUI WAI OUTLINE ZONING PLAN No. S/TSW/12  
AMENDMENT ITEM A

規劃署

PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/TM/17/32

圖 PLAN  
TSW-2

本摘要圖於2017年4月21日擬備，  
所根據的資料為於2008年7月15日  
核准的分區計劃大綱圖編號 S/TSW/12  
EXTRACT PLAN PREPARED ON 21.4.2017  
BASED ON OUTLINE ZONING PLAN No.  
S/TSW/12 APPROVED ON 15.7.2008

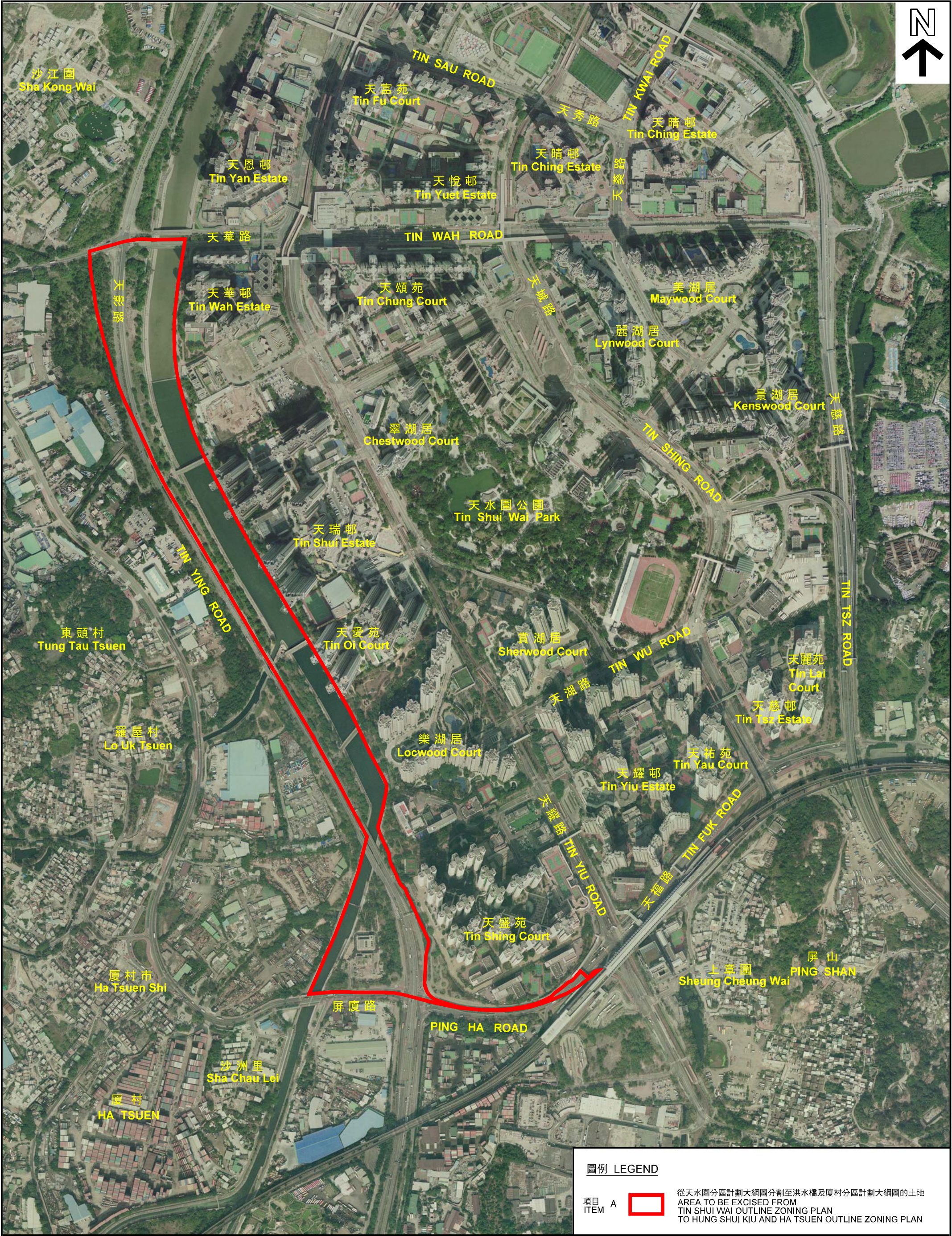
SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米  
METRES METRES









圖例 LEGEND

項目 A  
ITEM



從天水圍分區計劃大綱圖分割至洪水橋及厦村分區計劃大綱圖的土地  
AREA TO BE EXCISED FROM  
TIN SHUI WAI OUTLINE ZONING PLAN  
TO HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN

本摘要圖於2017年3月7日擬備，所根據的資料為地政總署於2015年12月發行的數碼正射影像圖DOP5000  
EXTRACT PLAN PREPARED ON 7.3.2017  
BASED ON DIGITAL ORTHOPHOTO  
DOP5000 (DEC 2015 RELEASE)  
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO  
擬議修訂天水圍分區計劃大綱核准圖編號 S/TSW/12  
修訂項目 A  
PROPOSED AMENDMENT TO APPROVED TIN SHUI WAI OUTLINE ZONING PLAN No. S/TSW/12  
AMENDMENT ITEM A

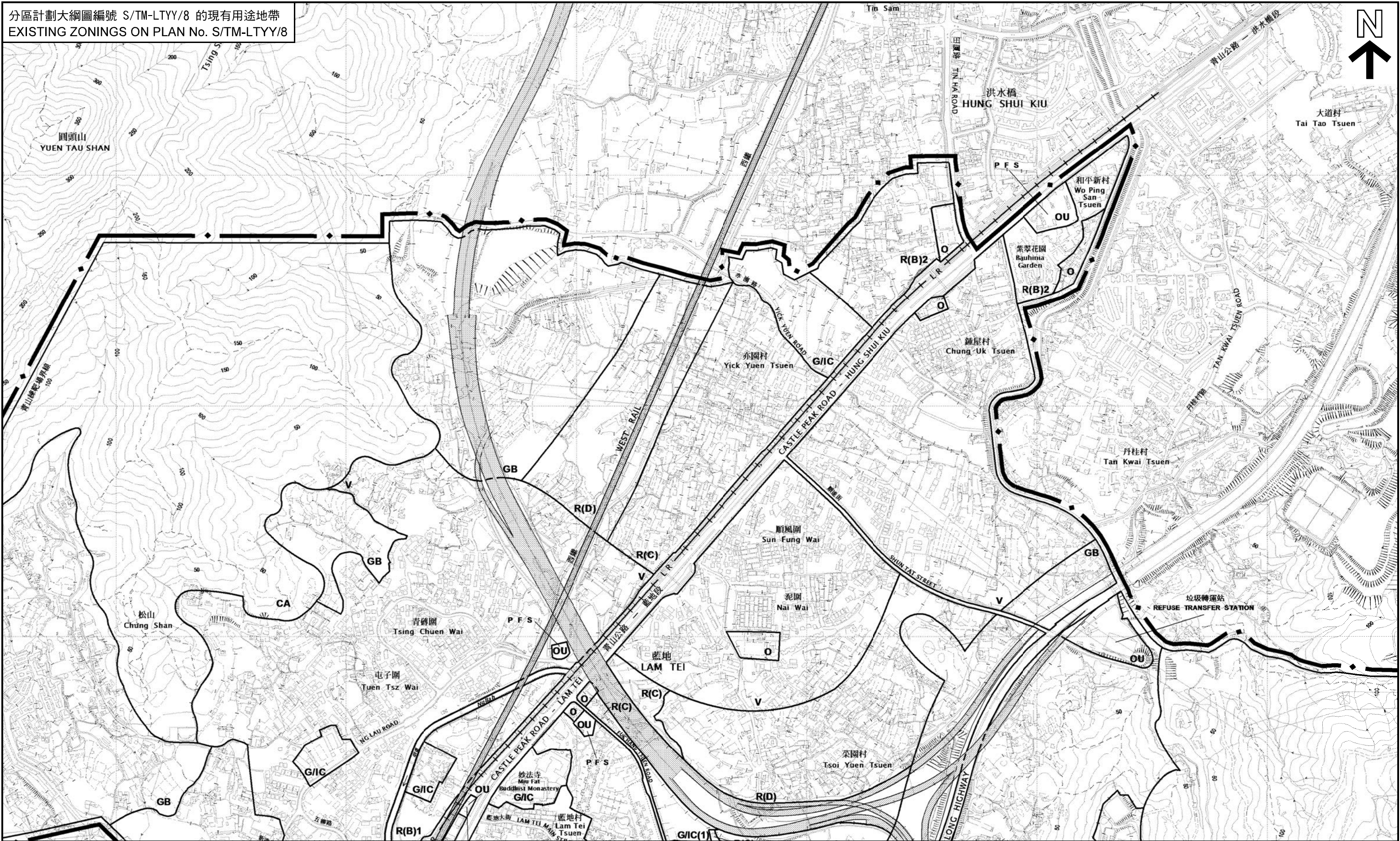
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/TM/17/32

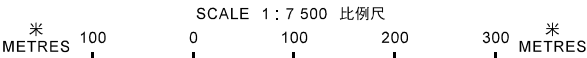
圖 PLAN  
TSW-4





位置圖 LOCATION PLAN

擬議修訂藍地及亦園分區計劃大綱核准圖編號 S/TM-LTYT/8  
修訂項目 A  
PROPOSED AMENDMENT TO THE APPROVED  
LAM TEI AND YICK YUEN OUTLINE ZONING PLAN No. S/TM-LTYT/8  
AMENDMENT ITEM A



本摘要圖於2017年4月19日擬備，  
所根據的資料為於2015年9月8日  
核准的分區計劃大綱圖編號 S/TM-LTYT/8  
EXTRACT PLAN PREPARED ON 19.4.2017  
BASED ON OUTLINE ZONING PLAN No.  
S/TM-LTYT/8 APPROVED ON 8.9.2015

規 劃 署  
PLANNING DEPARTMENT

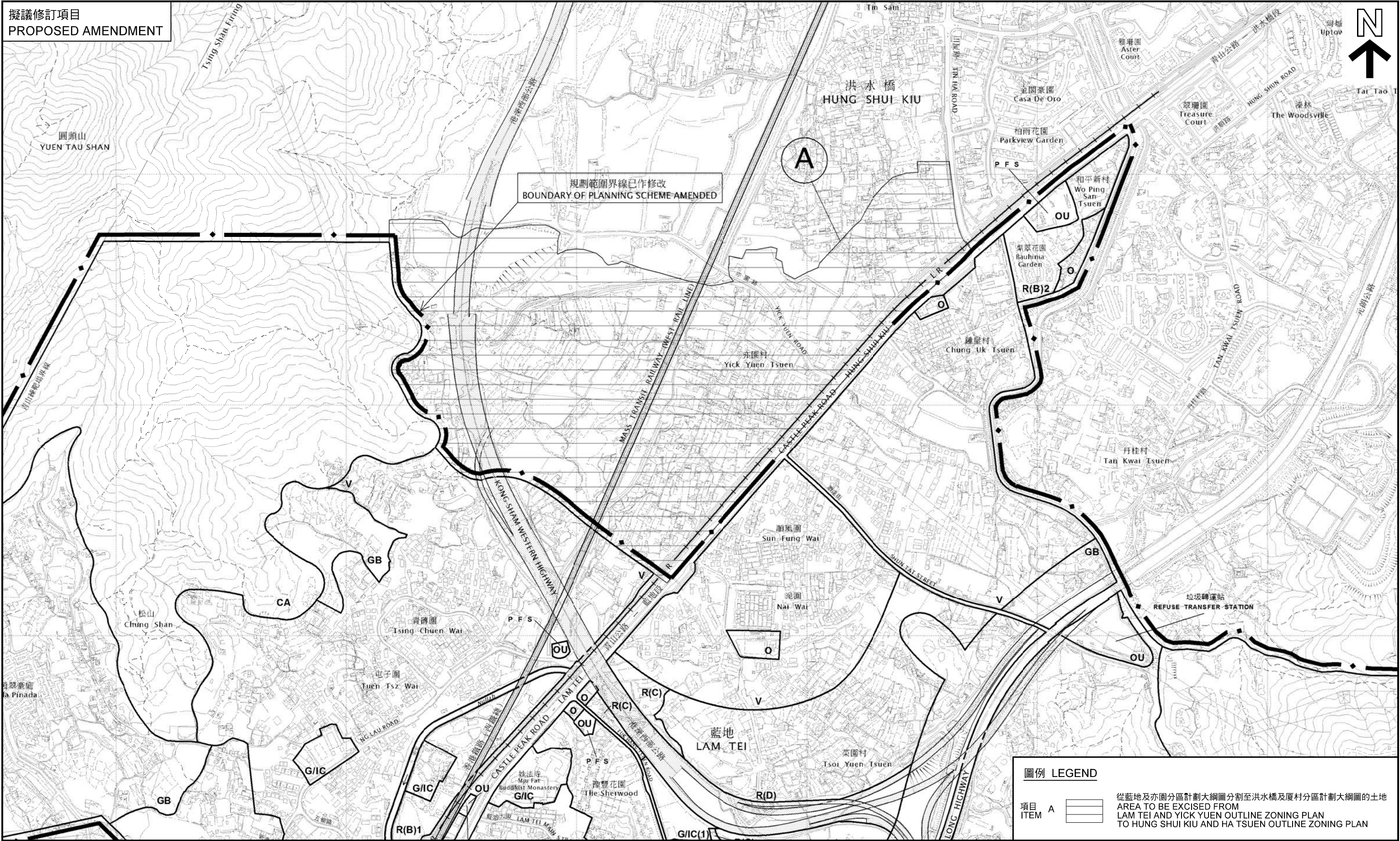


參考編號  
REFERENCE No.  
M/TM/17/32

圖 PLAN  
LTYT-1

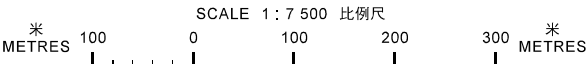


擬議修訂項目  
 PROPOSED AMENDMENT



本摘要圖於2017年4月19日擬備，  
 所根據的資料為於2015年9月8日  
 核准的分區計劃大綱圖編號 S/TM-LTY/8  
 EXTRACT PLAN PREPARED ON 19.4.2017  
 BASED ON OUTLINE ZONING PLAN No.  
 S/TM-LTY/8 APPROVED ON 8.9.2015

位置圖 LOCATION PLAN  
 擬議修訂藍地及亦園分區計劃大綱核准圖編號 S/TM-LTY/8  
 修訂項目 A  
 PROPOSED AMENDMENT TO THE APPROVED  
 LAM TEI AND YICK YUEN OUTLINE ZONING PLAN No. S/TM-LTY/8  
 AMENDMENT ITEM A



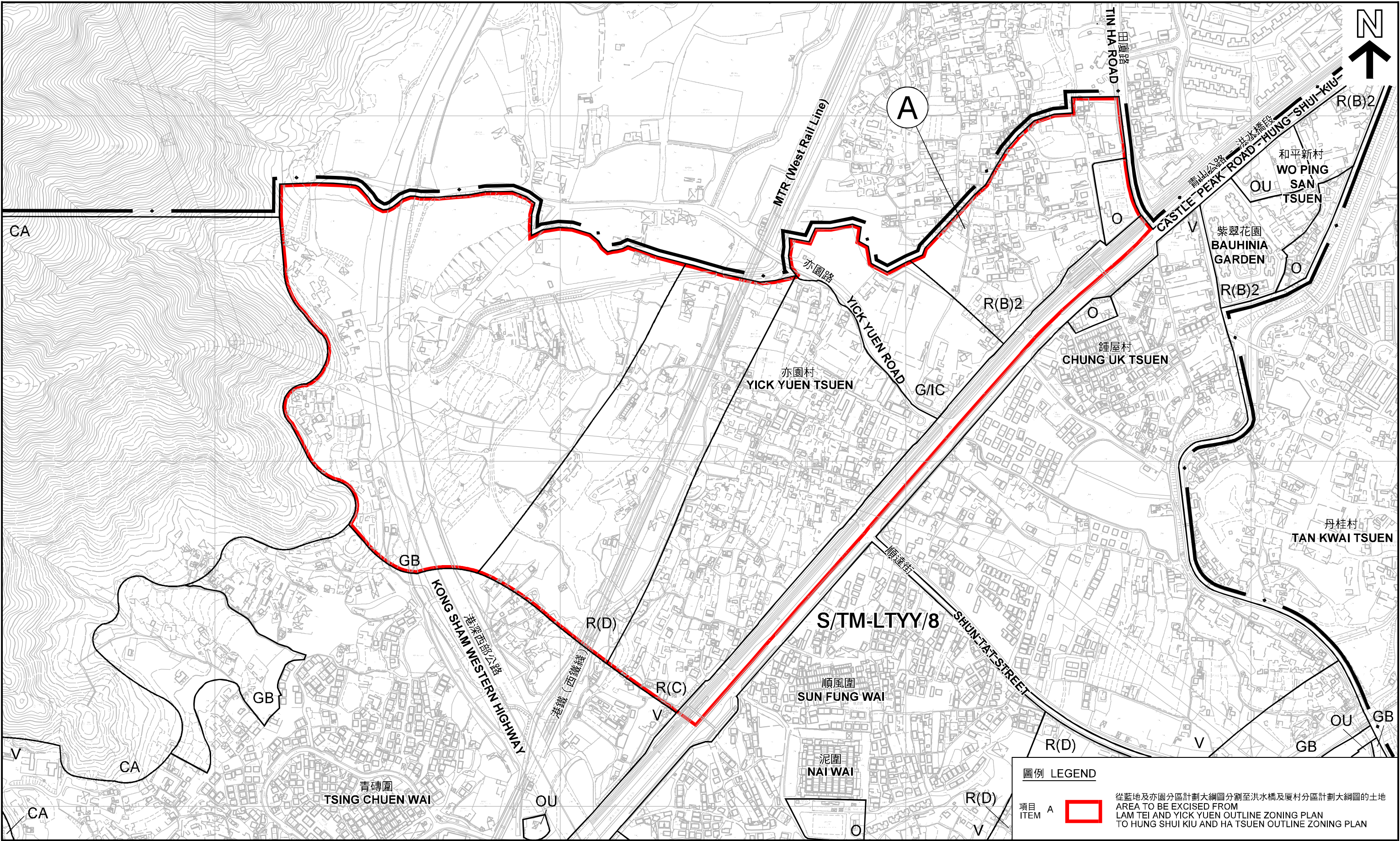
規 劃 署  
 PLANNING DEPARTMENT




參考編號  
 REFERENCE No.  
 M/TM/17/32

圖 PLAN  
 LTY-2





圖例 LEGEND

項目 A  從藍地及亦園分區計劃大綱圖分割至洪水橋及厦村分區計劃大綱圖的土地  
ITEM

AREA TO BE EXCISED FROM  
LAM TEI AND YICK YUEN OUTLINE ZONING PLAN  
TO HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN

本摘要圖於2017年3月7日擬備，所根據的資料為測量圖編號 6-NW-11C、11D、12C、12D、16A、16B、16C、16D、17A、17B、17C 和 17D  
EXTRACT PLAN PREPARED ON 7.3.2017  
BASED ON SURVEY SHEETS No. 6-NW-11C, 11D, 12C, 12D, 16A, 16B, 16C, 16D, 17A, 17B, 17C & 17D

平面圖 SITE PLAN

擬議修訂藍地及亦園分區計劃大綱核准圖編號 S/TM-LTYY/8  
修訂項目 A  
PROPOSED AMENDMENT TO THE APPROVED  
LAM TEI AND YICK YUEN OUTLINE ZONING PLAN No. S/TM-LTYY/8  
AMENDMENT ITEM A

SCALE 1 : 5 000 比例尺

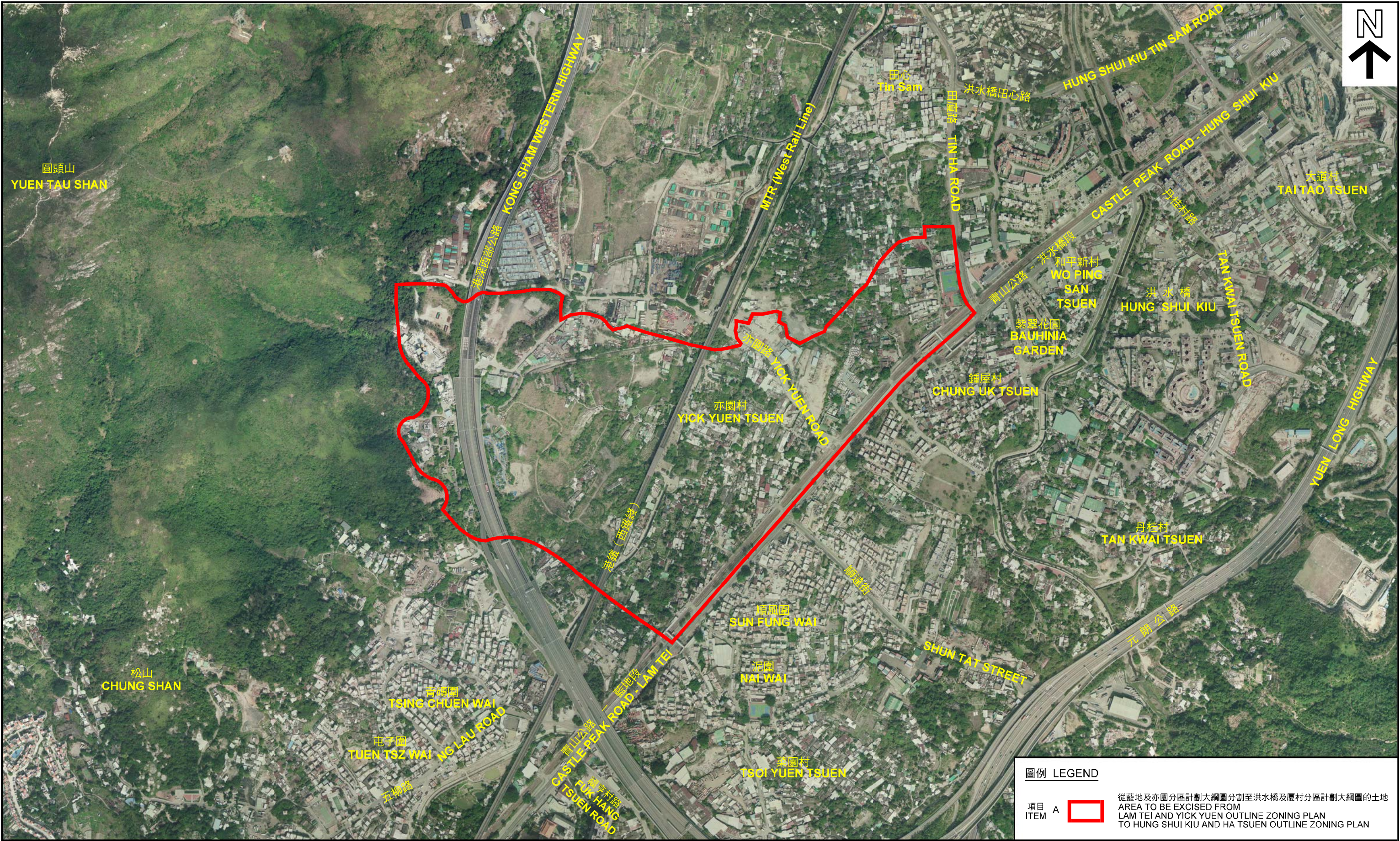
米 100 0 100 200 米  
METRES

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/TM/17/32

圖 PLAN  
LTYY-3





航攝照片 AERIAL PHOTO

擬議修訂藍地及亦園分區計劃大綱核准圖編號 S/TM-LTTY/8  
修訂項目 A  
PROPOSED AMENDMENT TO THE APPROVED  
LAM TEI AND YICK YUEN OUTLINE ZONING PLAN No. S/TM-LTTY/8  
AMENDMENT ITEM A

本摘要圖於2017年3月7日擬備，所根據  
的資料為地政總署於2015年12月發行的  
數碼正射影像圖DOP5000  
EXTRACT PLAN PREPARED ON 7.3.2017  
BASED ON DIGITAL ORTHOPHOTO  
DOP5000 (DEC 2015 RELEASE) BY LANDS DEPARTMENT

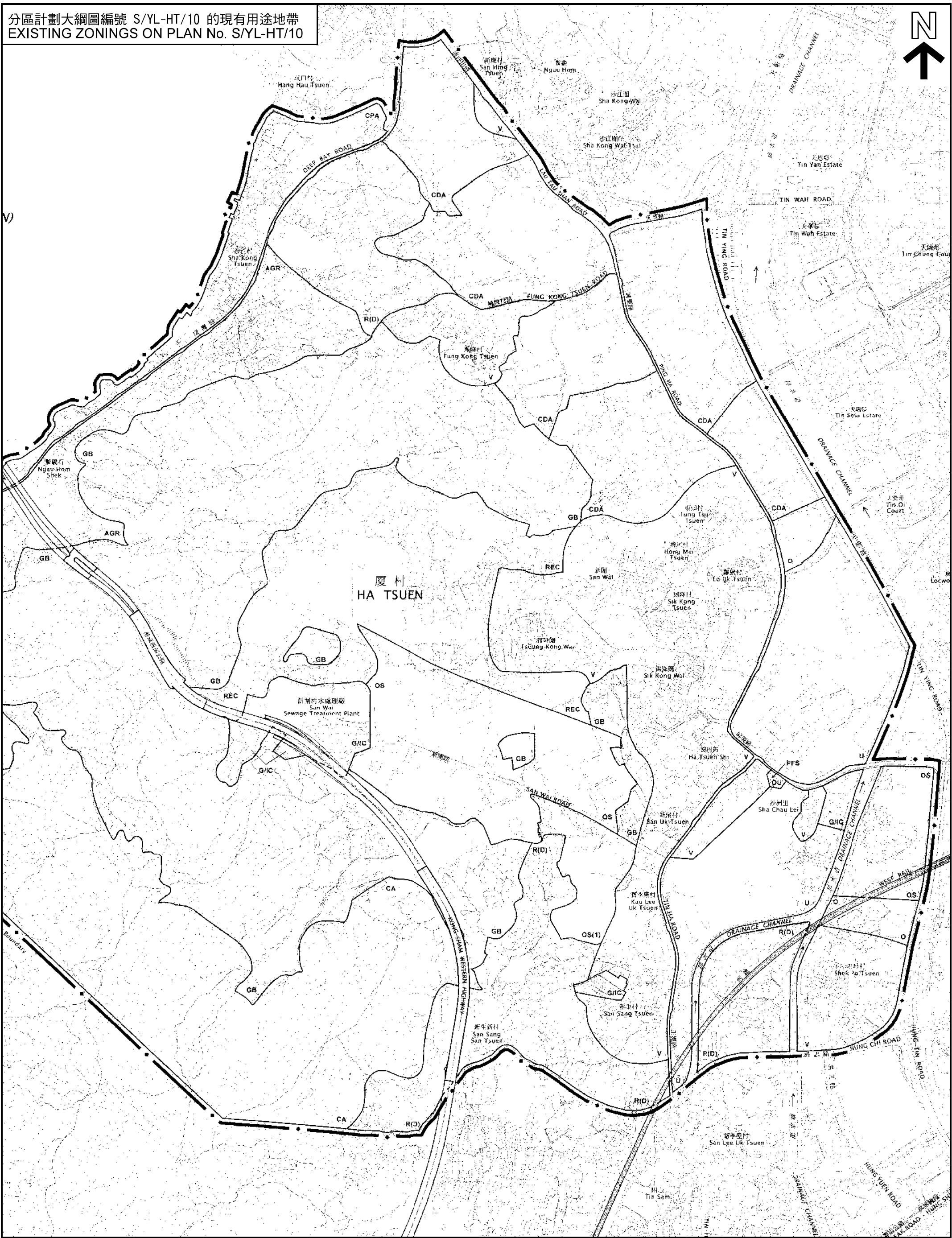
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/TM/17/32

圖 PLAN  
LTTY-4





本摘要圖於2017年4月19日擬備，  
所根據的資料為於2009年1月13日  
核准的分區計劃大綱圖編號 S/YL-HT/10  
EXTRACT PLAN PREPARED ON 19.4.2017  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-HT/10 APPROVED ON 13.1.2009

位置圖 LOCATION PLAN

擬議修訂的厦村分區計劃大綱核准圖編號S/YL-HT/10  
修訂項目A、B及C  
(將改名為厦村邊緣分區計劃大綱圖)

PROPOSED AMENDMENTS TO THE APPROVED HA TSUEN  
OUTLINE ZONING PLAN No. S/YL-HT/10  
AMENDMENT ITEMS A, B & C  
(TO BE RENAMED AS HA TSUEN FRINGE OUTLINE ZONING PLAN)

SCALE 1:10 000 比例尺

米 200

0

200

400 米

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/YLW/17/55

圖 PLAN  
HTF-1



擬議修訂項目  
PROPOSED AMENDMENTS



47 04 35  
- 02 00 00 -  
DEEP BAY  
(SHENZHEN WAN)

規劃範圍線已作修改  
BOUNDARY OF PLANNING SCHEME AMENDED

**A**

C

~~HA TSUEN~~

厦村分區計劃大綱圖  
Ha Tsuen OZP

將改名為厦村邊緣  
分區計劃大綱圖  
To be renamed as  
Ha Tsuen Fringe OZP

規劃範圍線已作修改  
BOUNDARY OF PLANNING SCHEME AMENDED

B

青山練靶場  
TSING SHAN FIRING RANGE

YUEN LAU SIEN

HUNG SHUI KIU

## 圖例 LEGEND

項目 A  從厦村分區計劃大綱圖分割至洪水橋及厦村分區計劃大綱圖  
ITEM AREA TO BE EXCISED FROM HA TSUEN OUTLINE ZONING PLAN  
TO HUNG SHUI KUI AND HA TSUEN OUTLINE ZONING PLAN

項目 ITEM	B	 從屏山分區計劃大綱圖納入厦村邊緣分區計劃大綱圖的土地 AREA EXTRACTED FROM PING SHAN OUTLINE ZONING PLAN INCORPORATED INTO HA TSUEN FRINGE OUTLINE ZONING PLAN
------------	---	---

項目C  由「綜合發展區」地帶改劃為「住宅(丁類)」地帶  
ITEM C  REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA"  
TO "RESIDENTIAL (GROUP D)"

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 位置圖 LOCATION PLAN

擬議修訂的厦村分區計劃大綱核准圖編號S/YL-HT/10  
修訂項目A、B及C

(將改名為厦村邊緣分區計劃大綱圖)  
PROPOSED AMENDMENTS TO THE APPROVED HA TSUEN  
OUTLINE ZONING PLAN No. S/YL-HT/10  
AMENDMENT ITEMS A, B & C  
(TO BE RENAMED AS HA TSUEN FRINGE OUTLINE ZONING PLAN)

SCALE 1 : 12 000 比例尺

米 200 0 200 400 米  
METRES . . . METRES

規劃署

PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLW/17/55

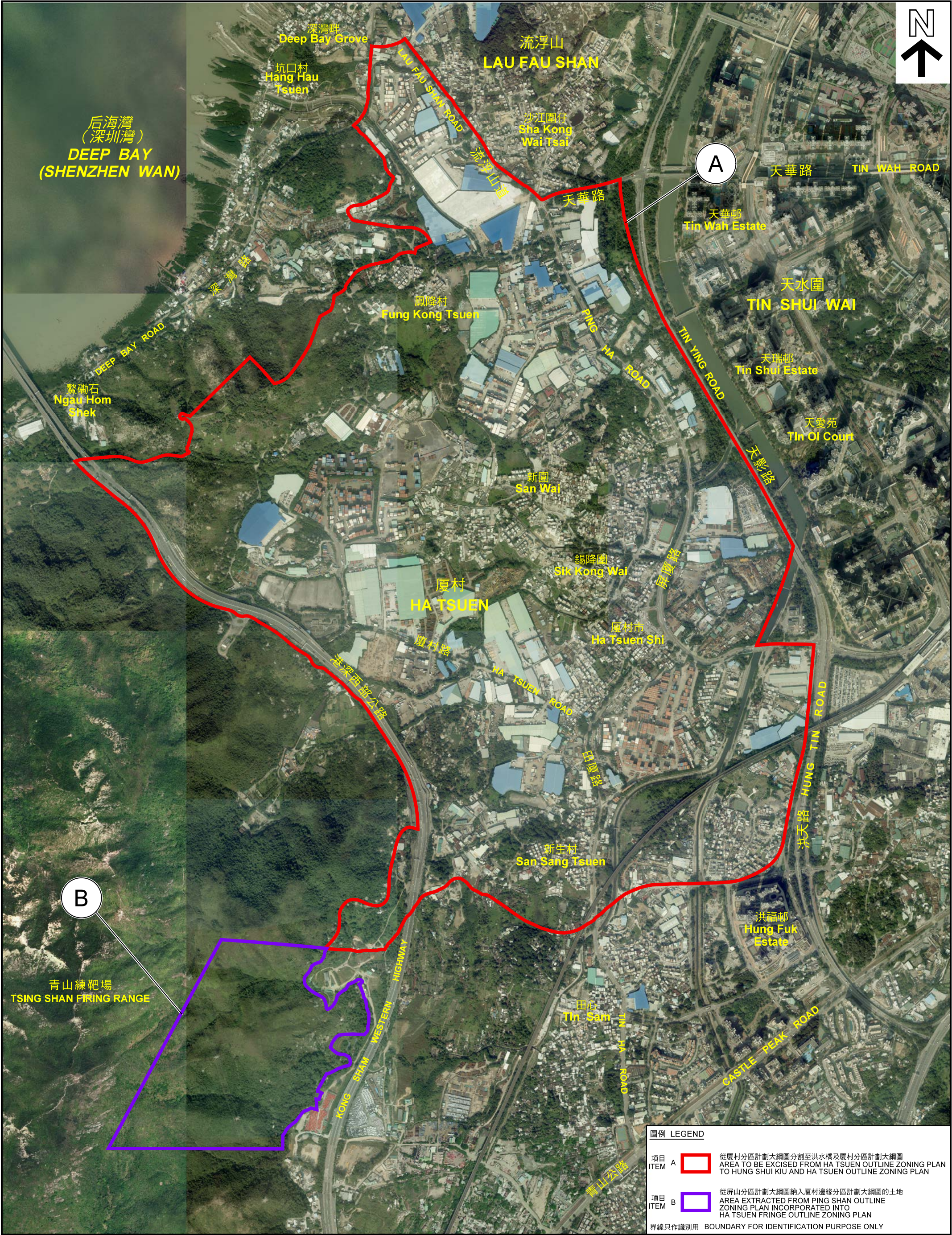
PLAN  
HTF-2

本摘要圖於2017年4月21日擬備，  
所根據的資料為於2009年1月13日  
核准的分區計劃大綱圖編號 S/YL-HT/10  
EXTRACT PLAN PREPARED ON 21.4.2017  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-HT/10 APPROVED ON 13.1.2009









圖例 LEGEND		
項目 ITEM	A	從厦村分區計劃大綱圖分割至洪水橋及厦村分區計劃大綱圖 AREA TO BE EXCISED FROM HA TSUEN OUTLINE ZONING PLAN TO HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN
項目 ITEM	B	從屏山分區計劃大綱圖納入厦村邊緣分區計劃大綱圖的土地 AREA EXTRACTED FROM PING SHAN OUTLINE ZONING PLAN INCORPORATED INTO HA TSUEN FRINGE OUTLINE ZONING PLAN
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY		

本摘要圖於2017年4月19日擬備，所根據的資料為地政總署於2016年12月1日拍得的數碼正射影像圖及於2015年12月發行的數碼正射影像圖DOP5000  
EXTRACT PLAN PREPARED ON 19.4.2017  
BASED ON DIGITAL ORTHOPHOTO  
TAKEN ON 1.12.2016  
& DOP5000 (DEC 2015 RELEASE)  
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO  
擬議修訂的厦村分區計劃大綱核准圖編號S/YL-HT/10  
修訂項目A及B  
(將改名為厦村邊緣分區計劃大綱圖)  
PROPOSED AMENDMENTS TO THE APPROVED HA TSUEN  
OUTLINE ZONING PLAN No. S/YL-HT/10  
AMENDMENT ITEMS A & B  
(TO BE RENAMED AS HA TSUEN FRINGE OUTLINE ZONING PLAN)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLW/17/55

圖 PLAN  
HTF-4a





#### 圖例 LEGEND

項目  
ITEM C  由「綜合發展區」地帶  
改劃為「住宅(丁類)」地帶  
REZONING FROM "CDA" TO "R(D)"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

#### 航攝照片 AERIAL PHOTO

擬議修訂的厦村分區計劃大綱核准圖編號S/YL-HT/10  
修訂項目C

(將改名為厦村邊緣分區計劃大綱圖)  
PROPOSED AMENDMENTS TO THE APPROVED HA TSUEN  
OUTLINE ZONING PLAN No. S/YL-HT/10  
AMENDMENT ITEM C

(TO BE RENAMED AS HA TSUEN FRINGE OUTLINE ZONING PLAN)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLW/17/55

圖 PLAN  
HTF-4b

本摘要圖於2017年4月19日擬備，所根據  
的資料為地政總署於2015年8月19日拍得  
的航攝照片編號 CW116806  
EXTRACT PLAN PREPARED ON 19.4.2017  
BASED ON AERIAL PHOTO No.  
CW116806 TAKEN ON 19.8.2015  
BY LANDS DEPARTMENT





界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議修訂的厦村分區計劃大綱核准圖編號S/YL-HT/10  
修訂項目C

(將改名為厦村邊緣分區計劃大綱圖)

PROPOSED AMENDMENTS TO THE APPROVED HA TSUEN  
OUTLINE ZONING PLAN No. S/YL-HT/10  
AMENDMENT ITEM C

(TO BE RENAMED AS HA TSUEN FRINGE OUTLINE ZONING PLAN)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLW/17/55

圖 PLAN  
HTF-5a

本圖於2017年4月19日擬備，所根據的  
資料為攝於2016年11月11日的實地照片  
PLAN PREPARED ON 19.4.2017  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2016





界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議修訂的厦村分區計劃大綱核准圖編號S/YL-HT/10  
修訂項目C

(將改名為厦村邊緣分區計劃大綱圖)  
PROPOSED AMENDMENTS TO THE APPROVED HA TSUEN  
OUTLINE ZONING PLAN No. S/YL-HT/10  
AMENDMENT ITEM C  
(TO BE RENAMED AS HA TSUEN FRINGE OUTLINE ZONING PLAN)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLW/17/55

圖 PLAN  
HTF-5b

本圖於2017年4月19日擬備，所根據的  
資料為攝於2016年11月11日的實地照片  
PLAN PREPARED ON 19.4.2017  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2016





界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

擬議修訂的厦村分區計劃大綱核准圖編號S/YL-HT/10  
修訂項目C

(將改名為厦村邊緣分區計劃大綱圖)

PROPOSED AMENDMENTS TO THE APPROVED HA TSUEN  
OUTLINE ZONING PLAN No. S/YL-HT/10  
AMENDMENT ITEM C

(TO BE RENAMED AS HA TSUEN FRINGE OUTLINE ZONING PLAN)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLW/17/55

圖 PLAN  
HTF-5c

本圖於2017年4月19日擬備，所根據的  
資料為攝於2016年11月11日的實地照片  
PLAN PREPARED ON 19.4.2017  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2016