

TOWN PLANNING BOARD

TPB Paper No. 8834

**For Consideration by
The Town Planning Board on 27.5.2011**

**REVIEW OF “GREEN BELT” ZONING
FOR AREA WEST OF TUNG TSZ ROAD IN
THE DRAFT TAI PO OUTLINE ZONING PLAN (OZP) NO. S/TP/22**

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1. Purpose

This paper provides Members with the findings of a review of the "Green Belt" ("GB") zoning for the area west of Tung Tsz Road on the draft Tai Po Outline Zoning Plan (OZP) No. S/TP/22.

2. Background

- 2.1 On 12.12.1997, planning application No. A/TP/189 for a proposed Small House development on the western side of Tung Tsz Road was rejected upon review by the Town Planning Board (the Board) mainly for reasons that the proposed Small House development was not in line with the planning intention of the "GB" zoning and the approval of the application would set an undesirable precedent for similar developments within the "GB" zone. The Board noted that Tung Tsz Road served as a physical boundary between the "Village Type Development" ("V") and "Green Belt" ("GB") to the west of Tung Tsz Road.
- 2.2 Since the rejection of A/TP/189, 4 planning applications (No. A/TP/214, A/TP/261, A/TP/253, A/TP/406) and 1 rezoning application Z/TP/5 for Small House development on the western side of Tung Tsz Road had been rejected by the Board under s.16 or upon review for reason of not in line with the planning intention of "GB". Although the sites fell within the village 'environ' of Tung Tsz Village, they contravened the prevailing planning policy of the Board to confine village expansion to the east of Tung Tsz Road which had been taken as a good physical boundary between the "V" and "GB" zones to the west.
- 2.3 However, on 11.9.2009, planning application No. A/TP/417 for Small House development on the western side of Tung Tsz Road was approved by the Board upon review after considering the special circumstances of the case (details in para. 6.6). In consideration of the case, Members also decided to ask Planning Department (PlanD) to review whether the "GB" zoning covering the large car park adjacent to the application site was still appropriate.
- 2.4 Pending the review, applications No. A/TP/482 and A/TP/491, each for a Small House development on two different sites located on the western side of Tung Tsz Road were deferred by the Committee on 28.1.2011 and 15.4.2011 respectively.

3. The Review

Planning Intention of “GB”

- 3.1 The planning intention of the “GB” 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.

Characteristics of the “GB” Area West of Tung Tsz Road

- 3.2 The portion of the “GB” area west of Tung Tsz Road under review covers an area of about 1.65 ha bounded (Plans 1 and 3a)) :
- (a) on the east by Tung Tsz Road;
 - (b) on the north by a catchwater and access road;
 - (c) on the west by the Treasure Spot Palace (TSP), which is a clustered Small House development within the “V” zone of Tsiu Lam village; and
 - (d) on the south by a stream flowing across the “GB” area from west to east down Tung Tsz Road. The area south of the stream is also zoned “GB” but not included in this review as the area mainly comprises Government land (**Plan 2**) with densely vegetated hill slope (**Plan 4a**) between the Hong Kong Institute of Education (HKIE) and the Hong Kong Police Holiday Home.
- 3.3 The “GB” area under review consists of mainly privately owned agricultural lots on a sloping terrain with level differences ranging from about 22.2 mPD along the northern boundary to about 15.1 mPD along the stream to the south (**Plan 2**). There is an existing carpark with a size of 2,790m² constructed on a linear platform with retaining walls up to 5-metre high connecting the TSP development with Tung Tsz Road (**Plan 4c**). The area to the north of the carpark comprises vegetated slopes and some cultivated plots. The area to the south of the carpark is relatively bare with some weeds and dumping of waste materials.
- 3.4 Within the “GB” area under review, there is only one existing two-storey house located near Tung Tsz Road to the south east of the carpark. The site is the subject of Application No. A/TP/417 (details in para.6.6); and
- 3.5 The Tung Tsz Scout Centre to the north extends to areas outside the Tai Po OZP and Tung Tsz Village to the east is within the Ting Kok OZP.

The Carpark and Changes in the Surrounding “GB” Area

- 3.6 As reflected by the aerial photos taken in 1994, 1995, 1997, 2004, 2005, 2006 and 2009 (**Plans 4a to f and Plan 3**), majority part of the subject “GB”

area has remained green except the part to the immediate north of the stream had been degraded when the carpark structure was constructed around 2005. The house associated with A/TP/417 already existed prior to 28.2.1980 when the first statutory plan covering the area was gazetted.

- 3.7 The carpark is currently used by the residents of TSP. As advised by the District Lands Officer/Tai Po, Lands Department (DLO/TP), Lot No. 101 S.B ss1, where the carpark is located, is an Old Schedule Lot for "Agricultural Use". While there is no record of waiver or lease modification being granted for conversion to other uses, parking of vehicles on the lot does not constitute a breach of the lease conditions. However, whether the structure is in contravention of the lease requires further investigation. According to the Tai Po OZP, such carpark use in "GB" zone will require planning permission from the Board. There is no record of planning permission granted for the carpark. However, as the Tai Po OZP is not previously covered by a Development Permission Area Plan, there is no provision for planning enforcement under the Town Planning Ordinance and action against the non-conforming uses would rest on other authorities including Buildings Department and Lands Department.
- 3.8 The area to the north of the carpark has remained basically unchanged with natural vegetation and agricultural uses. However, the area south of the carpark has been subject to periodic clearance of natural vegetation, dumping activities and unauthorized filling of land (**Plans 2 and 4b**).

Previous Small House Applications in the "GB" Area

- 3.9 The subject "GB" area falls within the "VE" of Tung Tsz and have been the subject of 6 previous planning applications (No. A/TP/189, A/TP/214, A/TP/253, A/TP/261, A/TP/406 and A/TP/417) and 1 rezoning application (No. Z/TP/5) submitted by indigenous villagers from outside Tung Tsz for Small House developments.
- 3.10 Details of the previous applications are summarized at **Appendix III** and their locations are shown on **Plan 2**. The Board had since 1997, maintained the policy of not permitting Small House development on the western side of Tung Tsz Road which has been taken as a good physical boundary between the "V" zone and the "GB" zone. The previous applications were rejected by the Board as they were not in line with the planning intention of the "GB" zone; and approval of the applications would set an undesirable precedent for similar developments within the "GB" zone to the west of Tung Tsz Road.
- 3.11 On 11.9.2009, Application No. A/TP/417 for the development of one Small House was approved with conditions by the Board on review. The Board decided to give sympathetic consideration to the application noting that the application site was covered by a MOT (Modification of Tenancy) granted by the Lands Department (LandsD) in 1970 for a temporary structure for dwelling and kitchen, the applicant had lived on the site since the 1960's, more than 50% of the application site was within the "VE", and there was insufficient land in the "V" zone to meet the Small House demand. The planning permission which is valid until 11.9.2013 for the development of

one Small House has not yet been executed by the applicant.

Demand and Supply of Small Houses for the "V" zone of Tung Tsz

3.12 **Table 1** below summarizes demand and supply of Small House for the "V" zone of Tung Tsz. It can be seen that the number of outstanding Small House applications is now 25 and the 10-year Small House demand forecast for Tung Tsz has increased from a total of 100 to 180 between 1997 and 2011. Although land available in Tung Tsz has decreased from 2.04 to 1.24 in the same period, which is inadequate to meet the 10-year Small House demand from Tung Tsz, land is still available to accommodate about 49 Small Houses.

Table 1 : Small House Demand and Supply for Tung Tsz[#]

| | Outstanding SH Application | 10 yr forecast | Total SH Demand | Land Available | Estimated No. Of Proposed SH | Surplus /Deficit |
|---------|----------------------------|----------------|-----------------|----------------|------------------------------|------------------|
| 11/1997 | 16 | 100 | 116 | 2.04 | 61 | -55 |
| 5/1998 | 45 | 120 | 165 | 2.04 | 61 | -104 |
| 1/2000 | 42 | 120 | 162 | 2.04 | 61 | -101 |
| 3/2000 | 34 | 120 | 154 | 2.04 | 61 | -93 |
| 1/2001 | 36 | 120 | 156 | 2.04 | 61 | -95 |
| 6/2001 | 36 | 126 | 156 | 1.95 | 58 | -98 |
| 6/2008 | 9* | 30* | 39* | 1.25 | 37 | -2 |
| 9/2009 | 17 | 140 | 157 | 1.22 | 36 | -121 |
| 3/2011 | 25 | 180 | 205 | 1.24 | 49 | -156 |

Notes: [#]Tung Tsz includes Tseng Tau. * The number of Small House demand and supply was for Tung Tsz only.

4. Comments from Relevant Government Departments on Possible Small House Development in "GB" Area

4.1 Considering the shortfall of "V" land to meet Small House demand in Tung Tsz Village (**Table 1**), the changed character of the subject "GB" area (**paragraphs 3.6 to 3.8**) and the fact that a portion of "GB" area lies within the "VE" of Tung Tsz Village (Area A), the possibility for permitting Small House developments in the subject "GB" zone has been examined. The concerned departments have been consulted on the subject and their views are summarized below:

4.2 Comments of the District Lands Office/Tai Po, Lands Department (DLO/TP):

(a) the carpark site is on an old schedule lot for "Agricultural Use". While there is no record of waiver or lease modification granted, parking of vehicles is not considered to constitute a breach of the lease conditions; and

(b) whether the carpark structure is in contravention of the lease conditions requires further investigation.

4.3 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) The portion of "Green Belt" in question to the western side of Tung Tsz Road is a disturbed area covered with scattered grasses and weeds. He has no strong view on the proposed relaxation on small house development in this area from nature conservation point of view, though technically, it is not in line with the planning intention of the "Green Belt" zone which has a general presumption against development; and
- (b) There is a stream course to the south of the subject "Green Belt". Small House development should follow the relevant departmental guidelines to avoid disturbance to the stream and causing water pollution. Besides, EPD should be consulted on the sewage disposal arrangement for any proposed small house there.

4.4 Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) There is no objection in principle to the proposed permission of Small House development within the "GB" zone from drainage point of view; and
- (b) Should a large area be partially or fully turned into hard paved area, which would greatly increase the risk of flooding in the area, Drainage Impact Assessment (DIA) process is required to assess the potential drainage impact of the review and to provide necessary mitigation measures to minimize the potential drainage impact to the satisfaction of his department.

4.5 Comments of Chief Town Planner/Urban Design and Landscape Section (CTP/UD&L):

- (a) The Pat Sin Leng hillsides to the north provide a pleasant green backdrop for the area. To the east of the subject site, separated by the Tung Tsz Road, is the Tung Tsz Village. Another existing village Tsiu Lam can be found further to the west. A large paved car park, possibly an unauthorized use, is located to the west of the site. The Small House development proposed to be permitted in general is not incompatible with the surrounding landscape character; and
- (b) According to site photo and aerial photos, the subject site has no significant vegetation. Significant adverse impact on existing landscape resources by the proposed Small House development is not expected. However, the hills to the south is dominated by grassy vegetation and scattered large trees. Small House development should avoid encroaching onto the existing trees and woodland at the edge of the slope.

4.6 Comments of Director of Environmental Protection (DEP):

- (a) The subject area is outside Water Gathering Ground. Given the remote location of the area and the small scale of the proposed development, the development will unlikely cause significant environmental impact, therefore we have no comment on the proposal.

4.7 Other Government departments below have no comment:

- (a) Commissioner for Transport, Transport Department;
- (b) Director of Electrical and Mechanical Services;
- (c) Director of Fire Services;
- (d) Chief Highway Engineer/New Territories East, Highways Department;
- (e) Geotechnical Engineering Office, Civil Engineering and Development Department;
- (f) Chief Engineer/Development (2)/ Water Supplies Department; and
- (g) Project Manager (NT North and West), Civil Engineering and Development Department.

5. **Planning Considerations and Assessments**

- 5.1 From the series of aerial photos in Plans 4a to f and Plan 3, the "GB" area under review is part and parcel of a continuous strip of greenery located between the natural slope of the Pat Sin Leng to the north and the heavily wooded hill to the south with some very low-rise institutional uses like the Tung Tsz Scout Centre and the Hong Kong Police Holiday House in-between. The area had been subject to clearance of vegetation from time to time and major changes occurred when the carpark structure associated with TSP (cluster of Small House developments in the "V" zone to the further west) was constructed in 2004-2006. There is no record of planning permission or waiver or lease modification granted for the carpark. For reasons stated in paragraph 3.7 above, no enforcement action had been taken. Area to the south of the carpark was the subject of frequent complaints of illegal dumping and land filling activities. Despite the fact that the landscape character of the area has been degraded due to the unauthorized activities, the area still serves an important function in defining the limits of urban growth. Efforts should be made to contain urban sprawl and possible connotation of "destroy first and develop later" should be discouraged. Furthermore, more intensive development within this sloping terrain, which would likely involve extensive site formation works that cause adverse visual, landscape and drainage impacts on the surrounding areas, is far from desirable. It is therefore considered necessary to uphold the planning intention of the "GB" zone and the general presumption against development for the general area.
- 5.2 Notwithstanding the above, as there is insufficient land within the "V" zone of Tung Tsz, the southeastern portion of the "GB" area under review (Area A) on **Plan 1**, which is relatively flat and within the 'VE' of Tung Tsz Village, may be considered for Small House development. Considering the Small House development approved by the Board on review on 11.9.2009

(Application No. A/TP/417) is located at its northwestern edge, there may be scope for some additional Small House developments along the road without causing land use incompatibility or visual incongruity with the surrounding area.

- 5.3 Relevant departments consulted have no objection or no comment on possible Small House developments within Area A. The area with a size of 0.16 ha may accommodate about 10 Small Houses which will help to alleviate some of the shortfall of "V" land in Tung Tsz Village (**Table 1**). Application for Small House development within the area could continue to be processed by the Board having regard to the TPB Guidelines No. 10 (TPB-PG No. 10) for 'Application for Development within "Green Belt" zone under section 16 of the Town Planning Ordinance' as well as the 'Interim Criteria for Assessing Planning Applications for NTEH/Small House Developments in the New Territories' ("Interim Criteria") and each case would be assessed on its merits.
- 5.4 The existing carpark that transverse the "GB" area under review has adversely affected the amenity value of the area. While according to DLO/TP, the parking of vehicles is not considered to constitute a breach of the lease conditions for the subject site, whether the carpark structure is in contravention of the lease conditions requires further investigation. Any land administration actions which may be taken against the carpark will be kept in view, and if opportunity arises remedial measures should be taken to restore/enhance the landscape quality of the general area.

6. Recommendation

- 6.1 Based on the planning considerations in para.5 above, there is no obvious reason for changing the zoning and planning intention for the "GB" area under review.
- 6.2 Notwithstanding, Small House development may be permitted in Area A subject to compliance with 'the Interim Criteria for Assessing Planning Applications for NTEH/Small House Development in the New Territories'.

7 Decision Sought

Members are invited to note the findings of this review and endorse the recommended actions in paragraph 6 above.

8. Attachments

- | | |
|--------------------|---|
| Appendix I | The Town Planning Board Guidelines for 'Application for Development within "Green Belt" zone under section 16 of the Town Planning Ordinance' |
| Appendix II | Relevant Interim Criteria for Assessing Planning Applications for NTEH/Small House Development in the |

| | |
|-----------------------|---|
| | New Territories (promulgated on 7.9.2007) |
| Appendix III | Details for Previous Planning Applications within the “GB” |
| Plan 1 | “Green Belt” Area West of Tung Tsz Road, Existing Land Uses |
| Plan 2 | Land Status and Previous Planning Applications |
| Plan 3 | Aerial Photo taken on 24.11.2009 |
| Plan 4a | Aerial Photo taken on 7.4.1994 |
| Plan 4b | Aerial Photo taken on 8.12.1995 |
| Plan 4c | Aerial Photo taken on 15.5.1997 |
| Plan 4d | Aerial Photo taken on 11.6.2004 |
| Plan 4e | Aerial Photo taken on 26.10.2005 |
| Plan 4f | Aerial Photo taken on 22.12.2006 |
| Plans 5a to 5c | Photos of “Green Belt” Area West of Tung Tsz Road |

**The Town Planning Board Guidelines No. 10 (TPB-PG No. 10) for
'Application for Development within "Green Belt" ("GB") zone
under section 16 of the Town Planning Ordinance'**

The relevant assessment criteria are summarized as follows:

- (a) There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.

- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

**Relevant Interim Criteria for Assessing Planning Applications for
NTEH/Small House Development in the New Territories
(promulgated on 7.9.2007)**

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) if an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
- (i) the proposed development, if located within water gathering grounds, should

be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development*);

(j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and

(k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.

^i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

Details of Previous Planning Applications within the "GB"

Approved Applications

| Application No. | Proposed Development | Date of Consideration | Approved Conditions |
|-----------------|---|------------------------|---------------------|
| A/TP/417(s.17) | Proposed House (New Territories Exempted House - Small House) | 11/09/2009 (Review) | A1 – A2 |

Approval Conditions

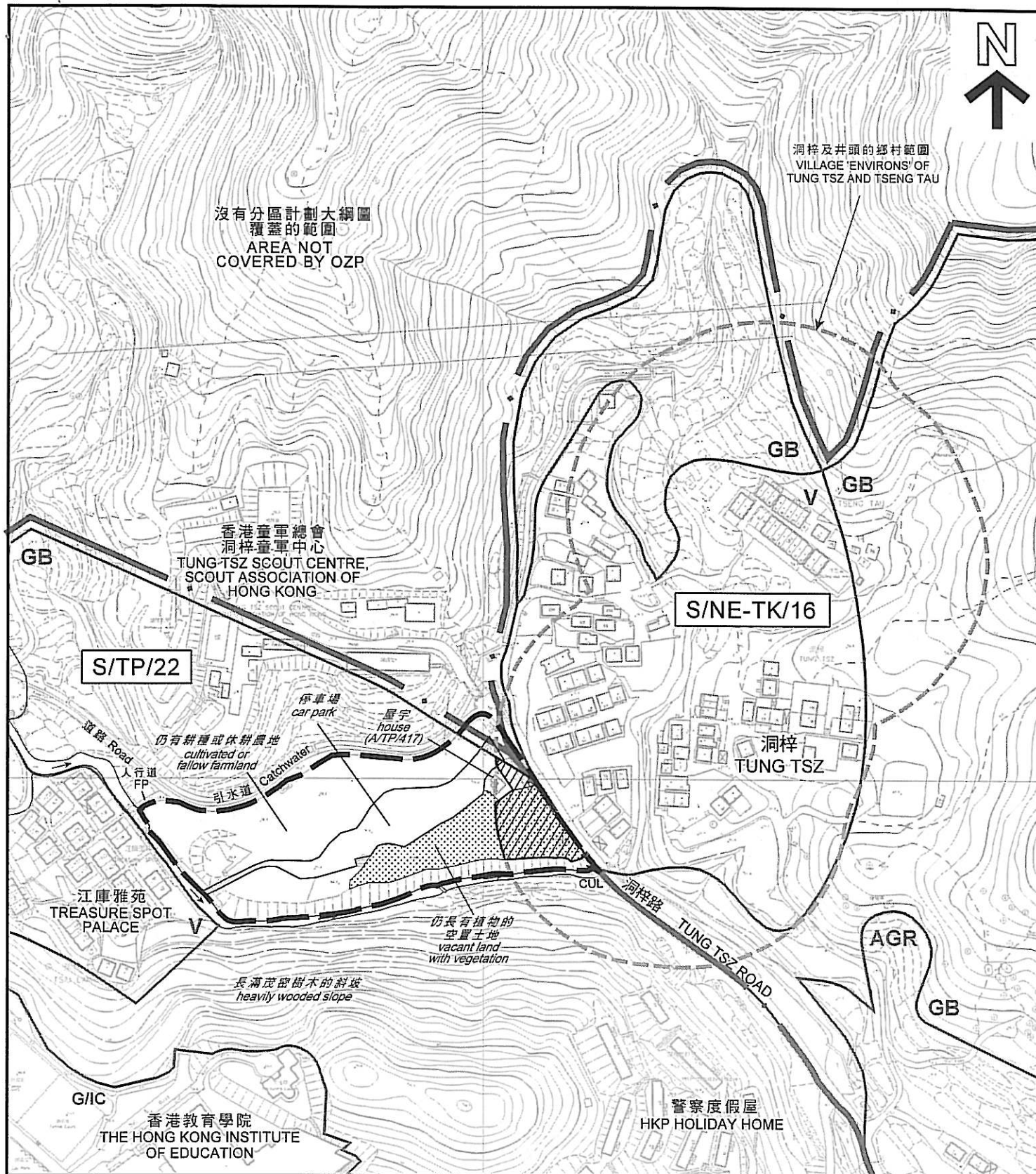
- A1. Submission and implementation of landscaping proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- A2. Provision of fire fighting access, water supplies and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Rejected Applications

| Application No. | Proposed Development | Date of Consideration | Rejected Reasons |
|-----------------|--|------------------------|------------------|
| A/TP/189 | Proposed House (Small House) | 05/09/1997 | R1, R3, R4 |
| A/TP/189 | Proposed House (Small House) | 12/12/1997 (review) | R1, R3, R4 |
| A/TP/214 | Proposed House (Small House) | 31/07/1998 | R1, R2, R5 |
| A/TP/253 | Proposed Six Houses (Small Houses) | 28/01/2000 | R1 – R2 |
| A/TP/261 | Proposed Six Houses (Small Houses) | 12/01/2001 | R1 – R2 |
| A/TP/261 | Proposed Six Houses (Small Houses) | 22/06/2001 (Review) | R1 – R2 |
| A/TP/406 | Proposed House (New Territories Exempted House - Small House) | 18/07/2008 | R1 – R2 |
| A/TP/406 | Proposed House (New Territories Exempted House - Small House) | 31/10/2008 (Review) | R1 – R2 |
| A/TP/417 | Proposed House (New Territories Exempted House - Small House) | 22/05/2009 | R1 – R2 |
| Z/TP/5 | Request for Amendment to the Approved Tai Po Outline Zoning Plan No. S/TP/12 from "Green Belt" to "Village Type Development" | 27/10/2000 | R6 – R8 |

Rejected Reasons

- R1. The proposed development is not in line with the planning intention of the "Green Belt" ("GB") zone, which is to define the limit of urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlet. There is a general presumption against development in the "GB" zone and there is no strong justification in the submission for a departure from the planning intention.
- R2. The approval of the application would set an undesirable precedent for similar developments within the "GB" zone to the west of Tung Tsz Road. The cumulative effect of approving such applications would result in a general degradation of the natural environment in the area.
- R3. There is insufficient information in the submission to demonstrate that land is not available for the proposed development within the "Village Type Development" zones of applicants village in Tai Po Mei or Tung Tsz Village.
- R4. The approval of the application would set an undesirable precedent for similar developments within the "GB" zone, the cumulative effect of which would aggravate the traffic condition of the local road network.
- R5. There is no information in the submission to demonstrate that land is not available within the "Village Type Development" zones in the area for the proposed development.
- R6. The subject site was separated from the village proper of Tung Tsz Village by Tung Tsz Road. Village expansion should be confined to the east of Tung Tsz Road which served as a good physical boundary between the "Village Type Development" ("V") and "Green Belt" ("GB") zones. The "GB" zoning of the subject site was appropriate to define the limits of urban development areas by natural features so as to contain urban sprawl as well as to provide recreational outlet.
- R7. Small House developments should be encouraged to be located within "V" zones and there was insufficient information in the submission to demonstrate that land was not available in the "V" zones.
- R8. The approval of the request for amendment would set an undesirable precedent for other similar requests to the west of Tung Tsz Road. The cumulative effect of approving such request for amendment would result in a general degradation of the natural environment.



圖例 LEGEND

覆核地點(約:1.65ha)
(界線只作識別用)
AREA UNDER REVIEW
(1.65 ha ABOUT)
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)



地點'A' (約:0.16ha)
AREA 'A' (0.16 ha ABOUT)



定期發生清除植物、傾倒及填土的地點
AREA SUBJECT TO PERIODIC CLEARANCE
OF NATURAL VEGETATION, DUMPING AND
LAND FILLING ACTIVITIES

V

鄉村式發展
VILLAGE TYPE DEVELOPMENT

G/C

政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY

AGR

農業
AGRICULTURE

GB

綠化地帶
GREEN BELT



河道
STREAM

本摘要圖於2011年5月26日提備，
所根據的資料為測量圖編號
3-SE-16C、16D、21A及21B
EXTRACT PLAN PREPARED ON 26.5.2011
BASED ON SURVEY SHEETS No.
3-SE-16C, 16D, 21A & 21B

"GREEN BELT" AREA
WEST OF TUNG TSZ ROAD

EXISTING LAND USES

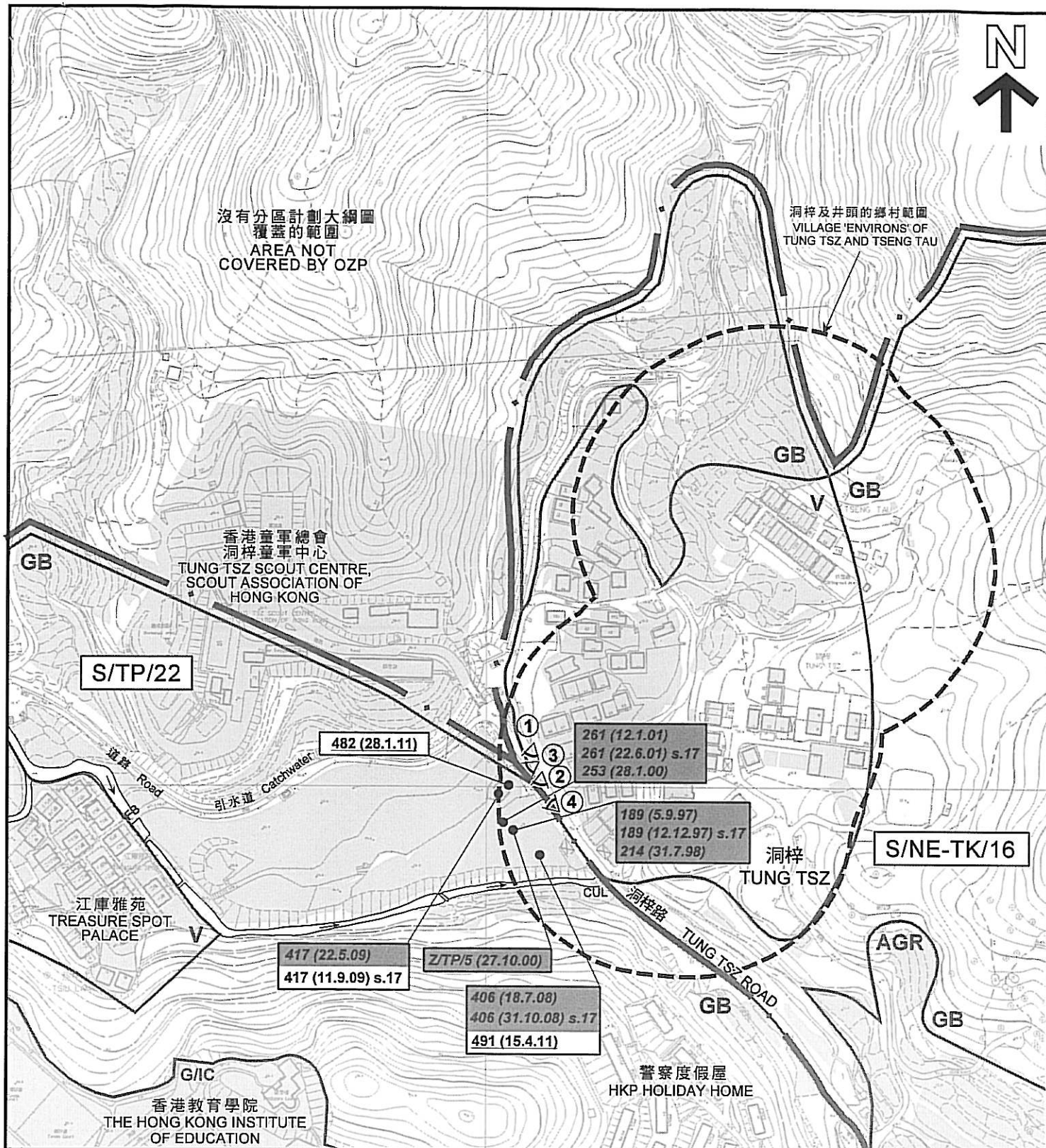
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METRES SCALE 1:3 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/11/42A

圖 PLAN
1



圖例 LEGEND

私人土地
PRIVATE LOTS

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

AGR 農業
AGRICULTURE

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY

GB 綠化地帶
GREEN BELT

139 (7.11.97)

延期
DEFERRED

河道
STREAM

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

139 (7.11.97)

獲批准的申請
APPROVED APPLICATION
被拒絕的申請
REJECTED APPLICATION

358 (14.9.01)

139 (7.11.97)

會議日期
DATE OF MEETING

申請編號
APPLICATION NUMBER

本摘要圖於2011年5月18日擬備，
所根據的資料為測量圖編號
3-SE-16C、16D、21A及21B
EXTRACT PLAN PREPARED ON 18.5.2011
BASED ON SURVEY SHEETS No.
3-SE-16C, 16D, 21A & 21B

"GREEN BELT" AREA
WEST OF TUNG TSZ ROAD
LAND STATUS AND
PREVIOUS PLANNING APPLICATIONS

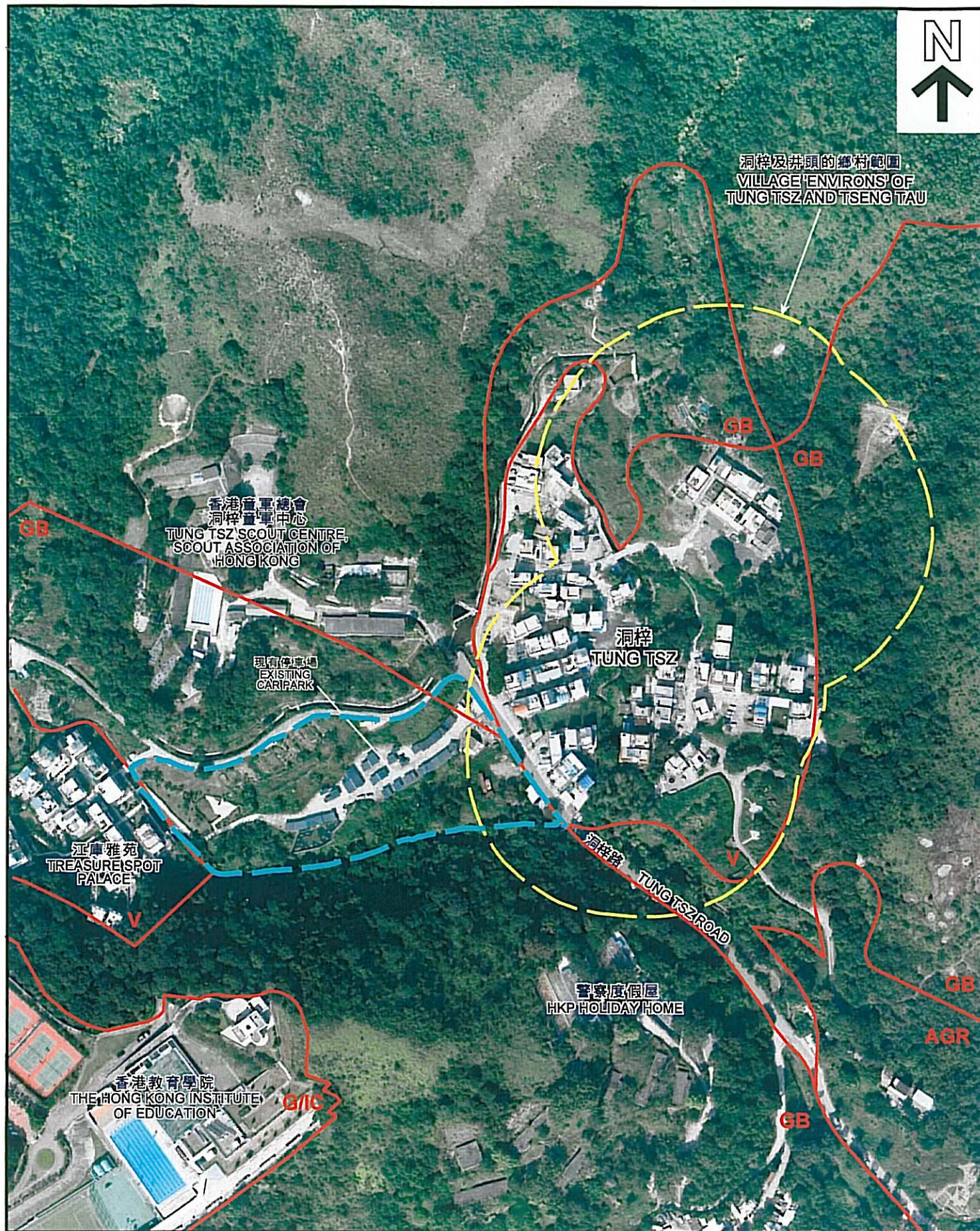
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/11/42A

圖 PLAN
2



覆核地點 (界線只作識別用)
AREA UNDER REVIEW
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2011年5月13日擬備，
所根據的資料為地政總署
於2009年11月24日拍得的航攝照片
編號CS26412

EXTRACT PLAN PREPARED ON 13.5.2011
BASED ON AERIAL PHOTO No. CS 26412
TAKEN ON 24.11.2009 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

"GREEN BELT" AREA
WEST OF TUNG TSZ ROAD

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/11/42A

圖 PLAN
3



香港童軍總會
洞梓童軍中心
TUNG TSZ SCOUT CENTRE
SCOUT ASSOCIATION OF
HONG KONG

洞梓
TUNG TSZ

警察度假屋
HKP HOLIDAY HOME

洞梓路
TUNG TSZ ROAD



覆核地點 (界線只作識別用)
AREA UNDER REVIEW
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2011年5月13日擬備，
所根據的資料為地政總署
於1994年4月7日拍得的航攝照片
編號A37796

EXTRACT PLAN PREPARED ON 13.5.2011
BASED ON AERIAL PHOTO No.A37796
TAKEN ON 7.4.1994 BY
LANDS DEPARTMENT

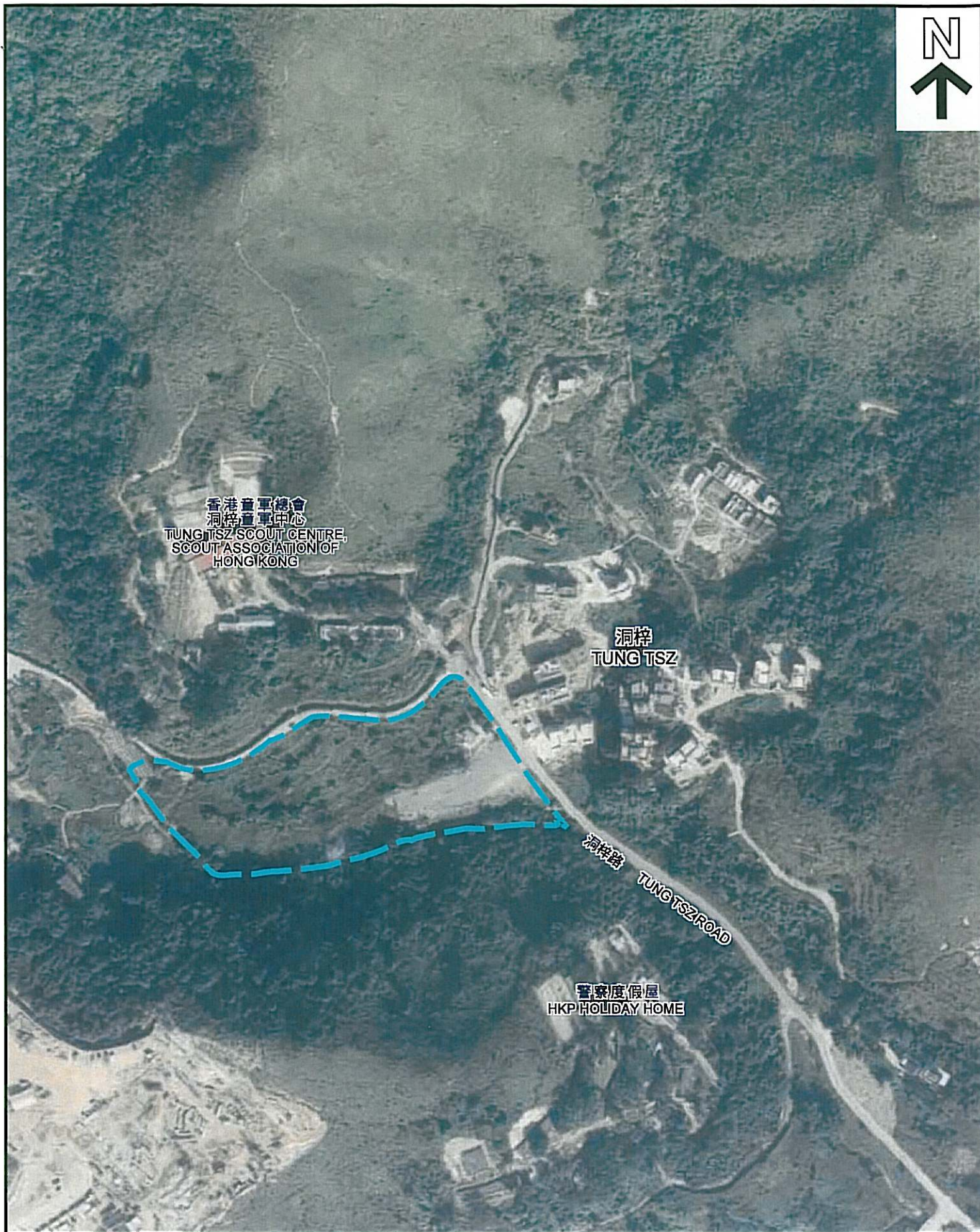
航攝照片攝於 7. 4. 1994
AERIAL PHOTO TAKEN ON 7.4.1994

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/11/42A

圖 PLAN
4a



覆核地點 (界線只作識別用)
AREA UNDER REVIEW
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2011年5月13日擬備，
所根據的資料為地政總署
於1995年12月8日拍得的航攝照片
編號CN12876

EXTRACT PLAN PREPARED ON 13.5.2011
BASED ON AERIAL PHOTO No.CN12876
TAKEN ON 8.12.1995 BY
LANDS DEPARTMENT

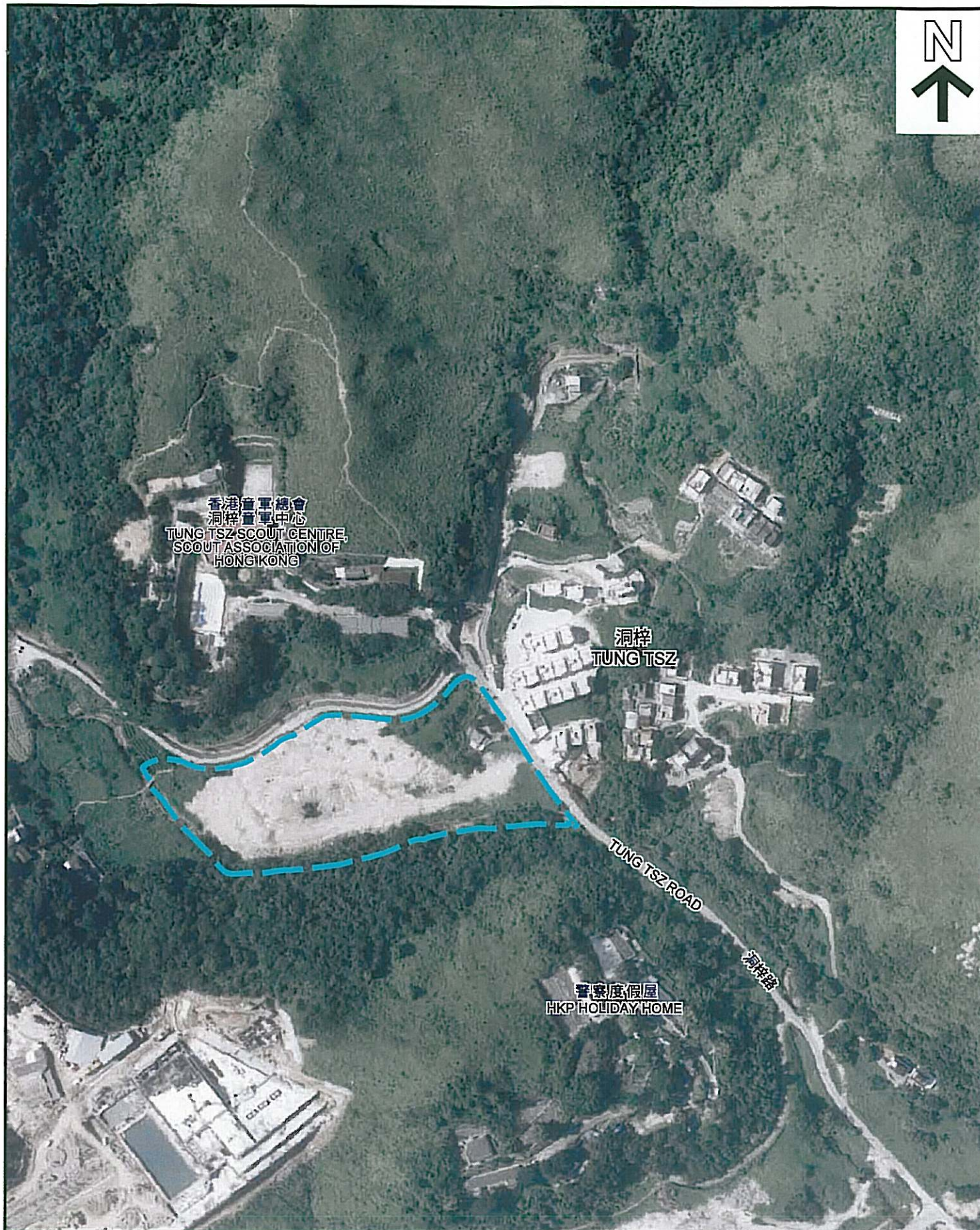
航攝照片攝於 8. 12. 1995
AERIAL PHOTO TAKEN ON 8.12.1995

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/11/42A

圖 PLAN
4b



覆核地點 (界線只作識別用)
AREA UNDER REVIEW
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2011年5月13日擬備，
所根據的資料為地政總署
於1997年5月15日拍得的航攝照片
編號CN16852

EXTRACT PLAN PREPARED ON 13.5.2011
BASED ON AERIAL PHOTO No.CN16852
TAKEN ON 15.5.1997 BY
LANDS DEPARTMENT

航攝照片攝於 15. 5. 1997
AERIAL PHOTO TAKEN ON 15.5.1997

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/11/42A

圖 PLAN
4c



香港童軍總會
洞梓童軍中心
TUNG TSZ SCOUT CENTRE,
SCOUT ASSOCIATION OF
HONGKONG

洞梓
TUNG TSZ

江庫雅苑
TREASURE SPOT
PALACE

香港教育學院
THE HONG KONG INSTITUTE
OF EDUCATION

警察度假屋
HKP HOLIDAY HOME

TUNG TSZ ROAD

洞梓路



覆核地點 (界線只作識別用)
AREA UNDER REVIEW
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2011年5月13日擬備，
所根據的資料為地政總署
於2004年6月11日拍得的航攝照片
編號CW57582

EXTRACT PLAN PREPARED ON 13.5.2011
BASED ON AERIAL PHOTO No.CW57582
TAKEN ON 11.6.2004 BY
LANDS DEPARTMENT

航攝照片攝於 11. 6. 2004
AERIAL PHOTO TAKEN ON 11.6.2004

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/11/42A

圖 PLAN
4d



覆檢地點 (界線只作識別用)
AREA UNDER REVIEW
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2011年5月13日擬備，
所根據的資料為地政總署
於2005年10月26日拍得的航攝照片
編號CW66940

EXTRACT PLAN PREPARED ON 13.5.2011
BASED ON AERIAL PHOTO No.CW66940
TAKEN ON 26.10.2005 BY
LANDS DEPARTMENT

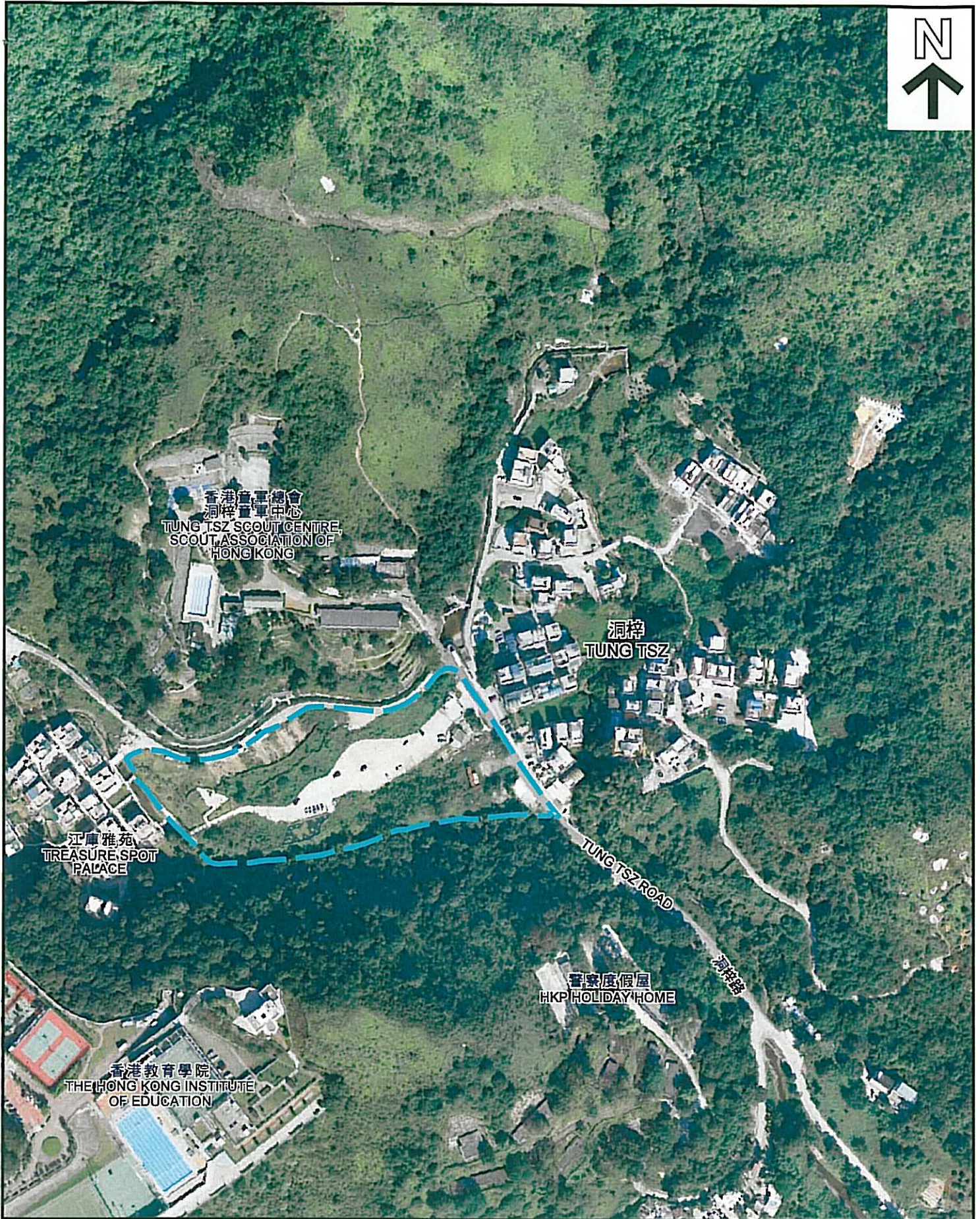
航攝照片攝於 26. 10. 2005
AERIAL PHOTO TAKEN ON 26.10.2005

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/11/42A

圖 PLAN
4e



覆檢地點 (界線只作識別用)
AREA UNDER REVIEW
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2011年5月13日擬備，
所根據的資料為地政總署
於2006年12月22日拍得的航攝照片
編號CS03492

EXTRACT PLAN PREPARED ON 13.5.2011
BASED ON AERIAL PHOTO No.CS03492
TAKEN ON 22.12.2006 BY
LANDS DEPARTMENT

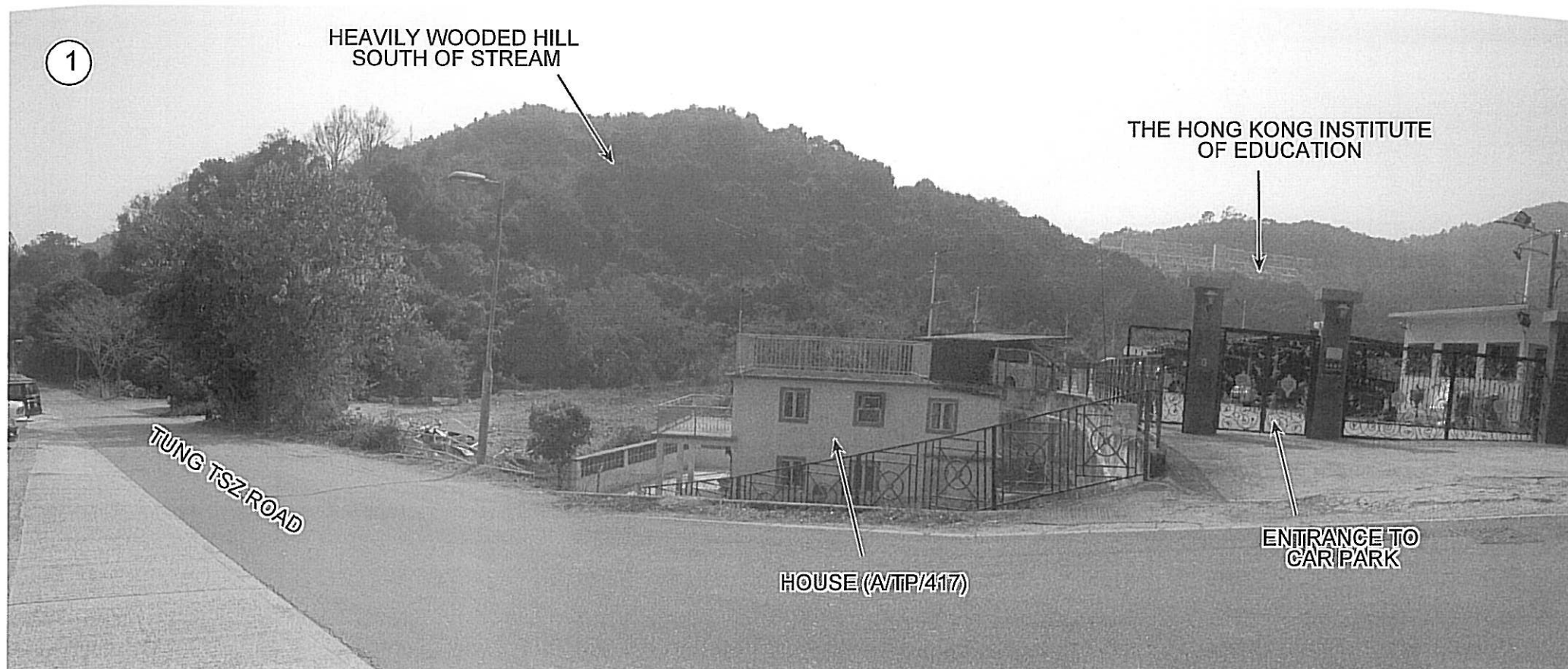
航攝照片攝於 22. 12. 2006
AERIAL PHOTO TAKEN ON 22.12.2006

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/11/42A

圖 PLAN
4f



本圖於2011年5月13日擬備，所根據
的資料為攝於2011年2月1日
的實地照片

PLAN PREPARED ON 13.5.2011 BASED ON
SITE PHOTO TAKEN ON 1.2.2011

實地照片 SITE PHOTO

"GREEN BELT" AREA
WEST OF TUNG TSZ ROAD

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/11/42A

圖 PLAN
5a



VACANT LAND BETWEEN CAR PARK & STREAM

本圖於2011年5月13日擬備，所根據
的資料為攝於2011年2月1日
的實地照片

PLAN PREPARED ON 13.5.2011 BASED ON
SITE PHOTO TAKEN ON 1.2.2011

實地照片 SITE PHOTO

"GREEN BELT" AREA
WEST OF TUNG TSZ ROAD

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/11/42A

圖 PLAN
5b



RETAINING STRUCTURE FOR CAR PARK



HOUSE (A/TP/417)

實地照片 SITE PHOTO

"GREEN BELT" AREA
WEST OF TUNG TSZ ROAD

本圖於2011年5月13日擬備，所根據
的資料為攝於2011年1月11日
的實地照片
PLAN PREPARED ON 13.5.2011 BASED ON
SITE PHOTOS TAKEN ON 11.1.2011

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/11/42A

圖 PLAN
5c