

TOWN PLANNING BOARD

TPB Paper No. 9374

**For Consideration by
The Town Planning Board on 28.6.2013**

**DRAFT MAN KAM TO OUTLINE ZONING PLAN (OZP) NO. S/NE-MKT/C
FURTHER CONSIDERATION OF A NEW PLAN**

DRAFT MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/C
FURTHER CONSIDERATION OF A NEW PLAN

1. Introduction

The purposes of this paper are to:

- (a) report on the results of the consultation with the North District Council (NDC) and the Ta Kwu Ling District Rural Committee (TKLDRC), and other public views on the draft Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/B; and
- (b) seek Members' agreement that the draft Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/C, its Notes and Explanatory Statement (**Attachments I to III**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance) for public inspection.

2. Background

- 2.1 On 30.7.2010, the draft Man Kam To Development Permission Area (DPA) Plan No. DPA/NE-MKT/1 was exhibited for public inspection under section 5 of the Ordinance. In accordance with section 20(5) of the Ordinance, the DPA Plan is effective for three years until 30.7.2013 unless an extension is obtained from the CE in C. Opportunities were taken to review the land use zonings in Man Kam To area and the findings of the reviews were presented to the Town Planning Board (the Board) on 26.4.2013. On 26.4.2013, the Board gave preliminary consideration to the draft Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/B (TPB Paper No. 9329) and agreed that the draft OZP was suitable for submission to the NDC and the TKLDRC for consultation. An extract of the minutes of the Board's meeting held on 26.4.2013 and TPB Paper No. 9329 are at **Attachments IV and V** for Members' reference.

- 2.3 For Members' easy reference, major land use proposals of the draft OZP as compared to the existing DPA Plan have been highlighted in the TPB Paper No. 9329 and recapitulated below:

"Village Type Development" ("V") Zone (Plan 1)

- (a) in response to the request of the indigenous villagers of Chow Tin Tsuen for expansion of its "V" zone, the "V" zone boundary of Chow Tin Tsuen had been reviewed, together with the other three recognized villages of Muk Wu, Muk Wu Nga Yiu, and Fung Wong Wu. No change was proposed for the "V" zones of all four villages as the size of the existing "V" zones of these villages were already equivalent to that of their 'Village Environs' ('VE') and the boundaries of the "V" zones of Muk Wu and Muk Wu Nga Yiu had already been fully deliberated during the hearing in 2011. There had been no significant changes in planning circumstances;
- (b) in response to the Green Groups' proposal to rezone the wet agricultural land at the north-western part of Chow Tin Tsuen from "V" to "CA" or "GB" (**Plan 2**), no change was proposed as the issue had been fully deliberated during the hearing in 2011 and there had been no change in planning circumstance nor new evidence to justify the rezoning;
- (c) to address the Green Groups' concerns on potential impacts of developments, in particular, Small Houses within "V" zone, on existing stream courses in the Area, the current administrative practice to consult concerned departments including AFCD and Planning Department (PlanD) on Small House applications in close proximity to existing stream course will be clearly stipulated in the Explanatory Statement of the draft OZP. Besides, any diversion of streams or filling of ponds to effect any permitted uses would also require permission from the Board in accordance with the Notes of the "V" zone;

Proposed Columbarium, Crematorium and Funeral Related Uses at Existing Sandy Ridge Cemetery

- (d) upon completion of the feasibility study undertaken by CEDD, it is recommended that an all-inclusive funeral venue and services, including crematorium, funeral parlours, visitor service centre, ancillary restaurant

and convenience store, with provision of at least 200,000 niches would be developed in the existing Sandy Ridge Cemetery. The concerned area will be zoned “OU(Cemetery, Crematorium and Funeral Related Uses)” on the draft OZP to better reflect the planned uses; and

Development at Kong Nga Po Ex-borrow Area

- (e) an engineering study had been commissioned by the Civil Engineering and Development Department (CEDD) to examine the development feasibility of the Kong Nga Po site for residential use and is scheduled for completion in April 2014. It was proposed to zone the concerned site as “Undetermined” on the draft OZP pending completion of the study and amalgamation of the whole site on one statutory plan when opportunity arises.

3. Public Consultation

- 3.1 The NDC and TKLDRC were consulted on the draft OZP on 20.5.2013 and 24.5.2013 respectively. Both NDC and TKLDRC expressed no objection and generally agreed to the land use proposals of the draft OZP. Major points of their concerns on land use planning and specific proposals from NDC and TKLDRC on the draft OZP are highlighted below:

General Comments

Existing Agricultural Policy

- (a) TKLDRC raised concern on the existing Government policy on agriculture and queried how the Government would assist the villagers in agricultural rehabilitation in view that there are land zoned “AGR” in Man Kam To but relevant measures are insufficient and guidance are unclear;

Development within “Recreation” Zone

- (b) TKLDRC queried the suitable mode of development of “REC” zone in the area and the prospect of its implementation;

Specific Proposals

Further Expansion of “V” Zone for Muk Wu (Plan 3)

- (c) TKLDRC proposed that the existing “V” zone for Muk Wu should be expanded in view of the anticipated increase in Small House demand upon opening up of the Closed Area; and

Provision of Access Roads, Footpaths and Cycle Tracks

- (d) TKLDRC expressed concerns on insufficient provision of access roads, footpaths and cycle tracks in Man Kam To area. They considered that the existing road capacity was insufficient to accommodate larger vehicles and suggested that Lin Ma Hang Road should be widened in order to cope with the anticipated increase of visitors, upon opening up of the Closed Area. It was also suggested that more footpaths and cycle tracks should be provided for the safety and enjoyment of the local residents and visitors.

- 3.2 A meeting between PlanD and the Green Groups (including World Wide Fund for Nature Hong Kong (WWF), Kadoorie Farm and Botanic Garden (KFBG), the Conservancy Association (CA), Green Power (GP) and Designing Hong Kong (DHK)) was held on 2.5.2013 to seek their views on the land use proposals of the draft Man Kam To OZP. Comments and specific land use proposals submitted by the Green Groups are at **Attachments VIa to VIe** for Members’ reference. The Green Groups’ comments and major proposals in respect of the draft OZP are summarized below:

General Comments

- (a) KFBG suggested to observe and take into consideration the Convention on Biological Diversity that has been extended to Hong Kong in the preparation of the draft OZP;

Specific Proposals

Rezone the Fung Shui Woodlands in Muk Wu from “GB” to “CA” (Plan 4)

- (b) in view of its local biodiversity and the vast size (about 2.5 ha), WWF recommended to rezone the fung shui woodlands in Muk Wu from “Green Belt” (“GB”) to “Conservation Area” (“CA”) in order to further conserve its ecological value and protect it from encroachment of any future development;

Rezone the Wet Agricultural Land from “V” to “GB” or “Agriculture” (“AGR”) (Plan 2)

- (c) WWF proposed that the active wet agricultural land which is currently zoned “V” to the northwest of Chow Tin Tsuen should be rezoned to “GB” or “AGR”, considering that the land is still active in farming activities. Thus, it is important to maintain its ecological function and to keep it intact from human disturbance since wet agricultural land have been declining in Hong Kong due to urbanization; and

Restrictions on Land Filling/Excavation in “REC” Zone

- (d) WWF suggested that there should be more stringent restrictions on land filling and excavation activities on land covered by the “Recreation” (“REC”) zone at Ta Kwu Ling Village and to the east of Fung Wong Wu village. WWF was concerned about the fly-tipping problem that might be caused by unrestricted land fillings for recreational activities which would lead to adverse impacts on the existing drainage, ecology and landscape of the area.

4. Planning Department’s Responses

The above comments made by the NDC and the TKLDRC, and proposals submitted by the Green Groups as illustrated in paragraph 3 have been circulated to concerned departments for comments. In consultation with the departments concerned, PlanD’s responses on the points raised by the NDC, the TKLDRC and the Green Groups are as follows:

4.1 General Issues

Convention on Biological Diversity

- (a) The Convention on Biological Diversity was formally extended to Hong Kong in 2011. It is an international treaty which emphasizes the importance of biological diversity to human well-being. During the preparation of the draft OZP, due consideration has been given to the importance of the rich variety of flora and fauna within the planning area based on AFCD's advice with a view to striking a proper balance between nature conservation and development;

Existing Agricultural Policy

- (b) according to the AFCD, the existing agricultural policy aims to facilitate development in agricultural industry, improve the productivity, develop modernization in the industry, promote environmental-friendly agricultural technology, and produce high quality agricultural products that are safe and of high-value, by providing suitable infrastructure, technical support and low-interest loans. Farmers could approach AFCD for assistance;

Development within "REC" Zone

- (c) according to the FCA Study, the flat land and abandoned agricultural land in the Closed Area were considered suitable for recreational uses in view of their relatively low ecological and landscape values. In Man Kam To area, an area to the north of Ping Yuen River around Ta Kwu Ling Village and a small area to the east of Fung Wong Wu are designated as "REC" zone in view of the existing extensive abandoned agricultural land adjoining traditional villages that may have tourism opportunities. The "REC" zones are currently accessible via Ping Che Road to the east and Lin Ma Hang Road to the north, and will be served by the new roads connecting to the Liantang/Heung Yuen Wai Boundary Control Point in the future. It is intended to provide for recreational uses such as holiday camp. There is also good potential for development of cultural heritage tourism with linkage to the traditional villages and historical sites in Man Kam To;

4.2 Specific Issues

Further Expansion of the "V" Zone of Muk Wu (Plan 3)

- (a) the “V” zone boundary of Muk Wu had been reviewed and given preliminary consideration by the Board on 26.4.2013. It was agreed that no change was to be proposed to the existing “V” zone boundary as its size was already equivalent to the size of ‘VE’ (i.e. 4.88 ha). Based on the established criteria that were agreed by the Board on 8.9.2011 in reviewing the “V” zones, the “V” zones would be adjusted to meet the increased demand figure but only up to the limit equivalent to the area bounded by the ‘VE’. Nevertheless, in the event that the designated “V” zone (albeit size already adjusted to match the size of ‘VE’) is not adequate to meet the future demand, there is provision under the Notes of the draft OZP for submitting planning applications for Small House developments to the Board;

Provision of Access Roads, Footpaths and Cycle Tracks

- (b) according to the covering Notes of the draft OZP, the provision and maintenance or repair of footpath, cycle track and road works co-ordinated or implemented by Government is always permitted on land falling within the boundaries of the OZP. As advised by the Highways Department (HyD), the project of “Widening of two Sections of Lin Ma Hang Road (Sections between Ping Yuen River and Ping Che Road and between Tsung Yuen Ha and Lin Ma Hang)” was currently at the stage of investigation. The investigation consultancy study commenced in August 2012 and was scheduled for completion in August 2013. It is anticipated that the road widening project would be able to improve the road conditions to cater for the traffic flow increases upon reduction of the Closed Area. According to the proposed road widening scheme which may be subject to revision, footpaths will be provided along the widening sections of the road. HyD indicates that the local villagers will be consulted upon completion of the investigation consultancy study;

Rezoning the Fung Shui Woodlands in Muk Wu from “GB” to “CA” (Plan 4)

- (c) the current “GB” zoning was designated according to the FCA Study which had evaluated the woodlands as of low to moderate ecological value, mainly due to its low abundance and richness of wildlife, moderate size (in Hong Kong) and low flora and fauna diversity. Such findings were also agreed by the AFCD. As such, the current “GB”

zone for the fung shui woodlands in Muk Wu is considered appropriate;

Rezoning of Wet Agricultural land from “V” to “GB” or “AGR” (Plan 2)

- (d) the “V” zone boundary for Chow Tin Tsuen had already been fully deliberated during the hearing of representations and comment on 9.8.2011. Given that there is no change in planning circumstances, the Board agreed on 26.4.2013 to maintain the same “V” zone. Moreover, according to the recommendation of the FCA Study, the concerned area was of moderate ecological value, and the “V” zone boundary of Chow Tin Tsuen was agreed by the AFCD, after taking into account various factors such as the existing ‘VE’, local topography, settlement patterns, ecologically important areas and other site specific characteristics including vegetations, burial grounds and stream courses etc; and

Restrictions on Land Filling/Excavation in “REC” Zone

- (e) According to the FCA Study and confirmed by the AFCD, the area designated as “REC” zone is generally dominated by grassland and shrubland and is of relatively low ecological and landscape value. It is considered not necessary to impose control on land filling/excavation in development zones. However, diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activity.

5. Land Use Zonings (Attachment I)

Having regard to the above, the proposed land use zonings of the draft Man Kam To OZP No. S/NE-MKT/C are as follows:

5.1 “Village Type Development” Zone

About 27.62 ha of land are zoned “V” to cover the four recognized villages within the Area, i.e. Muk Wu, Muk Wu Nga Yiu, Chow Tin Tsuen and Fung Wong Wu and areas of land suitable for village expansion. The boundary of “V” zone is drawn up having regard to the existing village ‘environs’, outstanding Small House applications, Small House demand forecast, local

topography, existing settlement pattern, ecologically important areas and other site specific characteristics. Areas of difficult terrain, dense vegetation, burial grounds and streamcourses have been avoided where possible. In order to provide opportunities for short-term accommodation in existing NTEH, “Hotel (Holiday House only)” may also be permitted on application to the Board.

5.2 “Government, Institution or Community” Zone

About 11.28 ha of land are zoned “Government, Institution or Community” (“G/IC”) to provide land for uses directly to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Major existing facilities under this zoning include Ling Ying Public School, three pumping stations and staff quarter, Hong Kong Police Force Man Kam To Operation Base, MacIntosh Forts at Nam Hang and Nga Yiu, a livestock monitoring station, an animal inspection station and food inspection facilities at Man Kam To Boundary Control Point. Two disused schools (ex-Sam Wo Public School) at Lin Ma Hang Road near Muk Wu and ex-Lo Wu Public School also fall within this zone. According to the FCA Study, existing disused school buildings can be refurbished as a focal point for a possible farmland rehabilitation and organic farm centre to promote eco-tourism within the Area. The “G/IC” zoning of the school is proposed to be retained.

5.3 “Recreation” Zone

About 16.68 ha of land are zoned “Recreation” (“REC”) for recreational developments such as horse riding school, visitor centre, local historical museum, camping ground, recreational facilities or adventure park for the use of general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. The “REC” zone covers an area to the north of Ping Yuen River around Ta Kwu Ling Village and a small area to the east of Fung Wong Wu. The recreational development in this area should be restricted to low-intensity development so as not to overload the infrastructure of the area. No residential development (except NTEH) shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys.

5.4 “Other Specified Uses” Zone

A total of 108.96 ha of land are zoned “Other Specified Uses” (“OU”) to provide land of specific uses in the Area. These uses include “OU(Boundary Crossing Facilities)” (10.15 ha) that covers the existing Lo Wu and Man Kam To BCPs and “OU (Railway)” (6.73 ha) that covers a strip of land to the east of Ng Tung River primarily for the railway track of the Mass Transit Railway (East Rail Line). The “OU (Cemetery, Columbarium, Crematorium and Funeral Related Uses)” (92.08 ha) covers the existing Sandy Ridge Cemetery and land proposed for columbarium, crematorium, funeral parlours and other funeral related uses, and a visitor service center, ancillary restaurant and convenience store serve the needs of the general public. A detailed design including detailed visual, environmental and traffic impact assessments on the site formation and associated infrastructural works would commence in July 2013. The site formation works is recommended to be implemented in two phases for completion in January 2022 for Phase 1 and September 2026 for Phase 2.

5.5 “Agriculture” Zone

About 59.73 ha of land are zoned “Agriculture” (“AGR”) to retain and safeguard good quality agricultural land, farm and fish ponds for agricultural purposes as well as to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The “AGR” zone in this Area covers parcels of land near Muk Wu (along Lin Ma Hang Road) and near Lo Shue Ling (southwest of Chow Tin Tsuen) and also the agricultural land of good quality in lowland areas in the west and central parts of the Area.

5.6 “Green Belt” Zone

To define 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, about 114.22 ha of land are zoned “GB”. This zone mainly covers the mountainous areas west of the boundary crossing at Man Kam To and in Lo Shue Ling in the east, the densely vegetated areas which include fung-shui woodlands which are mainly scattered around the village settlements including Chow Tin Tsuen and Muk Wu and the permitted burial grounds for indigenous villagers. There is a general presumption against development within the “GB” zone.

5.7 “Conservation Area” Zone

A total of about 4.24 ha of “CA” zone covers a small patch of land at Yuen Leng Chai near the foothill of Sandy Ridge and existing fish ponds/wetlands which were created as an ecological mitigation area associated with the previous Sham Chun River regulation works located to the west of McIntosh Fort at Nam Hang. The planning 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.

5.8 “Undetermined” Zone

The northern portion of an ex-borrow area at Kong Nga Po, located on formed (from previous use as a soil borrow site) Government land of about 3.23 ha is zoned “Undetermined”. Under the FCA Study, the ex-borrow area was recommended for comprehensive development for residential use with the provision of open space and other supporting facilities. As the Kong Nga Po area currently straddles over the draft Man Kam To, the Fu Tei Au & Sha Ling and Hung Lung Hang OZPs, it is desirable to designate the whole site under one zoning on one statutory plan to achieve the planning intention for comprehensive development. The site is subject to an engineering feasibility study currently undertaken by the CEDD. An appropriate zoning will be designated upon completion of the study.

5.9 A table comparing the land use budget of Man Kam To area covered by the approved Man Kam To DPA Plan No. DPA/NE-MKT/3 and the draft Man Kam To OZP No. S/NE-MKT/C is shown below:

Table 1: Land Use Budget of Man Kam To Area covered by the approved Man Kam To DPA Plan No. DPA/NE-MKT/3 and the draft Man Kam To OZP No. S/NE-MKT/C

Zoning		Approved Man Kam To DPA Plan No. DPA/NE-MKT/3 (ha / %)		Draft Man Kam To OZP Plan No. S/NE-MKT/C (ha / %)		Increase / Decrease (ha / %)	
Village Development	Type	27.62	7.81	27.62	7.81	No change	No change
Government, Institution	or	11.28	3.19	11.28	3.19	No change	No change

Community						
Recreation	16.68	4.72	16.68	4.72	No change	No change
Other Specified Uses	108.96	30.80	108.96	30.80	No change	No change
Agriculture	59.76	16.89	59.73	16.89	- 0.05	Minimal
Green Belt	114.19	32.28	114.22	32.28	+ 0.05	Minimal
Conservation Area	4.24	1.20	4.24	1.20	No change	No change
River Channel	7.77	2.20	7.77	2.20	No change	No change
Unspecified Use	3.23	0.91	--	--	--	--
Undetermined	--	--	3.23	0.91	--	--
Total Planning Area	353.73	100.00	353.73	100.00	No change	No change

6. Consultation

The NDC and the TKLDRC will be consulted after the Board's agreement to the publication of the draft Lin Ma Hang OZP under section 5 of the Town Planning Ordinance either before the gazetting or during the exhibition period of the OZP depending on the meeting schedules of NDC and TKLDRC.

7. Decision Sought

Members are invited to:

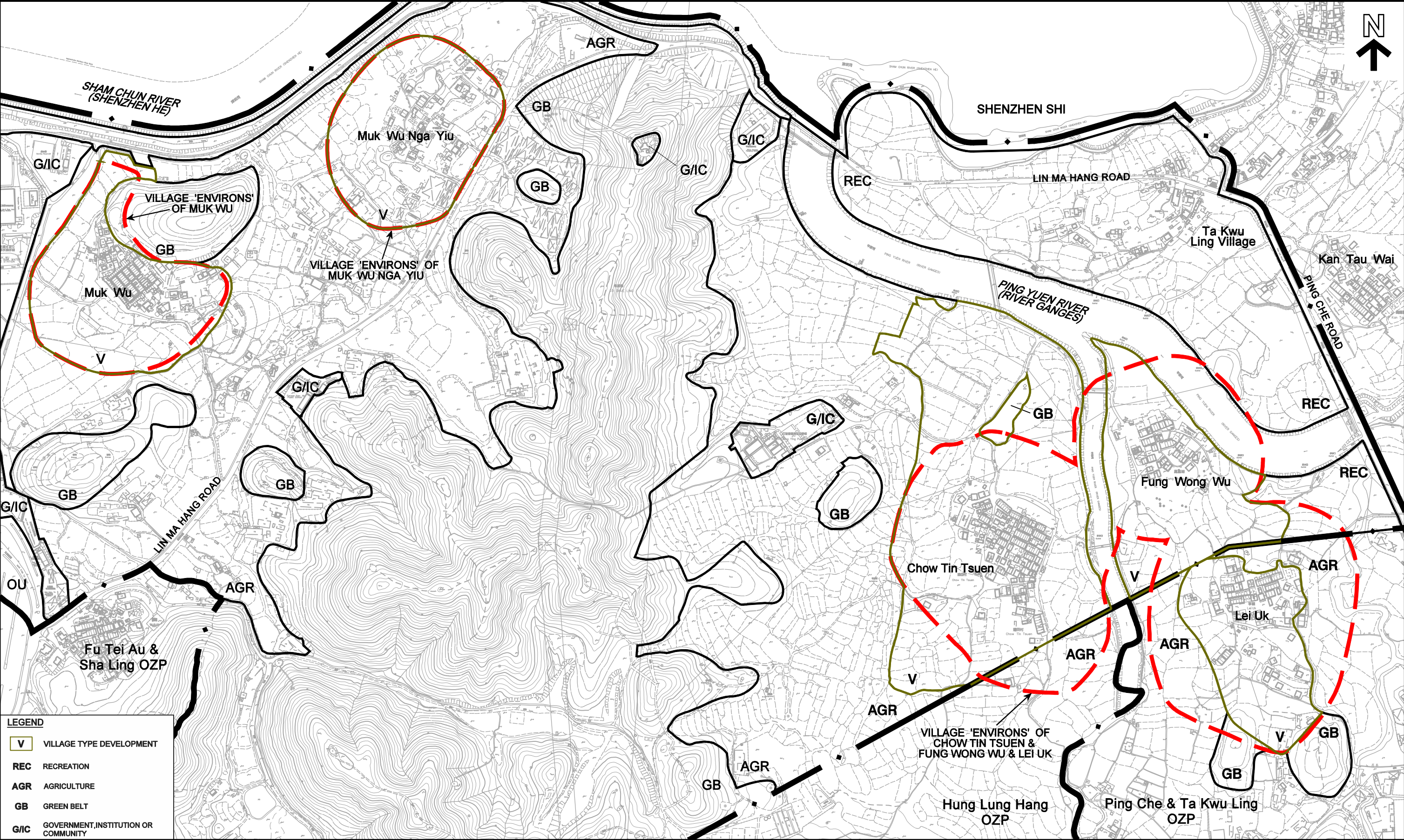
- (a) note the comments from and responses to the NDC, the TKLDRC and the Green Groups on the draft Man Kam To OZP No. S/NE-MKT/B;
- (b) agree that the draft Man Kam To OZP No. S/NE-MKT/C (to be renumbered as S/NE-MKT/1 upon gazetting) and its Notes (**Attachments I and II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the Explanatory Statement (**Attachment III**) as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Man Kam To OZP No. S/NE-MKT/C; and
- (d) agree that the Explanatory Statement is suitable for exhibition for public

inspection together with the draft OZP and issued under the name of the Board.

8. Attachments

Plan 1	“V” Zones and ‘VE’ Boundaries of Chow Tin Tsuen, Fung Wong Wu, Muk Wu and Muk Wu Nga Yiu
Plan 2	Review of “V” Zone Boundary of Chow Tin Tsuen in Relation to the Wet Agricultural Land
Plan 3	Review of “V” Zone Boundary of Muk Wu
Plan 4	Review of Zoning of the Fung-shui Woodlands in Muk Wu
Attachment I	Draft Man Kam To OZP No. S/NE-MKT/C
Attachment II	Notes of the Draft Man Kam To OZP No. S/NE-MKT/C
Attachment III	Explanatory Statement of the Draft Man Kam To OZP No. S/NE-MKT/C
Attachment IV	Extract of Minutes of the Town Planning Board Meeting held on 26.4.2013
Attachment V	TPB Paper No. 9329
Attachment VIa	E-mail from Kadoorie Farm and Botanic Garden Corporation dated 13.5.2013
Attachment VIb	E-mail from World Wide Fund for Nature Hong Kong dated 16.5.2013
Attachment VIc	E-mail from the Conservancy Association dated 23.5.2013
Attachment VId	E-mail from the Green Power dated 23.5.2013
Attachment VIe	E-mail from the Designing Hong Kong dated 4.6.2013

PLANNING DEPARTMENT
JUNE 2013



LEGEND

- V** VILLAGE TYPE DEVELOPMENT
- REC** RECREATION
- AGR** AGRICULTURE
- GB** GREEN BELT
- G/IC** GOVERNMENT, INSTITUTION OR COMMUNITY

EXTRACT PLAN PREPARED ON 7.6.2013
BASED ON SURVEY SHEETS No. 3-NW-12C,
12D, 13C, 17A, 17B, 17C, 17D, 18A & 18C

SITE PLAN


**"V" ZONES AND 'VE' BOUNDARIES
OF CHOW TIN TSUEN, FUNG WONG WU, MUK WU AND MUK WU NGA YIU**

SCALE 1 : 5 000

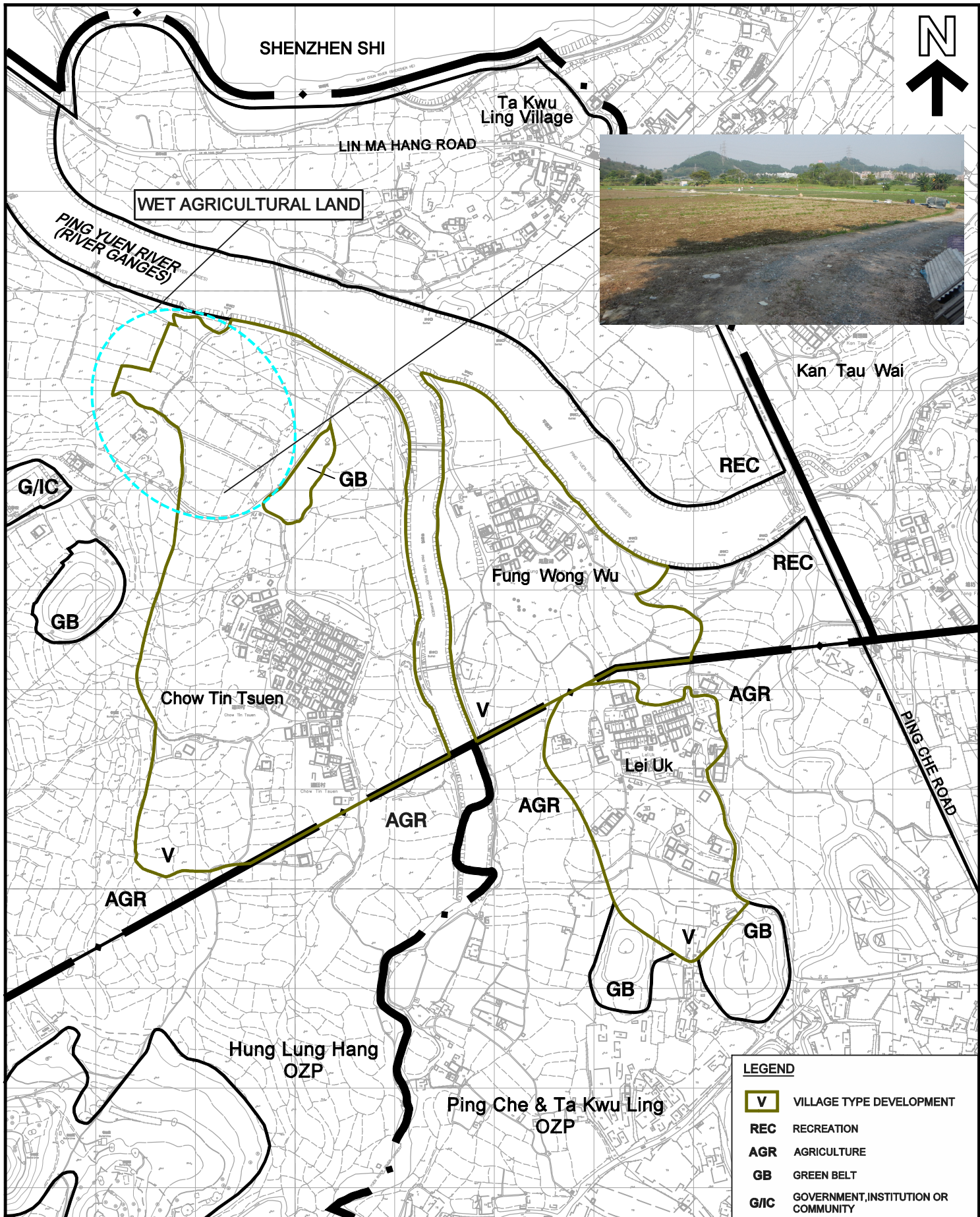
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**PLANNING
DEPARTMENT**

REFERENCE No.
M/NE/13/89



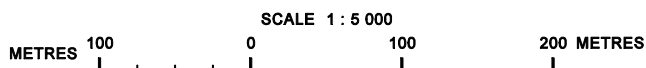
PLAN
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SITE PLAN

EXTRACT PLAN PREPARED ON 17.6.2013
BASED ON SURVEY SHEETS No. 3-NW-12D,
13C, 17B, 17D, 18A & 18C

REVIEW OF "V" ZONE BOUNDARY
OF CHOW TIN TSUEN IN RELATION TO
THE WET AGRICULTURAL LAND



**PLANNING
DEPARTMENT**

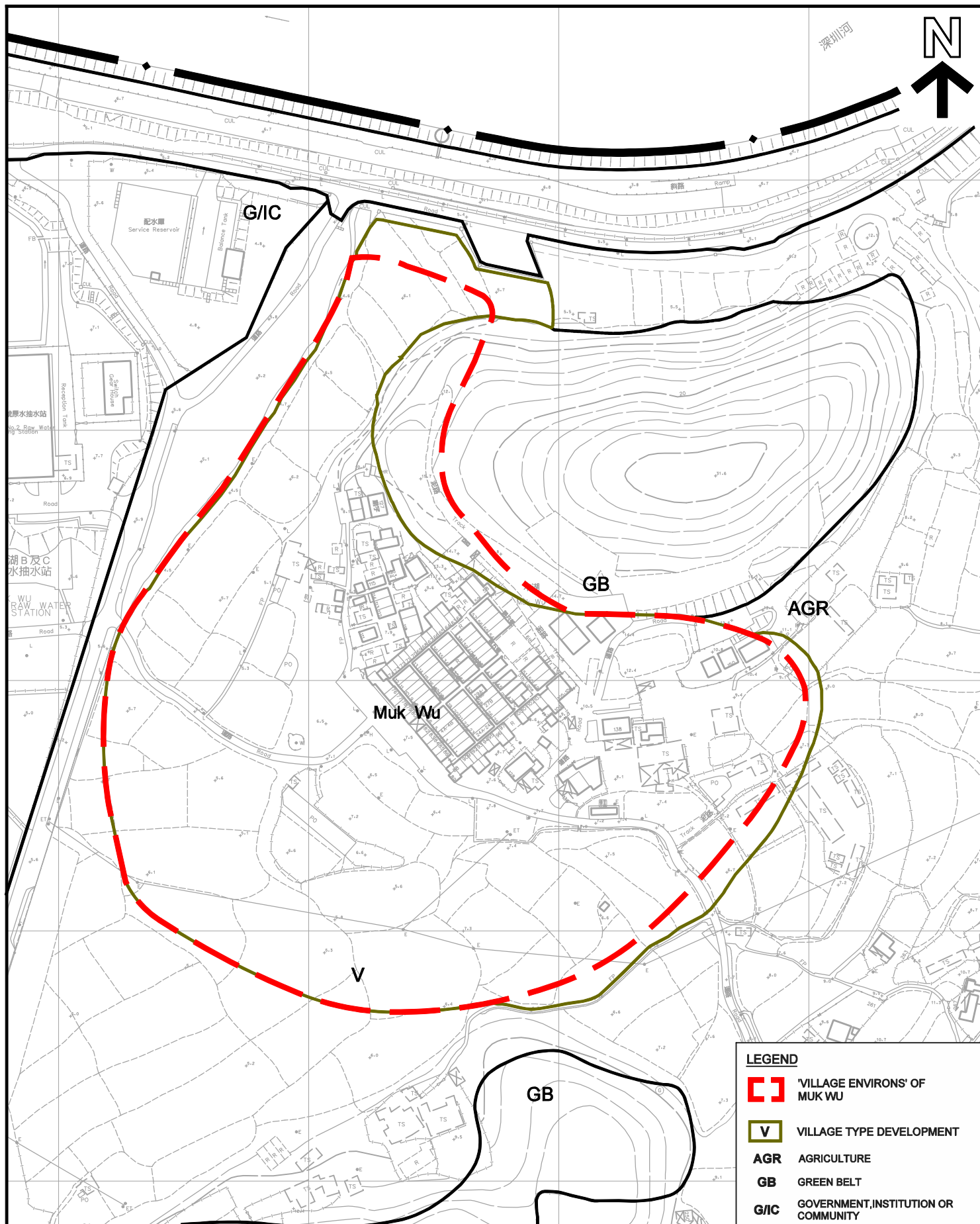


REFERENCE No.

M/NE/13/89

PLAN

2



LEGEND

- [] 'VILLAGE ENVIRONS' OF MUK WU
- [] VILLAGE TYPE DEVELOPMENT
- AGR** AGRICULTURE
- GB** GREEN BELT
- G/C** GOVERNMENT, INSTITUTION OR COMMUNITY

SITE PLAN

EXTRACT PLAN PREPARED ON 14.6.2013
BASED ON SURVEY SHEETS No. 3-NW-12C
& 17A

REVIEW OF "V" ZONE BOUNDARY
OF MUK WU

PLANNING
DEPARTMENT



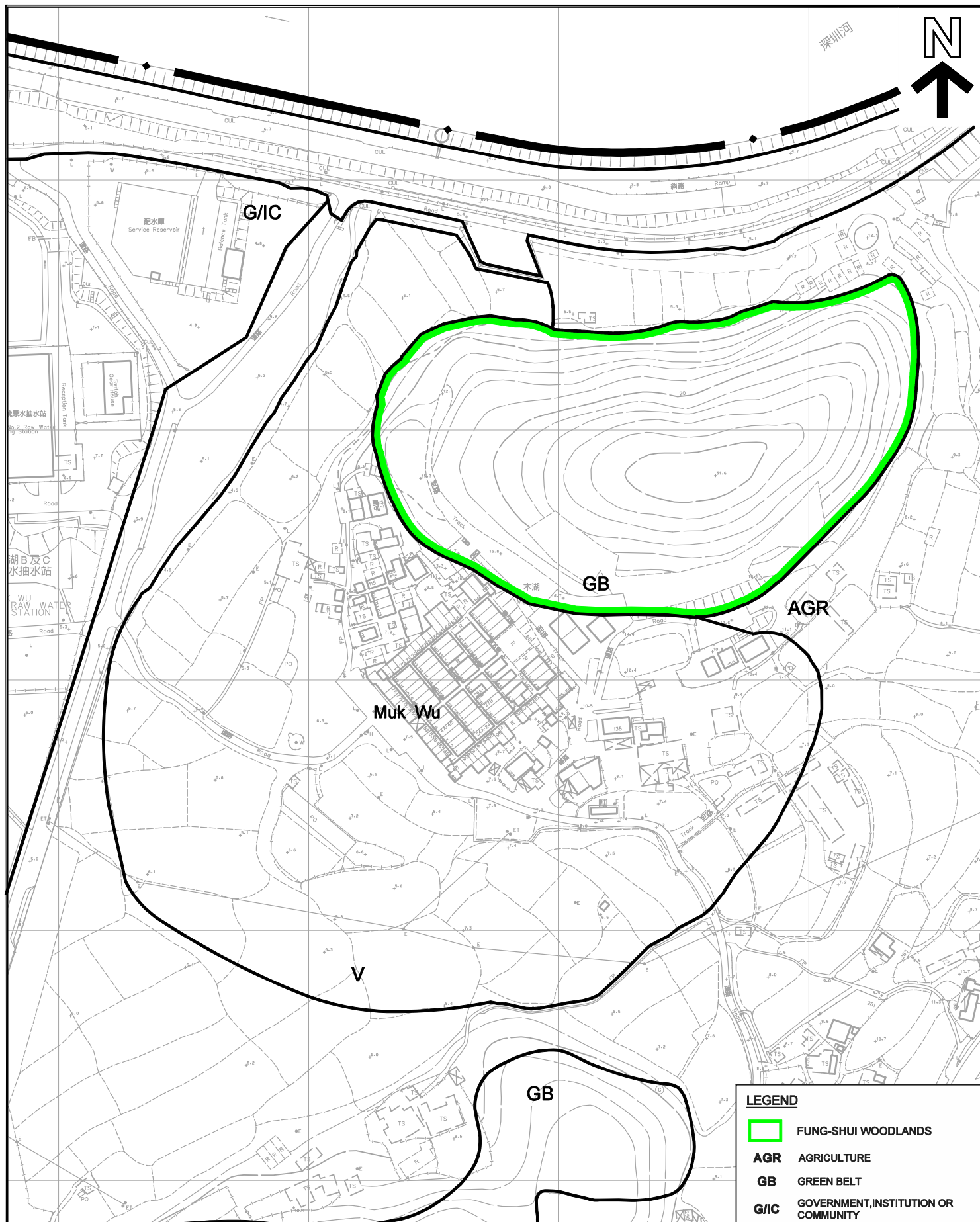
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M/NE/13/89

PLAN

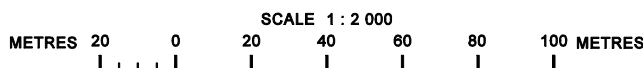
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LEGEND	
	FUNG-SHUI WOODLANDS
AGR	AGRICULTURE
GB	GREEN BELT
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY

<p>EXTRACT PLAN PREPARED ON 17.6.2013 BASED ON SURVEY SHEETS No. 3-NW-12C & 17A</p>		<p>SITE PLAN</p>		<p>PLANNING DEPARTMENT</p>	
		<p>REVIEW OF ZONING OF THE FUNG-SHUI WOODLANDS IN MUK WU</p>		<p>REFERENCE No. M/NE/13/89</p>	<p>PLAN 4</p>



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COMMUNICATIONS		交通
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

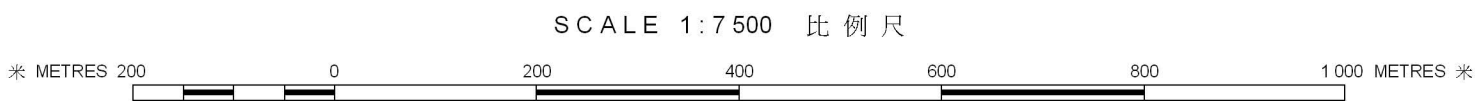
土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	27.62	7.81	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	11.28	3.19	政府、機構或社區
RECREATION	16.68	4.72	康樂
OTHER SPECIFIED USES	108.96	30.80	其他指定用途
UNDETERMINED	3.23	0.91	未決定用途
AGRICULTURE	59.73	16.89	農業
GREEN BELT	114.22	32.29	綠化地帶
CONSERVATION AREA	4.24	1.19	自然保育區
RIVER CHANNEL	7.77	2.20	河道
TOTAL PLANNING SCHEME AREA	353.73	100.00	規劃範圍總面積

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



香港城市規劃委員會依據城市規劃條例擬備的文錦渡分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MAN KAM TO - 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/NE-MKT/C

DRAFT MAN KAM TO OUTLINE ZONING PLAN
NO. S/NE-MKT/C

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

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

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

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

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

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

road, on-street vehicle park 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 (excavation or land/pond filling) is carried out and that the use or development is a use or development specified below:

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

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

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

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

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

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

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

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

DRAFT MAN KAM TO OUTLINE ZONING PLAN
NO. S/NE-MKT/C

Schedule of Uses

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

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

Eating Place
Library
School
Shop and Services

(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 draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or 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 draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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

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	Eating Place
Government Use (Police Reporting Centre only)	Flat
Holiday Camp	Golf Course
On-Farm Domestic Structure	Government Refuse Collection Point
Picnic Area	Government Use (not elsewhere specified)
Place of Recreation, Sports or Culture	Helicopter Landing Pad
Public Convenience	Hotel
Rural Committee/Village Office	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)
Tent Camping Ground	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

(Please see next page)

RECREATION (cont'd)

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.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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 diversion of streams or 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 draft 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
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For “Boundary Crossing Facilities” only

Ambulance Depot	Government Use (not elsewhere specified)
Boundary Crossing Facilities	
Eating Place	
Fire Station	
Government Refuse Collection Point	
Petrol Filling Station	
Police Station	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Radar, Navigational Aid, and Communication Devices	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Sewage Treatment/Screening Plant	
Shop and Services	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for the development of the boundary crossing facilities.

(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 “(Cemetery, Columbarium, Crematorium and Funeral Related Uses)” only

Columbarium
Crematorium
Funeral Facility
Government Use
Grave
Public Convenience
Public Transport Terminus or Station
Public Utility Installation

Eating Place
Place of Recreation, Sports or Culture
Religious Institution
Shop and Services
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of land for cemetery, columbarium, crematorium and funeral related facilities serving the needs of the general public.

For “Railway” only

Railway Track

Government Refuse Collection Point
Government Use (not elsewhere specified)
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for the railway track of the Mass Transit Railway (East Rail Line).

AGRICULTURE

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

Planning Intention

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

Remarks

Any diversion of streams or filling of land/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 draft development permission area plan 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 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 diversion of streams, 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.

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
<hr/>	
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 draft development permission area plan.
- (b) Any diversion of streams, 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.

**DRAFT MAN KAM TO OUTLINE ZONING PLAN
NO. S/NE-MKT/C**

EXPLANATORY STATEMENT

DRAFT MAN KAM TO OUTLINE ZONING PLAN
NO. S/NE-MKT/C

EXPLANATORY STATEMENT

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DRAFT MAN KAM TO OUTLINE ZONING PLAN
NO. S/NE-MKT/C

(Being 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 draft Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/B. 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 On 10 September 2004, under the power delegated by the Chief Executive (CE), the then Secretary for Housing, Planning and Lands directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Man Kam To area as a development permission area (DPA). Subsequently on 17 June 2010, the Secretary for Development directed the Board to extend the coverage of the draft DPA plan.
- 2.2 On 30 July 2010, the draft Man Kam To DPA Plan No. DPA/NE-MKT/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 6 valid representations were received. On 8 October 2010, the representations were published for three weeks for public comments and 1 valid comment was received.
- 2.3 On 25 February 2011, the Board considered the representations and comments and decided to defer the consideration of the representations and comments pending further review by the Planning Department on the land use proposals, in particular on the “Village Type Development” (“V”) zones, taking into account the views of the representers and commenters and any other relevant planning considerations.
- 2.4 On 16 June 2011, the CE, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft DPA Plan to the Chief Executive in Council (CE in C) for approval for a period of six months from 30 June 2011 to 30 December 2011.
- 2.5 On 8 September 2011, upon further consideration of the representations to the draft Plan, the Board decided to propose amendment to partially meet a representation by rezoning an area to the northwest of Chow Tin Tsuen from “Agriculture” (“AGR”) to “V”. On 16 September 2011, the proposed amendment was published for public inspection under section 6C(2) of the Ordinance. Upon expiry of the three-week public inspection period, 1 further representation was received. On 11 November 2011, the Board considered the further representation and decided not to uphold the

further representation. The Board decided that the proposed amendment to the DPA Plan would form part of the DPA Plan under section 6F(8) of the Ordinance.

- 2.6 On 28 October 2011, the draft Man Kam To DPA Plan No. DPA/NE-MKT/2, incorporating amendments to rezone an area to the north and a strip of land to the east of Muk Wu from “AGR” to “V”, was exhibited for public inspection under section 7 of the Ordinance. Upon expiry of the two-month public inspection period, no representation was received.
- 2.7 On 8 May 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Man Kam To DPA Plan, which was subsequently re-numbered as DPA/NE-MKT/3. On 18 May 2012, the approved Man Kam To DPA Plan No. DPA/NE-MKT/3 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.8 On 8 February 2013, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Man Kam To area.
- 2.9 On ____ 2013, the draft Man Kam To OZP No. S/NE-MKT/B (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings for the Man Kam To area (the Area) so that development and redevelopment within the Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning proceeds.

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 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 covers a total area of about 354 hectares. It is located approximately 3.5 km to the north of Fanling/Sheung Shui. It is bounded by the southern bank of Sham Chun River in the north, Ping Che Road in the east, Hung Lung Hang in the southeast, Sha Ling Road in the southwest and Ng Tung River in the west. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area commands the cross boundary location in the northernmost rural area of the North District. Except Shenzhen City (Shenzhen Shi) which lies immediately outside the Hong Kong Special Administrative Region (HKSAR) in the north, the surroundings are predominantly agricultural land spotted with rural settlements. The elongated Sandy Ridge with an elevation up to about 130 mPD in the west is the prominent mountain ridge in the Area. Other major hilly ridges include Lo Shue Ling in the east which rises to about 85 mPD lying in a north-south direction and the hillslopes near San Uk Ling of about 86 mPD in the south. The extensive lowlands mainly comprise arable land intermixed with clusters of village settlements, undisturbed woodland, vegetated habitats and natural watercourses.
- 5.3 The landscape features of the Area are woodlands, vegetated uplands, knolls and foothills. It covers a spectrum of natural habitats including large tracts of mature woodland, 'fung-shui' wood, freshwater/brackish wetland, lowland forest, mixed shrubland and natural watercourse.
- 5.4 Economic activities are limited in the Area due to its rugged relief and limited accessibility of the Area. People therein are mainly engaged in horticultural and agricultural activities including growing of vegetables, flowers and fruits. The farming activities are of small-scale and most farmers are self-employed.
- 5.5 Graded historic buildings within the Area include MacIntosh Forts at Nam Hang and Nga Yiu (both Grade 2), Tin Hau Temple in Muk Wu Tsuen (Grade 3), Entrance Gate of Muk Wu Wai (Grade 3), Ng Ancestral Hall and Yeung Ancestral Hall in Fung Wong Wu (both Grade 3). The Muk Wu Nga Yiu Kilns (site of archaeological interest) also fall within the Area. Muk Wu and Fung Wong Wu villages contain some new items in addition to the list of 1,444 historic buildings (i.e., No. 19 Village House in Muk Wu and Nos. 24-27, 35-37 Village Houses in Fung Wong Wu). These items are subject to the grading assessment by the Antiquities Advisory Board (AAB).

6. POPULATION

- 6.1 According to the 2011 Population Census, the total population within the Area was 600 persons. It is expected that the total planned population of the Area would be about 6,660 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Accessibility

Access through the central and eastern portions of the Area is reasonably good along Man Kam To Road and Ping Che Road. Lin Ma Hang Road

also provides convenient access to the northeastern portions of the Areas to the villages of Muk Wu and Muk Wu Nga Yiu and links with Ping Che Road. In addition, the Area is easily accessible from Fanling/Sheung Shui via Man Kam To Road, and from the proposed Fanling North Development Area (NDA) and the proposed Ping Che/Ta Kwu Ling NDA via Man Kam To Road and Ping Che Road respectively. Good accessibility could provide opportunities for enhanced development in the Area.

7.1.2 Tourism

The Area is scenically attractive with green environment. The villages are relatively unspoiled and retain much of their traditional character. Such setting provides a wide array of unique and attractive tourism opportunities. The strategic roles of the Area for countryside conservation and agricultural priority are recognized whereas recreational development could be allowed without compromising the conservation resources. There is also good recreational for cultural heritage and eco-tourism. Provision of tourism and recreational related developments such as well connected hiking trails, cycle tracks, dining and overnight accommodation facilities would be required so as to realize this tourism potential.

7.1.3 Agricultural

The relatively flat land in the eastern portion of the Area has been identified as good agricultural land which provides an opportunity for sustainable agriculture and to accommodate the growing demand for organic and healthier food options. On the other hand, with basic agricultural infrastructure, including irrigation facilities, the other fallow arable land can be easily rehabilitated for agricultural purpose. The traditional agricultural land uses can be enhanced with the diversification of permitted uses, including extension to agri-tourism and other leisure or recreational uses associated with the agricultural sector.

7.1.4 Nature Conservation

The Area comprises large tracts of dense and undisturbed woodlands around the hilly slopes of Sandy Ridge and Lo Shue Ling, freshwater/brackish wetland around some of the watercourses in the Area and 'fung-shui' woodland of high scenic value. The natural vegetation together with the rugged topographic backdrop provides a picturesque landscape forming an integral part of the natural environment that should be conserved. Future development of the Area needs to take into account the above areas and other ecological resources including a small patch of land at Yuen Leng Chai near the foothill of Sandy Ridge and west of McIntosh Fort at Nam Hang where existing mitigation habitats and wetlands are found. Prior consultation with relevant Government departments should be sought if development proposal would affect these sites.

7.1.5 Residential Development

The ex-borrow area in Kong Nga Po provides an area of low environmental value. The previous uses have created a series of platforms that could be

developed for residential use to provide a sustainable living environment. The site is accessible from Kong Nga Po Road and services can be extended to the site. An engineering study has been commissioned by the Civil Engineering and Development Department (CEDD) to examine the development feasibility of the Kong Nga Po site for residential use. The Study commenced in October 2012 and is scheduled for completion in April 2014.

7.2 Constraints

7.2.1 Natural Terrain Landslide Hazards

A majority of the Area, especially the western part, is characterized by relatively steep mountains and natural hilly terrain. There is a history of landslides on the natural slopes in the areas near Sandy Ridge and Lo Shue Ling. Such topographic relief imposes geological constraints on development. Due consideration and geotechnical assessment study would be required for any proposed developments involving site formation and slope stabilization works.

7.2.2 Limited Transport Infrastructure

All vehicular accesses are of a limited capacity and not intended for heavy traffic. Due to the limited transport infrastructure in the Area, unco-ordinated development would create problems and hazards to both pedestrian and vehicular traffic. Improvements to transport facilities are required when the Area is released from the Frontier Closed Area (FCA) in future.

7.2.3 Land Ownership

About 22% of land in the Area are private land. A majority of these private land are concentrated in the lowland in the eastern portion of the Area which are mainly active/fallow agricultural land and village settlements.

7.2.4 Cemetery and Burial Grounds

Sandy Ridge Cemetery, with an area of about 92 ha, and planned for development into an all-inclusive funeral venue with services, including columbarium, crematorium, funeral parlours, visitor service center and ancillary restaurant and convenience store, may pose constraints on development in the surrounding area. Besides, the permitted burial grounds for indigenous villagers located in existing hilly areas have to be retained. Any development that will adversely affect those permitted burial grounds should be avoided.

7.2.5 Environmental, Sewerage and Drainage Constraints

There are a number of potential noise and air pollution sources within the Area including San Uk Ling Firing Range, Lo Wu Rail Station, the two helipads, Muk Wu Nga Yiu cement plant, Man Kam To Boundary Control Point, vehicle holding area and Man Kam To Road, Lin Ma Hang Road and

Ping Che Road; as well as a number of potential odorous sources which would affect the future developments in the Area, i.e. Sham Chun River, the planned Organic Waste Treatment Facilities Phase II, Sheung Shui Water Treatment Works, Shek Wu Hui Sewerage Treatment Works, Sheung Shui Slaughter House and existing livestock farms. The Area falls within the Deep Bay catchment, therefore, any new developments in the Area should include proper on-site sewerage treatment facilities to ensure no net increase of pollution load will be discharged to the sensitive Deep Bay. The lowland areas near Sham Chun River in the north and the floodplains of Ping Yuen River in the east are prone to flooding and underlain by alluvial and colluvial soils and pond deposits. Such deposits are typically saturated and require soil treatments and earth filling for any development to take place.

7.2.6 Overhead Transmission Lines

There are two 400 kV overhead lines (including Tai Po – Daya Bay overhead line circuit) extending over Lo Shue Ling running north-south across the eastern portion of the Area. Also, there are 132 kV overhead lines passing through in a north-south direction. Chapter 7 of the Hong Kong Planning Standards and Guidelines should be observed when formulating development proposals.

7.2.7 Heritage and Cultural Features

The two Grade 2 historic buildings, i.e. MacIntosh Forts at Nam Hang and Nga Yiu, are located on the hilltops at the western and middle portions of the Area overlooking the border area. The forts were two of the chain of police observation posts built during the period 1946 to 1953. They remain as a reminder of the development of Hong Kong's military defence. Given the historical interest, they are worthy of preservation and major developments in the vicinity should be avoided as far as possible. In addition, the Muk Wu Nga Yiu Kilns (site of archeological interest), Tin Hau Temple in Muk Wu Tsuen and Entrance Gate of Muk Wu Wai and the ancestral halls at Fung Wong Wu are built heritages in the Area.

8. GENERAL PLANNING INTENTION

The general planning intention of the Area is to promote cultural conservation, recreation tourism, sustainable residential development and provide suitable facilities to meet the territorial need and cross-boundary infrastructure. It is also the planning intention to retain good quality agricultural land for agricultural purposes or leisure farming and to preserve the existing heritage features and historic buildings.

9. LAND USE ZONINGS AND INTENDED USES WITHIN “UNSPECIFIED USE” AREA

9.1 “Village Type Development”(“V”) : Total Area 27.62 ha

9.1.1 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 infrastructure and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board. In order to provide opportunities for short-term accommodation in existing NTEH, "Hotel (Holiday House only)" may also be permitted on application to the Board. The accommodation can complement any proposed agricultural and recreational uses to promote village life experience, leisure farming and agri-tourism.

- 9.1.2 There are four recognized villages within the Area, namely Muk Wu, Muk Wu Nga Yiu, Chow Tin Tsuen and Fung Wong Wu. The boundaries of "V" zones are drawn up having regard to the existing village 'environs', outstanding Small House applications, Small House demand forecast, local topography, existing settlement pattern, ecologically important areas and other site specific characteristics. Areas of difficult terrain, dense vegetation, burial grounds and stream courses have been avoided where possible. As parts of the villages may be subject to traffic noise impact from Lin Ma Hang Road and Ping Che Road, sufficient setback should be allowed where possible.
 - 9.1.3 Except for those specified, 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 building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
 - 9.1.4 In order to address the potential impacts from developments on existing stream courses in general, concerned departments including Agriculture, Fisheries and Conservation Department and Planning Department should be consulted when processing Small House grant and applications in close proximity to existing stream courses, to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
 - 9.1.5 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.
 - 9.1.6 As diversion of streams or filling of pond 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.
- 9.2 "Government, Institution or Community" ("G/IC") : Total Area 11.28 ha
- 9.2.1 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.

- 9.2.2 Major existing facilities under this zoning include Ling Ying Public School, three pumping stations and staff quarter, Hong Kong Police Force (HKPF) Man Kam To Operation Base, MacIntosh Forts at Nam Hang and Nga Yiu, a livestock monitoring station, an animal inspection station and food inspection facilities at Man Kam To Boundary Control Point (BCP). Two disused schools (ex-Sam Wo Public School) at Lin Ma Hang Road near Muk Wu and ex-Lo Wu Public School are also zoned “G/IC”. Existing school buildings can be put to adaptive re-use for other G/IC uses, including farmland rehabilitation and organic farm centre to promote eco-tourism. As detailed planning proceeds, land may be designated from other uses to this zoning to meet the envisaged demands of the growing population in the Area.
- 9.2.3 The MacIntosh Forts are located within Government land and currently occupied by radio and communication equipments for the use of HKPF. The “G/IC” zone is to reflect their current use. Given their historic building status, they are worthy of preservation and major developments in the vicinity should be avoided as far as possible. Relevant Government departments would be consulted on any adaptive reuse proposal of the MacIntosh Forts.
- 9.3 “Recreation” (“REC”) : Total Area 16.68 ha
- 9.3.1 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.
- 9.3.2 An area to the north of Ping Yuen River around Ta Kwu Ling Village and a small area to the east of Fung Wong Wu are designated as “REC” zone in view of the existing extensive abandoned agricultural land adjoining traditional villages that may have opportunities to create visitor destinations that celebrate the heritage, village-life, agricultural and recreational assets of the area. Any potential adverse impacts on drainage, landscape and ecology that might be caused by new developments, of which planning permission is required from the Board, should be addressed by the applicant and examined by concerned Government departments during planning application stage.
- 9.3.3 As the area around Ta Kwu Ling Village may be subject to traffic noise impact from Lin Ma Hang Road and Ping Che Road, sufficient setback should be allowed for any planned sensitive uses from these potential polluting sources. Suitable noise mitigation measures such as self-protective building design, noise barriers, etc. would be required.
- 9.3.4 Recreational uses like holiday camp with sporting facilities are always permitted within this zone. It is intended to provide low-density recreational uses such as horse riding school, visitor centre, local historical museum, camping ground, recreational facilities or adventure park that are primarily outdoor nature-based activities. The recreational areas are intended to integrate with other recreational facilities such as the hiking/heritage/bicycle

trails promoting low-intensity tourism while preserving natural and rural character. However, the recreational development in this area should be restricted to low-intensity development so as not to overload the infrastructure of the area.

9.3.5 No residential development (except NTEH) shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3.6 As diversion of streams or filling of land/pond 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.

9.4 “Other Specified Uses” (“OU”) : Total Area 108.96 ha

The planning intention of this zone is to provide land for specific uses in the Area. This zone covers land annotated for the following specific uses:

“OU (Boundary Crossing Facilities)” (“OU (BCF)”) : Total Area : 10.15 ha

9.4.1 This zone is intended primarily for the development of boundary crossing facilities. The existing Lo Wu and Man Kam To BCPs are designated under this zone. Uses that are related to boundary crossing facilities are permitted under this zone.

“OU (Cemetery, Columbarium, Crematorium and Funeral Related Uses)” : Total Area 92.08 ha

9.4.2 This zone is intended primarily for the provision of land for cemetery and related facilities including columbarium, crematorium and funeral parlours and other related uses, and a visitor center, ancillary restaurant and convenience store serving the needs of the general public. The existing Sandy Ridge Cemetery is included under this zone and is reserved for cemetery and related uses.

9.4.3 An engineering feasibility study on the site formation and associated infrastructural works for development of columbarium, crematorium and related facilities was completed. Detailed design including detailed visual, environmental and traffic impact assessments on the site formation and associated infrastructural works would commence in July 2013. Moreover, crematorium is a designated project under the Environmental Impact Assessment Ordinance (EIAO) such that the buffer distance and appropriate mitigation measures would be required, subject to confirmation by an EIA study under EIAO. To mitigate concern on visual impact, the number of building blocks should be minimized to allow integrated landscaping and reduced massing of buildings across the site. In this regard, a detailed landscape plan is required to address the impact of the development on the surrounding environment.

“OU (Railway)” : Total Area 6.73ha

9.4.4 A strip of land to the east of Ng Tung River is zoned “OU (Railway)” primarily for the railway track of the Mass Transit Railway (East Rail Line). The remaining railway alignment within the other zone is either elevated or at grade.

9.5 “Agriculture” (“AGR”) : Total Area 59.73 ha

9.5.1 This zone is intended primarily to retain and safeguard good quality agricultural land, farm and 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.

9.5.2 Majority of the agricultural land of good quality are found in lowland areas in the west and central parts of the Area. Also, parcels of agriculture land along Lin Ma Hang Road have been converted to aquarium business. With basic agricultural infrastructure, including irrigation facilities, fallow arable land can be easily rehabilitated for agricultural purpose. On the other hand, the agricultural land around villages has the potential to provide low-intensity leisure farming or organic farming to promote village life experience.

9.5.3 The “AGR” zones near Muk Wu (along Lin Ma Hang Road) and near Lo Shue Ling (southwest of Chow Tin Tsuen) are surrounded by active and fallow agricultural land and are located in a rural setting, despite sporadic sites along Lin Ma Hang Road near San Uk Ling which are currently used for open storage. It is considered that these areas are not suitable for uses that would cause adverse environmental and traffic impacts such as warehouse or port back-up uses.

9.5.4 As diversion of streams or 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 for 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.

9.6 “Green Belt” (“GB”) : Total Area 114.22ha

9.6.1 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.

9.6.2 However, limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the Board will be assessed on their individual merits taking into account the relevant Town Planning Board Guidelines.

- 9.6.3 The “GB” zone mainly covers the mountainous areas west of the boundary crossing at Man Kam To and in Lo Shue Ling in the east, the densely vegetated areas which include fung-shui woodlands that are mainly scattered around the village settlements including Chow Tin Tsuen and Muk Wu and the permitted burial grounds for indigenous villagers. The fung-shui woodlands near Chow Tin Tsuen and Muk Wu are zoned “GB” due to their low to moderate ecological value, with low plant diversity and high susceptibility to human disturbance.
- 9.6.4 As diversion of streams, filling of land/pond or 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.
- 9.7 “Conservation Area”(“CA”) : Total Area 4.24 ha
- 9.7.1 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.
- 9.7.2 A small patch of land at Yuen Leng Chai near the foothill of Sandy Ridge and west of McIntosh Fort at Nam Hang is occupied by existing mitigation habitats and wetlands and is zoned “CA”. The fish ponds were created as an ecological mitigation area associated with the previous Sham Chun River regulation works. The “CA” zone will provide appropriate protection to the fishpond/wetland habitat at the site.
- 9.7.3 New residential development is not permitted under this zone. The redevelopment of an existing house shall not 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 of the draft DPA plan.
- 9.7.4 Diversion of streams, filling of land/pond or 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.
- 9.8 “Undetermined”(“U”) : Total Area 3.23ha
- 9.8.1 The ex-borrow area at Kong Nga Po, which straddles over this OZP and the Fu Tei Au & Sha Ling and Hung Lung Hang OZPs to the south, is located on formed (from previous use as a soil borrow site) Government land of about 6.8 ha and is currently vacant. Under the “Land Use Planning for the Closed Area – Feasibility Study”, the ex-borrow area was recommended for comprehensive development for residential use with the provision of open space and other supporting facilities.
- 9.8.2 The site is however subject to a number of development constraints which will need to be considered in formulating a development scheme for the site.

They include two high voltage cables to the east of the area, the San Uk Ling firing range and the planned Organic Waste Treatment Facilities Phase II in the vicinity. The final design should adopt measures to mitigate the potential impacts and appropriate assessments should be undertaken for the likely environmental (noise and odour), traffic, infrastructure and visual impacts.

9.8.3 With appropriate planning control over the development mix, scale, design and layout of the future comprehensive development under future zoning, taking into account of various environmental, traffic and infrastructure constraints, there is an opportunity to provide a showcase for sustainable living and residential development. An engineering feasibility study has been commissioned by the Civil Engineering and Development Department (CEDD) to examine the development feasibility of the Kong Nga Po site for residential use. The Study commenced in October 2012 and is scheduled for completion in April 2014.

9.8.4 The northern portion of this ex-borrow area which falls within this OZP is zoned as “Undetermined”. As the Kong Nga Po area currently straddles over the draft Man Kam To, the Fu Tei Au & Sha Ling and Hung Lung Hang OZPs, it is desirable to designate the whole site under one zoning on one statutory plan to achieve the planning intention for comprehensive development. The site is subject to an engineering feasibility study currently undertaken by the CEDD. An appropriate zoning will be designated upon completion of the study.

10 COMMUNICATIONS

10.1 Road Network

Man Kam To Road and Lin Ma Hang Road are the major distributors in the Area. Currently, the capacity of these vehicular accesses is considered adequate to serve the Area. The Area is also served by Ping Che Road and Lo Wu Station Road leading from the southern area. There are also narrow local van tracks traversing the Area to serve the residents, especially the clustered population at Muk Wu, Chow Tin Tsuen and Fung Wong Wu.

10.2 Mass Transit Railway

Lo Wu, situated at the western part of the Area, is served by the Mass Transit Railway (East Rail Line) which provides an important transport link to Kowloon as well as between the HKSAR and the Mainland.

10.3 Public Transport

The Area is not well served by public transport facilities due to its access restriction, remoteness and sparse population. There are public franchised bus (No. 73K) and green minibus (No. 59K) plying between the Area and Sheung Shui Station.

11 UTILITY SERVICES

11.1 Sewerage and Drainage System

11.1.1 The drainage system of the Area comprises mainly natural channels. The runoff from developments can be conveyed to Sham Chun River through west tributary of Ping Yuen River. Drainage system of the Area was improved by the river training works at Ping Yuen River which were completed in 2006. Drainage improvement works at Sandy Ridge under 'Drainage Improvement in Northern New Territories - Package B' are scheduled for implementation in 2011. Notwithstanding, major developments should be subject to Drainage Impact Assessment to address the local drainage impacts on areas in the vicinity, as well as the provision of proper drainage facilities for development such as detention tanks.

11.1.2 The Area falls within the Deep Bay catchment and therefore no additional pollution loading should be discharged into the Deep Bay as a result of any new and proposed developments. The Government has at present no programme to further extend the public sewer to the Area. Depending on the availability of public sewer in the future, the lack of sewerage infrastructure may form a constraint to new development in the area.

11.2 Water Supply

11.2.1 Potable water supply is generally available in the Area. The Area is served by Ping Che and Table Hill Fresh Water Service Reservoirs which are outside the Area. Currently, temporary mains fresh water is used for flushing as supply of seawater for flushing is not available. Upgrading of existing water supply system will be required for new developments. On the other hand, part of the Area falls within the consultation zone of Sheung Shui Water Treatment Works and this will form a constraint to new developments in the southern part of the Area.

11.2.2 Donjiang water transfer facilities including Muk Wu raw water pumping stations and various sizes of Donjiang water mains are located within the Area. In addition, River Ganges and River Indus Lowland raw water pumping stations and associated raw water mains are within the Area. Advice from the Water Supplies Department should be sought in protecting these waterworks facilities.

11.3 Other Public Utility Services

11.3.1 Solid waste disposal relies on small refuse collection points scattered throughout the Area. Collected wastes are transported to the North East New Territories Landfill for disposal.

11.3.2 Electricity supply and telephone networks are available in the Area. There are existing 400kV overhead lines passing through Lo Shue Ling at the eastern part of the Area. There is however no existing piped gas system in the Area.

- 12.1 Graded historic buildings within the Area include two Grade 2 historic buildings, i.e. MacIntosh Forts at Nam Hang and Nga Yiu; and four Grade 3 historic buildings, i.e. Tin Hau Temple in Muk Wu Tsuen, Entrance Gate of Muk Wu Wai, Ng Ancestral Hall and Yeung Ancestral Hall in Fung Wong Wu. Also, the Muk Wu Nga Yiu Kilns (site of archaeological interest) fall within the Area. All the above site of archeological interest and graded historic buildings/structures are worthy of preservation.
- 12.2 The AAB also released a number of new items in addition to the list of 1,444 historic buildings (i.e., No. 19 Village House in Muk Wu and Nos. 24-27, 35-37 Village Houses in Fung Wong Wu). These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official 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 or site of archaeological interest and their/its immediate environs.

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no definite programme for the provision of comprehensive infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works e.g. widening of access road and laying of utility 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.

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all 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 planning applications, will take into account all relevant planning considerations including guidelines published by the Board. 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 application can be downloaded from the Board's website and are available from the Secretariat of the Board, 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 land included in this Plan on or after the date of the first publication in the Gazette of the notice of the draft DPA plan may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond, excavation of land or diversion of streams in the relevant zones on or after the date of the first publication in the Gazette of the notice of the draft DPA plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation related zonings, such as "CA".

Agenda Items 4 to 8

[Open Meeting]

Preliminary Consideration of New Plans -

Draft Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/B, Draft Lin Ma Hang OZP No. S/NE-LMH/C, Draft Ta Kwu Ling North OZP No. S/NE-TKLN/C, Draft Man Kam To OZP No. S/NE-MKT/B and Draft Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/C
(TPB Papers No. 9326, 9327, 9328, 9329 and 9330)

[The meeting was conducted in Cantonese.]

[Mr. Dominic K.K. Lam returned to join the meeting at this point.]

34. The Chairman suggested and Members agreed that since all the five draft outline zoning plans (OZPs) covering the Sha Tau Kok (STK), Lin Ma Hang (LMH), Ta Kwu Ling North (TKLN), Man Kam To (MKT) and Ma Tso Lung and Hoo Hok Wai (MTL & HHW) areas were all located in proximity to each other in the Frontier Closed Area (FCA) and with similar planning backgrounds, they would be considered collectively by the Town Planning Board (the Board).

35. The following representatives of the Planning Department (PlanD) were invited to the meeting at this point:

Ms. Jacinta Woo	- District Planning Officer/Shu Tin, Tai Po & North (DPO/STN)
Mr. Otto Chan	- Senior Town Planner/North (STP/N)

36. The Chairman extended a welcome and invited the representatives of PlanD to brief Members on the Papers.

37. With the aid of a Powerpoint presentation, Mr. Otto Chan, STP/N, made the following main points on the background of five draft OZPs as detailed in the Papers:

- (a) in 2008, the Security Bureau (SB) announced that the coverage of the FCA would be substantially reduced from about 2,800 ha to about 400

ha. The STK area and most of the eastern/southern portion of the LMH area fell within the area covered by the first stage of reduction and were now outside the FCA. Most of the MTL & HHW area fell within the area covered by the second stage of reduction which would tentatively come into effect in mid-2013. Part of the western portion of the LMH area and the TKLN and MKT areas were covered by the third stage of reduction which was planned to come into effect in 2015;

- (b) five draft development permission area (DPA) Plans for the former FCA, including the STK, LMH, TKLN, MKT and MTL & HHW DPA Plans, were prepared to take forward the recommendations of the "Land Use Planning for the Closed Area – Feasibility Study" (the FCA Study);
- (c) on 30.7.2010, the five draft DPA Plans, including the draft STK DPA Plan No. DPA/NE-STK/1, the draft LMH DPA Plan No. DPA/NE-LMH/1, the draft TKLN DPA Plan No. DPA/NE-TKLN/1, the draft MKT DPA Plan No. DPA/NE-MKT/1 and the draft MTL & HHW DPA Plan No. DPA/NE-MTL/1, were exhibited for public inspection under section 5 of the Ordinance. The numbers of valid representations and comments to the five draft DPA Plans were as follows:

DPA Plan	Number of valid representations	Number of valid comments
Draft STK DPA Plan No. DPA/NE-STK/1	14	3
Draft LMH DPA Plan No. DPA/NE-LMH/1	7	8
Draft TKLN DPA Plan No. DPA/NE-TKLN/1	3	1
Draft MKT DPA Plan No. DPA/NE-MKT/1	6	1
Draft MTL & HHW DPA Plan No. DPA/NE-MTL/1	8	1

- (d) on 8.9.2011, the Board considered the representations and comments to

the five draft DPA Plans and agreed to propose amendments to the draft DPA Plans to meet/partially meet the representation(s);

- (e) on 11.11.2011, the Board gave consideration to the further representations to the draft STK DPA Plan, the draft LMH DPA Plan, the draft MKT DPA Plan and the draft MTL & HHW DPA Plan and decided not to uphold the further representations. The Board decided that the proposed amendments to the four DPA Plans would form part of the respective DPA Plan under section 6F(8) of the Ordinance;
- (f) the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft STK DPA Plan and the draft MTL & HHW DPA Plan on 21.2.2012, the draft TKLN DPA Plan and the draft MKT DPA Plan on 8.5.2012, and the draft LMH DPA Plan on 8.1.2013; and
- (g) in accordance with section 20(5) of the Ordinance, the DPA Plans were effective for three years until 30.7.2013. On 8.2.2013, under the power delegated by the CE, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an outline zoning plan (OZP) to cover each of the STK, LMH, TKLN, MKT and MTL & HHW areas.

Draft STK OZP

38. Mr. Otto Chan then made the following main points on the draft STK OZP No. S/NE-STK/B as detailed in TPB Paper No. 9326:

Strategic Planning Context

- (a) according to the FCA Study, the major objective of the Recommended Development Plan (RDP) of the STK area was to protect the natural setting, environmental diversity and cultural integrity. The traditional villages could provide an entry point to the recreational and

environmental features of the immediate area;

Issues Arising from Consideration of the DPA Plan

- (b) the major land use proposals arising from the representations and comments to the draft STK DPA Plan No. DPA/NE-STK/1 were summarized as follows:
 - (i) local villagers suggested that more land should be reserved for all villages in Sha Tau Kok by inclusion of the adjacent "Agriculture" ("AGR") and "Green Belt" ("GB") zones;
 - (ii) a Sha Tau Kok District Rural Committee (STKDRC) member, a North District Council (NDC) member and various Village Representatives (VRs) opposed the "AGR" zone along the coastal area south of Sha Tau Kok Road and proposed to rezone the area to "Recreation" ("REC"); and
 - (iii) local villages opposed the "GB" zoning of an area near Gate One Checkpoint of the FCA (south of Ha Tam Shui Hang) and proposed to rezone the area to "REC";

Town Planning Board's Decisions and Instructions

- (c) on 8.9.2011, the Board considered the representations and comments to the draft STK DPA Plan No. DPA/NE-STK/1, and decided to amend the "Village Type Development" ("V") zone for the villages of Tong To, San Tsuen, Muk Min Tau, Tsui Hang, Tam Shui Hang and Shan Tsui to partially meet the representations. Regarding the local villagers' request to rezone the coastal area south of Sha Tau Kok Road to "REC", the Board decided that the "AGR" zoning of the area should be maintained as the zoning was in line with the recommendations of the FCA Study and appropriate to retain the good quality agricultural land. Nevertheless, the Board requested PlanD to further examine the issue in

the OZP preparation stage. As for the "GB" zone near Gate One Checkpoint, the "GB" zoning was considered appropriate taking into account its natural setting;

- (d) the proposed amendments to the draft STK DPA Plan No. DPA/NE-STK/1 were published for public inspection on 16.9.2011. Two further representations were received, which proposed to revoke the proposed amendments and raised objection on ground that there was a lack of sustainable layout plans of infrastructure for the health and well being of the residents. On 11.11.2011, the Board gave consideration to the further representations and decided not to uphold them, and agreed to amend the STK DPA Plan by the proposed amendments under section 6F(8) of the Ordinance;

The Planning Scheme Area

- (e) the Planning Scheme Area of the draft STK OZP (the STK Area) covered a total area of about 557 ha. It was located approximately 9 kilometres to the north-east of Fanling/Sheung Shui. It was bounded by Sha Tau Kok River in the north, Sha Tau Kok Boundary Control Point (STK BCP) in the east, Starling Inlet (Sha Tau Kok Hoi) in the south-east, and Robin's Nest (Hung Fa Leng) in the south-west and west;
- (f) the landscape features of the STK Area included shrubland, woodlands, upland grassland, knolls and foothills. The STK Area covered a spectrum of natural habitats including 'fung shui' woods, mixed shrubland, seasonally wet grassland, lowland forest and natural watercourse;
- (g) the recognized villages within the STK Area included Tong To, Muk Min Tau (including Tsiu Hang), San Tsuen, Tam Shui Hang (including Sheung Tam Shui Hang and Ha Tam Shui Hang), and Shan Tsui. According to the 2011 Population Census, the total population of the STK Area was 750;

- (h) economic activities in the STK Area were limited due to its rugged relief and limited accessibility;
- (i) there were several graded historic buildings and two sites of archaeological interest within the STK Area;
- (j) in general, the major conditions of the STK Area remained largely unchanged since the gazettal of the draft STK DPA Plan;

Development Proposals Received in the Course of Preparation of the Draft OZP

- (k) Kadoorie Farm and Botanic Garden Corporation (KFBGC) and World Wildlife Fund (WWF) requested for a review of land use zonings for three streamcourses in the STK area, their river estuaries and the mangroves along the coast of Sha Tau Kok;
- (l) green groups, including KFBGC and WWF, expressed that appropriate zonings should be designated for two pieces of dense woodland of high ecological value to the north of Tam Shui Hang and Sha Tsui which were zoned "V" on the STK DPA Plan;

Land Use Planning Considerations

Review of "V" Zones

- (m) based on the latest Small House demand figures provided by the District Lands Officer/North, Lands Department (DLO/N, LandsD) in 2012, which included the outstanding Small House applications and the 10-year demand forecast supplied by the Indigenous Inhabitants Representatives, the "V" zones on the approved STK DPA Plan had been reviewed according to the established criteria agreed by the Board on 8.9.2011, as detailed in paragraph 9.1 of the Paper;

- (n) according to DLO/N, LandsD, there was a substantial increase in total Small House demands for Tong To and Tam Shui Hang from 548 and 467 to 3,002 and 912 respectively, and a slight increase in total Small House demands for San Tsuen from 138 to 151, Muk Min Tau from 3,000 to 3,014 and Shan Tsui from 246 to 254 as compared with the figures presented to the Board in 2011. As the substantial increase in Small House demands for Tong To and Tam Shui Hang was not supported by evidence and not verified by DLO/N, their "V" zone boundaries were reviewed based on the total Small House demand in 2011, i.e. 550 and 462 respectively;
- (o) the boundaries of the "V" zones had been fully deliberated during the consideration of representations and comments to the draft STK DPA Plan in 2011 and there had been no significant change in planning circumstances since then. No change was proposed for the "V" zone of Tong To as the size of the "V" zone on the approved DPA Plan was already equivalent to the size of the village 'environs' ('VE') of the recognized village;
- (p) for Shan Tsui and Tam Shui Hang, the "V" zone on the approved DPA Plan was approximately the same as the 'VE' of the recognized villages. Taking into account the green groups' proposal, two pieces of land north of Tam Shui Hang and Shan Tsui with a total area of 0.55 ha were proposed to be rezoned from "V" to "GB". On the other hand, two pieces of land between Muk Min Tau and Tam Shui Hang (0.39 ha) and to the north-west of Tam Shui Hang (0.16 ha) were proposed to be rezoned from "AGR" to "V";
- (q) for San Tsuen and Muk Min Tau (including Tsiu Hang), the "V" zone on the approved DPA Plan was of a size equivalent to about 95% of the 'VE' of the two recognized villages. No suitable land in the vicinity of the villages was available to meet their Small House demands as the surrounding area was covered by dense vegetation, seasonal wet grassland and burial ground;

Major Streamcourses in STK Area

- (r) the land use zonings along the three streamcourses in the STK Area had been reviewed after site investigation and further discussions with the Agriculture, Fisheries and Conservation Department (AFCD). The findings were summarized below:

Stream adjacent to Tong To

- (i) according to the findings of the FCA Study, the stream adjacent to Tong To was of moderate ecological value. The modified lower-middle section of the stream fell mainly within "REC" zone. As there had been no material change in planning circumstances of the area along the stream since the gazettal of the draft STK DPA Plan, it was considered appropriate to retain the "REC" zoning for the stream. A clause had been included in the Notes of the draft OZP to ensure that any diversion of the existing streamcourses within the "REC" zone would be subject to statutory planning control;
- (ii) the upper section of the stream fell within areas mainly zoned "GB" to reflect the current natural hillslopes. The areas covered by Tong To and Tong To Ping Tsuen and their vicinity were zoned "AGR" and "V" to reflect its existing uses which included agricultural land and village house developments;

Stream adjacent to Muk Min Tau and San Tsuen

- (iii) the upper section of the stream adjacent to Muk Min Tau and San Tsuen was of moderate ecological value according to the FCA Study and was covered by "Conservation Area" ("CA"), "GB" and "AGR" zones. The lower-middle course of the stream was of low ecological value and mainly zoned "V" to reflect the existing development pattern; and

Stream adjacent to Tam Shui Hang

- (iv) according to the FCA Study, the stream at Tam Shui Hang was of moderate to high ecological value. The upper section of the stream fell mainly within "AGR" and "GB" zones. As there had been no change in the planning circumstances at the upper section of the stream since the gazettal of the draft STK DPA Plan, the "AGR" and "GB" zonings for this part of the stream were to be retained. There were signs of recent village house developments alongside the nearby "V" zone close to the lower-middle course of the stream. It was proposed that this part of the stream should be rezoned to "V" to reflect the existing development pattern;

Impact of Small House Development within "V" Zone on Streams

- (s) it was suggested that the Explanatory Statement of the draft OZP should clearly state the requirement that when processing Small House grants and applications in close proximity to existing streamcourses within "V" zone, AFCD and PlanD should be consulted. Besides, any diversion of streams or filling of pond within the "V" zone would require planning permission from the Board in accordance with the Notes of the draft OZP;

Coastal "AGR" Zone south of Sha Tau Kok Road

- (t) regarding the request of the Board to review the land use zoning of the coastal area south of Sha Tau Kok Road, it was considered appropriate to retain the "AGR" zoning in view that the area covered mostly fallow arable land with good potential for agricultural rehabilitation. The "AGR" zoning was also appropriate to allow only low-density development along the coastal area with a view to minimizing any potential impact on Starling Inlet. Recreational uses, such as 'Barbecue Spot' and 'Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)', might be permitted on application to the Board;

"GB" Zone near Gate One Checkpoint of the FCA

- (u) it was considered appropriate to retain the "GB" zoning for the areas near Gate One Checkpoint of the FCA as they were covered with seasonally wet grassland and mangroves;

Planning Intention

- (v) the general planning intention of the STK Area was to promote cultural conservation, recreation and tourism. The rural character, natural habitats including the undisturbed woodland and lowland river habitats, the unique landscape as well as the ecologically important areas, and the upland scene of the STK Area should be conserved;

Land Use Zonings

- (w) about 39.45 ha of land were zoned "V" to cover the recognized villages within the STK Area, i.e. Shan Tsui, Tam Shui Hang (including Sheung Tam Shui Hang and Ha Tam Shui Hang), Muk Min Tau (including Tsiu Hang), San Tsuen and Tong To, and areas of land suitable for village expansion;
- (x) about 1.46 ha of land were zoned "Government, Institution or Community" ("G/IC"), which mainly covered two hilltop survey stations, Sha Tau Kok Sewage Treatment Works, the Sha Tau Kok Police Operation Base and helicopter landing site, and the MacIntosh Fort at Pak Kung Au. The disused Kwan Ah School at Sheung Tam Shui Hang was currently vacant. According to the FCA Study, the disused school building could be used as a visitor centre and/or a small scale holiday camp;
- (y) about 11.35 ha of land were zoned "REC", which covered an area south of Tong To extending to the bank of Sha Tau Kok Hoi currently occupied by 'Sha Tau Kok Farm' and abandoned agricultural land;

- (z) about 38.82 ha of land were zoned "AGR", which mainly covered the areas in the northern and western parts of the STK Area;
- (aa) about 461.55 ha of land were zoned "GB", which mainly covered the eastern fringe of Robin's Nest and the permitted burial grounds for indigenous villagers;
- (bb) about 2.77 ha of land were zoned "CA" to retain and preserve the existing natural character of the 'fung shui' woods at the backdrops of Muk Min Tau;
- (cc) in terms of land use, there was a slight increase in area zoned "GB" (0.55 ha) and a corresponding decrease in area zoned "AGR" as compared with the approved STK DPA Plan. No change to the land area of other land use zones was proposed;

Consultation

- (dd) government bureaux and departments had been consulted and their comments had been incorporated as appropriate; and
- (ee) subject to the agreement of the Board, the draft STK OZP No. S/NE-STK/B would be submitted to the NDC and the STKDRC for consultation. Comments from the NDC and the STKDRC would be submitted to the Board for further consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

39. As the presentation from the representatives of PlanD on the draft STK OZP had been completed, the Chairman invited questions from Members. The Chairman remarked that Members were invited to consider if the draft OZPs were suitable for submission to the NDC and the concerned RCs for consultation. After the consultation exercises, the draft OZPs with the views of NDC and the concerned RCs would be submitted to the Board before gazetting under section 5 of the Ordinance.

Supporting Facilities for Recreational Uses and Tourism

40. In response to the Chairman's question on the provision of supporting facilities for recreational development including car parks in the STK Area, Ms. Jacinta Woo said that about 11.35 ha of land were zoned "REC" on the draft OZP with a view to facilitating low-density active recreational and related uses. An area to the north-western part of the STK Area was a proposed country park for passive recreational use. She indicated that due to infrastructural constraints, the STK Area was largely suitable for passive recreational uses at present. Since the STK Area was only opened up in February 2012, it would be prudent to closely monitor the situation before active recreational uses and supporting facilities could be considered. Besides, planning applications for temporary car parks in the STK Area had recently been received and such applications would be assessed based on individual merits.

41. Another Member said that after opening up of the STK Area, there was a need to gear up the provision of supporting facilities to meet the vast volume of visitors and local tours during weekends and holidays.

Traffic Issues

42. The Chairman further asked whether there were any coach parking facilities and transport infrastructures such as public transport terminus (PTT) to support the corresponding increase in coach bus traffic in the area. Ms. Jacinta Woo said that there was no provision of coach parking facilities in the STK Area but there was one PTT in STK Town close to the STK Area for green minibuses (GMB) and coach bus parking. Ms. Woo said that Transport Department would closely monitor the local traffic situation and consider improving the existing transport facilities when necessary.

43. Given the rural character and infrastructural constraints of the area, a Member said that the use of public transport such as GMBs should be encouraged and the use of private cars should be discouraged on environmental consideration.

44. A Member said that proper traffic measures to ensure the promotion of

recreational development and eco-tourism without undermining the planning intention to conserve the area, such as restricting vehicular access to the area, should be considered.

45. In response to a Member's concern on the border-crossing traffic and the demand for parking facilities generated from the STK BCP, Mr. K.K. Ling said that the STK BCP, similar to the MKT BCP, were relatively small scale road-based land crossings which would not attract significant volume of border-crossing traffic. There was currently no plan and programme to expand these two existing BCPs. Mr. Ling said that a new BCP at Liantang/Heung Yuen Wai planned for handling higher volume of border-crossing traffic was scheduled for operation in 2018.

46. In response to a Member's question on whether the land use zonings on the draft OZP would pose any constraints on future road improvement works, the Secretary said that road projects authorized under the Roads (Works, Use and Compensation) Ordinance were deemed approved under the Ordinance and road works co-ordinated or implemented by Government departments were permitted in all zones under the covering Notes of the draft OZP.

Integration with STK Town

47. In response to a Member's suggestion to take into account the STK Town in the planning of the STK Area as an integrated area, Ms. Jacinta Woo said that STK Town was still within the FCA and there was currently no plan and programme to open up STK Town. Ms. Woo said that the preparation of the draft STK OZP had already taken into account the findings and recommendations of the Study on Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas of which proper integration of STK Town and its surrounding fringe areas had been examined. The integration of the STK Area with STK Town could be further examined when there was a policy to open up STK Town.

Zoning of Proposed Country Park

48. A Member asked whether the proposed country park at Robin's Nest should be zoned as "CA" instead of "GB". In response, Ms. Jacinta Woo said that the proposed

country park area was mostly Government land and hence was under Government control. AFCD considered that the "GB" zoning for the proposed country park area was appropriate in preserving its natural landscape and environment. Only areas of high ecological value as supported by AFCD would be considered for "CA" zoning.

Planning Intention and Scope for More Intensive Development

49. The Vice-chairman indicated support to the general planning intention of the five draft OZPs to preserve the local character and to conserve the natural environment. He said that given the lack of transport and other infrastructures, it was appropriate to designate majority of the areas as "CA", "GB" and "AGR" zones on the draft OZPs to contain urbanised development. In the long term, any major development in these areas should be justified and supported by detailed studies.

50. A Member said that agriculture use played an important role in the process of sustainable development. Noting that there was plenty of abandoned agricultural land in the areas, the Member commented that a proper agricultural policy should be in place to optimize the use of agricultural land. Otherwise, the agricultural land should be considered for other beneficial uses such as residential development in order to avoid wastage of land resources.

51. The same Member asked if there was any long term plan to allow more development in the area noting that it was very near Shenzhen which had been developed into a high density area. Some people might want to live in the STK area to be near Shenzhen. In response, Mr. K.K. Ling said that PlanD had conducted an integrated planning study, i.e. the FCA Study, to examine how the area should be planned from a the strategic planning perspective. The FCA Study recommended that the FCA could serve as a green buffer between Hong Kong and Shenzhen. Although there had been growing aspiration for intensifying developments in the area, a proper balance between nature conservation and development needs should be struck. The draft OZPs were prepared mainly to reflect the proposals recommended in the FCA Study and to ensure proper planning control in the areas. Most of the FCA areas were not sufficiently served by infrastructural facilities and hence they were not yet ready for development. These areas would have to be properly protected by way of a statutory OZP. High-density urban type

developments should be confined to areas with infrastructure provisions such as the three proposed New Development Areas in North East New Territories.

"V" Zone Boundary and Small House Development

52. The Vice-chairman supported the criteria that the area of "V" zone should not be larger than the area of 'VE'. He quoted several villages in the STK Area which indicated that there was a substantial increase in 10-year forecast demand for Small House development since the opening up of the STK Area. In view of the need to conserve the natural environment, it would be prudent to confine "V" zone within the 'VE'. In fact, land was still available in the "V" zones for Small House developments.

53. A Member asked whether there were any new Small House development within the areas since the gazettal of the draft DPA Plans. In response, Ms. Jacinta Woo said that comparing the Small House demand figures provided by DLO/N in 2011 and 2012, there had been an increase in the outstanding Small House applications for a number of villages in the areas, possibly due to the opening up of the FCA.

54. After deliberation, the Board:

- (a) adopted the Explanatory Statement as an expression of the planning intention and objectives of the Board for various land use zonings on the draft Sha Tau Kok OZP No. S/NE-STK/B; and
- (b) agreed that the draft Sha Tau Kok OZP No. S/NE-STK/B together with its Notes and Explanatory Statement were suitable for submission to NDC and STKDRC for consultation.

Draft LMH OZP

55. With the aid of a Powerpoint presentation, Mr. Otto Chan made the following main points on the draft LMH OZP No. S/NE-LMH/C as detailed in TPB Paper No. 9327:

Strategic Planning Context

- (a) according to the FCA Study, the major objective of the RDP of the LMH area was to protect the natural setting, environmental diversity and cultural integrity of the area. The land use pattern and surrounding facilities should also promote Lin Ma Hang as a key tourism node;

Issues Arising from Consideration of the DPA Plan

- (b) the major land use proposals arising from the representations and comments to the draft LMH DPA Plan No. DPA/NE-LMH/1 included the proposal of the VR of Lin Ma Hang Village to enlarge the "V" zone of Lin Ma Hang Village and his objection to the "CA" zoning for the buffer area of Lin Ma Hang Stream;

Town Planning Board's Decisions and Instructions

- (c) on 8.9.2011, the Board considered the representations and comments to the draft LMH DPA Plan, and decided that no change should be proposed for the "V" zones of Lin Ma Hang and San Kwai Tin. The Board also decided to rezone the buffer area of Lin Ma Hang Stream from "CA" to "GB" to partially meet the representations;
- (d) the proposed amendments to the draft LMH DPA Plan No. DPA/NE-LMH/1 were published for public inspection on 16.9.2011. A total of 15 further representations were received, which mainly objected to the proposed rezoning of the buffer area along Lin Ma Hang Stream from "CA" to "GB". On 11.11.2011, the Board gave consideration to the further representations and decided not to uphold them, and agreed to amend the LMH DPA Plan by the proposed amendments under section 6F(8) of the Ordinance;

The Planning Scheme Area

- (e) the Planning Scheme Area of the draft LMH OZP (the LMH Area) covered a total area of about 329 ha. It was located approximately 6 kilometres to the northeast of Fanling/Sheung Shui New Town. It was bounded by Sham Chun River in the north, Robin's Nest in the east and south and Wong Mau Hang Shan in the west;
- (f) the landscape features of the LMH Area included woodlands, vegetated uplands, knolls and foothills. The LMH Area covered a spectrum of natural habitats including 'fung shui' woods, mixed shrubland, freshwater/brackish wetland, lowland forest and natural watercourse. There were two sites of special scientific interest (SSSIs) in the LMH Area;
- (g) existing rural settlements were mainly located in the recognized village of Lin Ma Hang while San Kwai Tin Village had already been abandoned. According to the 2011 Population Census, the population of the LMH Area was about 100 persons;
- (h) economic activities in the LMH Area were limited due to its rugged relief and limited accessibility;
- (i) there were several graded historic buildings and a site of archaeological interest within the LMH Area;
- (j) in general, the major conditions of the LMH Area remained largely unchanged since the gazettal of the draft LMH DPA Plan;

[Mr. Patrick H.T. Lau left the meeting temporarily at this point.]

Development Proposals Received in the Course of Preparation of the Draft OZP

- (k) KFBGC and WWF considered that the "GB" zoning of the buffer area along the Lin Ma Hang Stream SSSI was not sufficient to provide protection to the stream. They proposed to rezone the buffer area of the

stream to "CA";

Land Use Planning Considerations

Review of "V" Zones

- (l) based on the latest Small House demand figures provided by DLO/N, LandsD in 2012, which included the outstanding Small House applications and the 10-year demand forecast supplied by the Indigenous Inhabitants Representatives, the "V" zones on the approved LMH DPA Plan had been reviewed according to the established criteria agreed by the Board on 8.9.2011, as detailed in paragraph 9.1 of the Paper;
- (m) according to DLO/N, LandsD, there was a decrease in total Small House demand for Lin Ma Hang Village from 909 to 314 as compared with the figures presented to the Board in 2011. The Small House demand forecast for San Kwai Tin Village was not available as there was no Indigenous Inhabitant Representative for the village;
- (n) no amendment to the "V" zone was proposed for Lin Ma Hang Village as the size of the "V" zone on the approved DPA Plan was already larger than the 'VE' of the recognized village by about 7%. Despite there was a substantial reduction in the total Small House demand for Lin Ma Hang Village, there was still insufficient land available within the "V" zone to meet the total Small House demand. As the boundaries of the "V" zones had been fully deliberated during the consideration of representations and comments to the draft LMH DPA Plan in 2011 and there had been no significant change in planning circumstances since then, no change to the "V" zones of Lin Ma Hang Village and San Kwai Tin Village was proposed;

Buffer Area along Lin Ma Hang Stream

- (o) Lin Ma Hang Stream was designated as a SSSI in 2007 in consideration of its high ecological value. According to the FCA Study, Lin Ma

Hang Stream was a rare, unchannelised and unpolluted lowland stream in Hong Kong. The FCA Study proposed that a 20m wide zoning buffer could be considered for the stream;

- (p) a 20m wide buffer area along both sides of Lin Ma Hang Stream was first zoned "CA" on the draft LMH DPA Plan No. DPA/NE-LMH/1. Upon consideration of the representations and comments to the draft LMH DPA Plan on 8.9.2011, the Board agreed to rezone the buffer area of the stream from "CA" to "GB" to partially meet the representations of the Lin Ma Hang villagers. It was considered that the rezoning of the area from "CA" to "GB" would allow the Board to regulate developments within the buffer area and maintain a proper balance between conservation and the need for development;

[Ms. Anita W.T. Ma left the meeting temporarily at this point.]

- (q) after further site investigation and discussion with AFCD, it was found that the upstream area of Lin Ma Hang Stream was densely vegetated with few signs of human disturbance. Thus, it was considered more appropriate to designate this section of the stream and its buffer area as "CA" for better protection of the water quality and habitat characteristic of the stream. 'Agricultural Use' and 'On-Farm Domestic Structure' would be permitted as of right under the "CA" zone as they were considered compatible with the rural character and surrounding environment. Planning permission from the Board would be required for diversion of streams or filling of pond/land that might cause adverse impacts on drainage and the natural environment;

[Ms. Janice W.M. Lai left the meeting temporarily and Mr. Patrick H.T. Lau returned to join the meeting at this point.]

- (r) as for the downstream area, there were already pockets of village settlements. AFCD agreed that it was appropriate to retain the "GB" zoning for the buffer area. The proposed boundary of the "GB" zone

would be delineated with reference to the boundary of the "V" zone and 'VE' of Lin Ma Hang Village. Small House developments might be permitted within the "GB" zone upon application to the Board. The "GB" zone could be regarded as a vegetated buffer to separate the village area from the stream and to provide flexibility to the Board to scrutinize developments under the planning permission system;

Impact of Small House Development within "V" Zone on Streams

- (s) it was suggested that the Explanatory Statement of the draft OZP should clearly state the requirement that when processing Small House grants and applications in close proximity to existing streamcourses within "V" zone, AFCD and PlanD should be consulted. Besides, any diversion of streams or filling of pond within the "V" zone would require planning permission from the Board in accordance with the Notes of the draft OZP;

Planning Intention

- (t) the general planning intention of the LMH Area was to protect the natural setting, environmental diversity and to promote cultural conservation, recreation and tourism. It was also the planning intention to conserve the rural character, the natural habitats including the undisturbed woodland and lowland river habitats, the unique landscape as well as the ecologically important areas, and the upland scene of the LMH Area;

Land Use Zonings

- (u) about 13.35 ha of land were zoned "V" to cover the two recognized villages within the LMH Area, i.e. Lin Ma Hang and San Kwai Tin, and areas of land suitable for village expansion. In order to provide opportunities for short-term accommodation in existing NTEH, 'Hotel (Holiday House only)' might be permitted on application to the Board;

- (v) about 0.8 ha of land were zoned "G/IC", which covered the MacIntosh Fort at Kong Shan and the disused King Sau School with its ancillary playground. According to the FCA Study, the disused school building could be developed into an exhibition centre/historic museum;
- (w) about 39.15 ha of land were zoned "AGR", which mainly covered the lowland areas in the western part of the LMH Area;
- (x) about 258.5 ha of land were zoned "GB", which mainly covered the hilly terrain in the east, mountainous areas of Wong Mau Hang Shan and the permitted burial grounds for indigenous villagers. The "GB" zone also covered a land corridor adjoining Lin Ma Hang Stream at the downstream area adjacent to the "V" zone of Lin Ma Hang Village;
- (y) about 6.66 ha of land were zoned "CA" which covered the 'fung shui' woods at the eastern backdrop of Lin Ma Hang, and two land corridors adjoining Lin Ma Hang Stream at the eastern and western upstream areas on higher altitude;
- (z) a total area of 10.62 ha were zoned "SSSI", which covered the two designated SSSIs in the LMH Area, i.e. the Lin Ma Hang Stream SSSI and the Lin Ma Hang Lead Mines SSSI;
- (aa) in terms of land use, there was an increase in the area zoned "CA" (4.71 ha) and a corresponding decrease in the area zoned "GB" as compared with the approved LMH DPA Plan. No change to the land area of other land use zones was proposed;

Consultation

- (bb) government bureaux and departments had been consulted and their comments had been incorporated as appropriate; and

- (cc) subject to the agreement of the Board, the draft LMH OZP No. S/NE-LMH/C would be submitted to the NDC and the STKDRC for consultation. Comments from the NDC and the STKDRC would be submitted to the Board for further consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

[Ms. Bonnie J.Y. Chan and Ms. Bernadette H.H. Linn arrived at the meeting at this point.]

56. As the presentation from the representatives of PlanD on the draft LMH OZP had been completed, the Chairman invited questions from Members.

Lin Ma Hang Stream and Buffer Areas

57. The Vice-chairman said that it would be desirable to designate the buffer area of the whole Lin Ma Hang Stream as "CA" from nature conservation point of view. He asked if there was strong justification to zone the buffer zone on the upstream area of Lin Ma Hang Stream to "CA" and the downstream buffer zone to "GB". The proposal with "CA" and "GB" zonings respectively for the upstream and downstream areas might not be able to meet the expectation of both the villagers and the green groups.

58. In response, Ms. Jacinta Woo said that there had been differing views on the land use zonings for the buffer areas of Lin Ma Hang Stream from villagers and green groups. Taking account of the need for protecting the stream and the community needs for development, and after detailed discussion with AFCD, the proposed "CA" and "GB" zonings were considered as a more balanced proposal. The "CA" zoning for the upstream area was to protect the natural habitats of the stream. As for the downstream area, it was located close to the "V" zone and partly within the 'VE' of Lin Ma Hang Village. While "GB" zoning was not a development zone and had a presumption against development, it would provide greater flexibility for the Board to allow some Small House developments within the appropriate places therein through the planning permission system if situation so warranted it. Ms. Woo supplemented that in terms of planning control, 'NTEH' was a Column 2 use under "GB" zone, but in "CA" zone only rebuilding of NTEHs could be allowed on application to the Board.

59. A Member said that the whole Lin Ma Hang Stream and its buffer area should be zoned "CA" to conserve the integrity of habitats along the stream. To compensate for the corresponding reduction in land area for village development at the downstream area, some land within the adjoining "AGR" zone could be considered for rezoning to "V" to meet the Small House demand. Ms. Jacinta Woo said that the feasibility of the Member's suggestion could be further considered upon consultation with the local villagers.

60. A Member expressed concern that the "GB" zoning for the downstream area might give a wrong impression to the villagers that they could develop up to the banks of the stream. Although a wide buffer area might not be necessary for protection of the habitats along the stream, development too close to the banks might adversely affect the water quality of the stream and should be discouraged.

61. A Member indicated support to the "GB" zoning for the downstream area since it could provide a proper balance between nature conservation and the development needs of villagers. There was adequate provision for the Board to guard against incompatible developments within the "GB" zone under the planning permission system.

62. After deliberation, the Board:

- (a) adopted the Explanatory Statement as an expression of the planning intention and objectives of the Board for various land use zonings on the draft Lin Ma Hang OZP No. S/NE-LMH/C; and
- (b) agreed that the draft Lin Ma Hang OZP No. S/NE-LMH/C together with its Notes and Explanatory Statement were suitable for submission to NDC and STKDRC for consultation.

[Dr. Wilton W.T. Fok left the meeting at this point.]

Draft TKLN OZP

63. With the aid of a Powerpoint presentation, Mr. Otto Chan made the following main points on the draft TKLN OZP No. S/NE-TKLN/C as detailed in TPB Paper No.

9328:

Strategic Planning Context

- (a) according to the FCA Study, the major objective of the RDP of the TKLN area was to protect the natural setting and cultural integrity and to promote sustainable agricultural activities. Provision had been made for an extensive recreation area stretching across the north of the TKLN area to provide low-intensity recreational uses to complement other nearby uses, and for the future Liantang/Heung Yuen Wai Boundary Crossing Point (LT/HYW BCP) and connecting roads;

Issues Arising from Consideration of the DPA Plan

- (b) since the gazettal of the draft TKLN DPA Plan No. DPA/NE-TKLN/1, two planning applications (No. A/DPA/NE-TKLN/1 and No. A/DPA/NE-TKLN/3) for the proposed resite of village/building lots affected by the LT/HYW BCP project were approved by the Rural and New Town Planning Committee (RNTPC). Planning application No. A/DPA/NE-TKLN/2 for reprovisioning of a permitted burial ground was also approved by the RNTPC;
- (c) the major land use proposals arising from the representations and comment to the draft TKLN DPA Plan No. DPA/NE-TKLN/1 included that of The Conservancy Association, which proposed that the 'fung shui' woodlands near the villages of Kan Tau Wai, Tsung Yuen Ha and Heung Yuen Wai should be rezoned to "CA";

Town Planning Board's Decisions and Instructions

- (d) on 8.9.2011, the Board agreed to the proposed extension of the "V" zones of Tong Fong, Tsung Yuen Ha and Ha Heung Yuen after considering the review of "V" zone boundaries. The Board also considered the representations and comment to the draft TKLN DPA

Plan, and decided not to uphold the representations for rezoning the 'fung shui' woodlands near Kan Tau Wai and Tsung Yuen Ha from "GB" to "CA". At the representation hearing, a Member of the Board requested PlanD to review the land use zoning of an area between Pak Fu Shan and Sham Chun River and to consider whether the area should be rezoned from "GB" to "REC" or "AGR";

- (e) on 28.10.2011, the draft TKLN DPA Plan No. DPA/NE-TKLN/2 was exhibited for public inspection under section 7 of the Ordinance. One representation was received. On 13.1.2012, the Board decided that the representation was invalid;

The Planning Scheme Area

- (f) the Planning Scheme Area of the draft TKLN OZP (the TKLN Area) covered a total area of about 431 ha. It was located approximately 9 kilometres to the north-east of Fanling/Sheung Shui. It was bounded by Sham Chun River in the north, Lin Ma Hang Road in the northeast, Wong Mau Hang Shan in the east, Tung Fung Au and Tung Lo Hang in the south, and Ping Che Road in the west;
- (g) there were six recognized villages within the TKLN Area, namely Chuk Yuen, Heung Yuen Wai, Ha Heung Yuen, Tsung Yuen Ha, Kan Tau Wai and Tong Fong. According to the 2011 Population Census, the total population of the TKLN Area was 550;
- (h) the landscape features of the TKLN Area included woodlands, vegetated uplands, knolls and foothills. The TKLN Area covered a spectrum of natural habitats including 'fung shui' woods, mixed shrubland, lowland forest and natural watercourse;
- (i) economic activities in the TKLN Area were limited due to its rugged relief and limited accessibility;

- (j) there were several graded historic buildings and a site of archaeological interest within the TKLN Area;
- (k) in general, the major conditions of the TKLN Area remained largely unchanged since the gazettal of the draft TKLN DPA Plan;

Development Proposals Received in the Course of Preparation of the Draft OZP

- (l) KFBGC and WWF requested for a review of land use zonings to reflect the ecological value of the following areas within the TKLN Area:
 - (i) Ping Yuen River - an uncommon dragonfly species, *Paragomphus capricornis* or commonly known as Tawny Hooktail (鈎尾副春蜓), was found around an upper tributary of Ping Yuen River near the "V" zones of Tong Fong and Kan Tau Wai. It was proposed that the area be rezoned to "CA" or "GB";

[Ms. Janice W.M. Lai and Ms. Anita W. T. Ma returned to join the meeting at this point.]

- (ii) Lowland habitats from Kan Tau Wai to Heung Yuen Wai - seasonally wet grassland, lowland grassland and grassland/shrubland mosaic where species of conservation concern including Greater Painted-snipe (彩鶺) and Large Grass Warbler (*Graminicola stiiatus*) (大草鶯) were recorded. It was proposed that the area be rezoned from "REC" to "CA"; and
 - (iii) Natural streamcourses at Heung Yuen Wai - the area along the streamcourses near Heung Yuen Wai was largely natural vegetated riparian zone and natural stream bed. The area should be considered of high ecological value;
- (m) green groups, including KFBGC and WWF, expressed concerns about the potential adverse impacts of development within the "V" zones of

Tsung Yuen Ha, Heung Yuen Wai and Ha Heung Yuen on the water quality of the nearby natural streamcourses;

Land Use Planning Considerations

Review of "V" Zones

- (n) based on the latest Small House demand figures provided by DLO/N, LandsD in 2012, which included the outstanding Small House applications and the 10-year demand forecast supplied by the Indigenous Inhabitants Representatives, the "V" zones on the approved TKLN DPA Plan had been reviewed according to the established criteria agreed by the Board on 8.9.2011, as detailed in paragraph 9.1 of the Paper;
- (o) according to DLO/N, LandsD, there was a substantial increase in total Small House demand for Heung Yuen Wai (including Ha Heung Yuen) from 232 to 593, an increase of total Small House demand for Kan Tau Wai from 73 to 222, a slight increase in total Small House demand for Tong Fong and Tsung Yuen Ha from 151 and 185 to 168 and 187 respectively, and a decrease in total Small House demand for New Chuk Yuen Village from 65 to 22 as compared with the figures presented to the Board in 2011;
- (p) for Kan Tau Wai, the "V" zone (3.07 ha) on the approved DPA Plan was not sufficient to meet the total Small House demand in 2012. As there was scope to enlarge the "V" zone to the same area of the 'VE' of the recognized village, an area of about 2.46 ha adjacent to the northeast of Kan Tau Wai was proposed to be rezoned from "REC" to "V";
- (q) no change to the "V" zones of Heung Yuen Wai (including Ha Heung Yuen) and Tsung Yuen Ha was proposed as the size of the "V" zones on the approved DPA Plan was already equivalent to the 'VE' of the two recognized villages;

- (r) no change to the "V" zone of Tong Fong was proposed as the character of the village surroundings was not suitable for further expansion. However, it was possible to extend the "V" zone to the south of the village where suitable flat land with little vegetation was available. As the concerned area was covered by the Ping Che and Ta Kwu Ling OZP, the proposal could be considered separately when the land uses within the Ping Che and Ta Kwu Ling OZP were to be reviewed;
- (s) for New Chuk Yuen Village, the "V" zone on the approved DPA Plan was designated for the relocation of the village affected by the LT/HYW BCP project and its further expansion. No amendment to the "V" zone of New Chuk Yuen Village was proposed;

Nature Conservation

- (t) the land use zonings along the two streamcourses and the lowland habitat in the TKLN Area had been reviewed after site investigation and further discussions with AFCD. The findings were summarized below:

Heung Yuen Wai Stream and its Riparian Area

- (i) according to the FCA Study, the upper section of Heung Yuen Wai Stream, which fell mainly within "REC" zone, had high ecological value. Its riparian vegetation, generally well-developed with little disturbance, created a variety of stream conditions and showed good linkage to other nearby habitats, including woodland and grassland habitats. Upon further discussion with AFCD, it was considered appropriate to rezone a strip of land (about 0.59 ha) along the natural streamcourse at Heung Yuen Wai from "REC" to "AGR" and a piece of land (about 0.31 ha) east of Heung Yuen Wai from "REC" to "GB". AFCD considered that the proposed "GB" and "AGR" zones would offer better protection for the stream;

Ping Yuen River and its Riparian Area

- (ii) the upper section of Ping Yuen River, which fell mainly within "REC" zone, was natural and of moderate ecological value according to the FCA Study. As there was no material change in planning circumstances of the area, it was considered appropriate to retain the "REC" zoning of the stream. A clause had been included in the Notes of the draft OZP to ensure that any diversion of the existing streamcourses within the "REC" zone would be subject to statutory planning control; and

Lowland Habitats between Kan Tau Wai and Heung Yuen Wai

- (iii) the area comprised lowland grassland and grassland/shrubland. According to the FCA Study, the lowland habitats had low to moderate ecological value with low habitat diversity and low faunal diversity. AFCD considered that the "REC" zoning was appropriate and in line with the recommendations of the FCA Study;

Impact of Small House Development within "V" Zone on Streams

- (u) it was suggested that the Explanatory Statement of the draft OZP should clearly state the requirement that when processing Small House grants and applications in close proximity to existing streamcourses within "V" zone, AFCD and PlanD should be consulted. Besides, any diversion of streams or filling of pond within the "V" zone would require planning permission from the Board in accordance with the Notes of the draft OZP;

Area North of Pak Fu Shan

- (v) the area was predominantly covered with trees and shrubs, with scattered temporary structures and small-scale farming activities. As there was no direct road access to the area, only small-scale passive recreational use might be supported in the area. In view that there was limited

infrastructure and no active recreational and other uses had been identified for the concerned area, the "GB" zoning was considered appropriate to preserve its natural state;

The LT/HYW BCP Project

- (w) the LT/HYM BCP project and its connecting roads had strategic significance for Hong Kong's future development and would connect Hong Kong with the Eastern Corridor in Shenzhen to provide an efficient link with the eastern part of Guangdong Province and the adjacent provinces. The project commenced in 2013 and was expected to be completed in 2018;

Planning Intention

- (x) the general planning intention of the TKLN Area was to promote cultural conservation, recreation and tourism, and to provide suitable facilities to meet the territorial need and cross-boundary infrastructure. It was also the planning intention to protect the natural setting and cultural integrity of the TKLN Area and to promote sustainable agricultural activities. Provision had been made for an extensive recreation area stretching across the north of the TKLN Area to provide low-intensity recreational uses to complement other nearby land uses. The draft TKLN OZP also made provision for the future LT/HYW BCP;

Land Use Zonings

- (y) about 27.83 ha of land were zoned "V" to cover the six recognized villages within the TKLN Area, i.e. Chuk Yuen, Heung Yuen Wai, Ha Heung Yuen, Tsung Yuen Ha, Kan Tau Wai and Tong Fong, and areas of land suitable for village expansion;
- (z) about 1.98 ha of land were zoned "G/IC", which mainly covered the Ta Kwu Ling Police Station, Ta Kwu Ling Fire Station, Pak Fa Shan Police

Operation Base and the MacIntosh Fort at Pak Fu Shan;

- (aa) about 111.83 ha of land were zoned "REC", which covered the fallow agricultural land around Pak Fu Shan to the north of Tsung Yuen Ha, Ha Heung Yuen and Heung Yuen Wai, and a large area to the east of Kan Tau Wai;
- (bb) a total of 23.82 ha of land were zoned "Other Specified Uses" ("OU") annotated "Boundary Crossing Facilities" ("BCP") to provide land for the development of boundary crossing facilities and related activities for the proposed LT/HYW BCP. To meet the public aspiration and to cater for the future public need for cross-boundary purpose, 'Public Vehicle Park (excluding container vehicles)' was added under Column 1 of the "OU(BCP)" zone;
- (cc) about 55.92 ha of land were zoned "AGR", which mainly covered the areas in the northern and western parts of the TKLN Area;
- (dd) about 208.13 ha of land were zoned "GB", which mainly covered the prominent hilly areas of Wong Mau Hang Shan, Pak Fu Shan and Tung Lo Hang, the permitted burial grounds and the 'fung shui' woodland adjoining the villages of Tsung Yuen Ha, Kan Tau Wai and Tong Fong;
- (ee) about 1.1 ha of land were zoned "CA" to retain and preserve the existing natural character of the 'fung shui' woods at the backdrops of Heung Yuen Wai;
- (ff) in terms of land use, there was an increase in areas zoned "V" (2.46 ha), "AGR" (0.59 ha) and "GB" (0.31 ha) and a corresponding decrease in area zoned "REC" (3.36 ha) as compared with the approved TKLN DPA Plan. No change to the land area of other land use zones was proposed;

Consultation

(gg) government bureaux and departments had been consulted and their comments had been incorporated as appropriate; and

(hh) subject to the agreement of the Board, the draft TKLN OZP No. S/NE-TKLN/C would be submitted to the NDC and the Ta Kwu Ling District Rural Committee (TKLDRC) for consultation. Comments from the NDC and the TKLDRC would be submitted to the Board for further consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

64. As the presentation from the representatives of PlanD on the draft TKLN OZP had been completed, the Chairman invited questions from Members.

"OU" Zone

65. In response to the question of a Member, Ms. Jacinta Woo said that the land within the "OU" zone on the draft TKLN OZP was reserved for development of the LT/HYW BCP.

66. In response to the question of a Member regarding the function of the LT/HYW BCP, Mr. K.K. Ling said that the new facilities at LT/HYW BCP would serve the cross-border passage of both people and goods. Compared with the existing MKT and STK BCPs, the LT/HYW BCP would be of larger capacity and was at a more strategic location readily connected to the transportation networks in Shenzhen.

"REC" Zone

67. A Member noted that about 26% of land was zoned "REC" on the draft TKLN OZP and asked whether there had been any proposal for recreational developments in the area. Ms. Jacinta Woo said that according to the FCA Study, the flat land and abandoned agricultural land in the area were considered suitable for recreational uses in view of their relatively low ecological value. Nevertheless, no planning application for recreational developments had been received since the gazettal of the draft TKLN DPA Plan. The same Member followed up and enquired about the road infrastructures to support the

"REC" zones. In response, Ms. Jacinta Woo said that the "REC" zones were currently accessible via Ping Che Road and Lin Ma Hang Road. They would also be served by the new roads connecting to the LT/HYW BCP in the future.

68. After deliberation, the Board:

- (a) adopted the Explanatory Statement as an expression of the planning intention and objectives of the Board for various land use zonings on the draft Ta Kwu Ling North OZP No. S/NE-TKLN/C; and
- (b) agreed that the draft Ta Kwu Ling North OZP No. S/NE-TKLN/C together with its Notes and Explanatory Statement were suitable for submission to NDC and TKLDRC for consultation.

Draft MKT OZP

69. With the aid of a Powerpoint presentation, Mr. Otto Chan made the following main points on the draft MKT OZP No. S/NE-MKT/B as detailed in TPB Paper No. 9329:

Strategic Planning Context

- (a) according to the FCA Study, the major objective of the RDP of the MKT area was to protect the natural setting and cultural integrity while promoting sustainable agricultural practices. Retention of agricultural practices in the west of the MKT area would preserve its landscape and ecological values. Limited alternative uses to upgrade the existing environment through the promotion of residential development at Kong Nga Po would be allowed. The RDP also recommended Sandy Ridge for cemetery and related columbarium and crematorium uses;

Issues Arising from Consideration of the DPA Plan

- (b) the major land use proposals arising from the representations and comment to the draft MKT DPA Plan No. DPA/NE-MKT/1 included

that of the VR of Fung Wong Wu Village, who suggested that the extent of the "V" zone as well as 'VE' for Fung Wong Wu Village should be enlarged as the Small House developments in the village were subject to the physical limitation of Ping Yuen River;

Town Planning Board's Decisions and Instructions

- (c) on 8.9.2011, the Board agreed to the proposed extension of the "V" zone of Muk Wu after considering the review of "V" zone boundaries. The Board also considered the representations and comment to the draft MKT DPA Plan, and decided to rezone an area to the northwest of Chow Tin Tsuen from "AGR" to "V" to partially meet a representation;
- (d) the proposed amendments to the draft MKT DPA Plan No. DPA/NE-MKT/1 were published for public inspection on 16.9.2011. One further representation was received, which stated that there was a lack of sustainable layout plans of infrastructure for the health and well being of the residents. On 11.11.2011, the Board gave consideration to the further representation and decided not to uphold it, and agreed to amend the MKT DPA Plan by the proposed amendments under section 6F(8) of the Ordinance;
- (e) on 28.10.2011, the draft MKT DPA Plan No. DPA/NE-MKT/2 was exhibited for public inspection under section 7 of the Ordinance. No representation was received;

The Planning Scheme Area

- (f) the Planning Scheme Area of the draft MKT OZP (the MKT Area) covered a total area of about 431 ha. It was located approximately 3.5 kilometres to the north of Fanling/Sheung Shui. It was bounded by the southern bank of Sham Chun River in the north, Ping Che Road in the east, Hung Lung Hang in the southeast, Sha Ling Road in the southwest and Ng Tung River in the west;

- (g) the landscape features of the MKT Area included woodlands, vegetated uplands, knolls and foothills. The MKT Area covered a spectrum of natural habitats including large tracts of mature woodland, 'fung shui' wood, freshwater/brackish wetland, lowland forest, mixed shrubland and natural watercourse;
- (h) there were four recognized villages within the MKT Area, namely Muk Wu, Muk Wu Nga Yiu, Chow Tin Tsuen and Fung Wong Wu, and a major non-indigenous settlement at Ta Kwu Ling Village. According to the 2011 Population Census, the total population of the MKT Area was 600;
- (i) economic activities in the MKT Area were limited due to its rugged relief and limited accessibility;
- (j) there were several graded historic buildings and a site of archaeological interest within the MKT Area;
- (k) in general, the major conditions of the MKT Area remained largely unchanged since the gazettal of the draft MKT DPA Plan;

Development Proposals Received in the Course of Preparation of the Draft OZP

- (l) a proposal was received from the indigenous villagers of Chow Tin Tsuen for including a parcel of land zoned "AGR" on the Hung Lung Hang OZP as an extension to the "V" zone of Chow Tin Tsuen. Since the concerned area fell outside the boundary of the draft MKT OZP, the proposal could be considered separately when the land uses within the Hung Lung Hang OZP were to be reviewed;
- (m) KFBGC and WWF pointed out that a parcel of land to the northwest of Chow Tin Tsuen which was zoned "V" on the DPA Plan was active wet agricultural land without intense human disturbance. KFBGC and

WWF proposed to designate the area with "CA" or "GB" zoning in view of its ecological value;

Land Use Planning Considerations

Review of "V" Zones

- (n) based on the latest Small House demand figures provided by DLO/N, LandsD in 2012, which included the outstanding Small House applications and the 10-year demand forecast supplied by the Indigenous Inhabitants Representatives, the "V" zones on the approved MKT DPA Plan had been reviewed according to the established criteria agreed by the Board on 8.9.2011, as detailed in paragraph 9.1 of the Paper;
- (o) according to DLO/N, LandsD, there was a slight increase in total Small House demands for Muk Wu and Chow Tin Tsuen from 129 and 812 to 137 and 900 respectively, no change in total Small House demand for Muk Wu Nga Yiu at 84 and a decrease in total Small House demand for Fung Wong Wu from 250 to, 123 as compared with the figures presented to the Board in 2011;
- (p) the boundaries of the "V" zones had been fully deliberated during the hearings of representations and comment to the draft MKT DPA Plan in 2011 and there had been no significant change in planning circumstances since then. No change to the "V" zones of Muk Wu and Muk Wu Nga Yiu was proposed as the size of the "V" zones on the approved DPA Plan was already equivalent to the 'VE' of the two recognized villages;
- (q) Chow Tin Tsuen and Fung Wong Wu shared the same 'VE' with Lei Uk located outside the boundary of the draft MKT OZP. No change to the "V" zones of Chow Tin Tsuen and Fung Wong Wu was proposed as the size of the "V" zones on the approved DPA Plan was already equivalent to the 'VE' of the two recognized villages;

Wet Agricultural Land at Chow Tin Tsuen

- (r) according to the FCA Study, the subject area was considered of moderate ecological value. The boundary of the “V” zone of Chow Tin Tsuen was defined in accordance with the recommendations of the FCA Study and agreed by AFCD after taking into account various factors including local topography, settlement patterns, ecological value of the area, site characteristics and the total Small House demand of the village. Therefore, no change to the “V” zone of Chow Tin Tsuen was proposed;

Impact of Small House Development within “V” Zone on Streams

- (s) it was suggested that the Explanatory Statement of the draft OZP should clearly state the requirement that when processing Small House grants and applications in close proximity to existing streamcourses within “V” zone, AFCD and PlanD should be consulted. Besides, any diversion of streams or filling of pond within the “V” zone would require planning permission from the Board in accordance with the Notes of the draft OZP;

Proposed Columbarium, Crematorium and Funeral Related Uses at the Existing Sandy Ridge Cemetery

- (t) an engineering feasibility study on the site formation and associated infrastructural works for development of columbarium, crematorium and funeral related uses at the existing Sandy Ridge Cemetery was completed in 2012. It was recommended to provide an all-inclusive funeral venue and services, including crematorium, funeral parlours, visitor service centre and ancillary restaurant and convenience store, with a provision of at least 200,000 niches. The proposed funeral facility was expected to complete in 2022. Detailed design including detailed visual, environmental and traffic impact assessments on the site formation and associated infrastructural works would commence in July 2013. The concerned area would be zoned “OU(Cemetery, Columbarium, Crematorium and Funeral Related Uses)” on the draft MKT OZP. The scale and height of the proposed developments within the “OU(Cemetery,

Columbarium, Crematorium and Funeral Related Uses)” zone would be subject to detailed study;

Residential Development at Kong Nga Po Ex-borrow Area

- (u) the ex-borrow area in Kong Nga Po was an area of low environmental value. The previous uses had created a series of platforms that could be developed for residential use to provide a sustainable living environment. As recommended in the FCA Study, an engineering study had been commissioned by the Civil Engineering and Development Department (CEDD) to examine the development feasibility of the Kong Nga Po site for residential use. The engineering feasibility study commenced in October 2012 and was scheduled for completion in April 2014;

Planning Intention

- (v) the general planning intention of the MKT Area was to promote cultural conservation, recreation, tourism and sustainable residential development, and to provide suitable facilities to meet the territorial need and cross-boundary infrastructure. It was also the planning intention to retain good quality agricultural land for agricultural purposes or leisure farming and to preserve the existing heritage features and historic buildings;

Land Use Zonings

- (w) about 27.62 ha of land were zoned “V” to cover the four recognized villages within the MKT Area, i.e. Muk Wu, Muk Wu Nga Yiu, Chow Tin Tsuen and Fung Wong Wu, and areas of land suitable for village expansion. In order to provide opportunities for short-term accommodation in existing NTEH, ‘Hotel (Holiday House only)’ might be permitted on application to the Board;
- (x) about 11.28 ha of land were zoned “G/IC”, which mainly covered Ling

Ying Public School, three pumping stations and staff quarter, Hong Kong Police Force Man Kam To Operation Base, MacIntosh Forts, a livestock monitoring station, an animal inspection station and food inspection facilities at the MKT BCP. Two disused schools (ex-Sam Wo Public School and ex-Lo Wu Public School) also fell within this zone. According to the FCA Study, the disused school buildings could be refurbished as a focal point for a possible farmland rehabilitation and organic farm centre to promote eco-tourism;

- (y) about 16.68 ha of land were zoned "REC", which covered an area to the north of Ping Yuen River around Ta Kwu Ling Village and a small area to the east of Fung Wong Wu;
- (z) a total of 108.96 ha of land were zoned "OU" to provide land of specific uses in the MKT Area. They included the "OU(BCP)" zone (10.15 ha) that covered the Lo Wu BCP and the MKT BCP; the "OU(Cemetery, Columbarium, Crematorium and Funeral Related Uses)" zone (92.08 ha) that covered the Sandy Ridge Cemetery; and the "OU(Railway)" zone (6.73 ha) that covered a strip of land to the east of Ng Tung River primarily for the railway track of the Mass Transit Railway (East Rail Line);
- (aa) about 59.73 ha of land were zoned "AGR", which mainly covered parcels of land near Muk Wu and Lo Shue Ling and the agricultural land in lowland areas in the western and central parts of the MKT Area;
- (bb) about 114.22 ha of land were zoned "GB", which mainly covered the mountainous areas west of the boundary crossing at Man Kam To and in Lo Shue Ling, the densely vegetated areas which included the 'fung shui' woodlands mainly scattering around Chow Tin Tsuen and Muk Wu, and the permitted burial grounds for indigenous villagers;
- (cc) about 4.24 ha of land were zoned "CA" which covered a small patch of land at Yuen Leng Chai and the area west of the McIntosh Fort at Nam

Hang occupied by existing fish ponds/wetlands;

- (dd) about 3.23 ha of land were zoned "Undetermined" which covered the northern portion of the ex-borrow area at Kong Nga Po. The planning intention of the area was to allow for comprehensive development for residential use with the provision of open space and other supporting facilities in future. The Kong Nga Po site was subject to a number of development constraints. An engineering study had been commissioned by CEDD to examine the development feasibility of the site for residential use;
- (ee) in terms of land use, there was a slight increase in area zoned "GB" (0.05 ha) and a corresponding decrease in area zoned "AGR" as compared with the approved MKT DPA Plan. No change to the land area of other land use zones was proposed;

Consultation

- (ff) government bureaux and departments had been consulted and their comments had been incorporated as appropriate; and
- (gg) subject to the agreement of the Board, the draft MKT OZP No. S/NE-MKT/B would be submitted to the NDC and the TKLDRC for consultation. Comments from the NDC and the TKLDRC would be submitted to the Board for further consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

70. As the presentation from the representatives of PlanD on the draft MKT OZP had been completed, the Chairman invited questions from Members. Members had no questions.

71. After deliberation, the Board:

- (a) adopted the Explanatory Statement as an expression of the planning

intention and objectives of the Board for various land use zonings on the draft Man Kam To OZP No. S/NE-MKT/B; and

- (b) agreed that the draft Man Kam To OZP No. S/NE-MKT/B together with its Notes and Explanatory Statement were suitable for submission to NDC and TKLDRC for consultation.

Draft MTL & HHW OZP

72. With the aid of a Powerpoint presentation, Mr. Otto Chan made the following main points on the draft MTL & HHW OZP No. S/NE-MTL/C as detailed in TPB Paper No. 9330:

Strategic Planning Context

- (a) according to the FCA Study, the major objective of the RDP of the MTL & HHW area was to conserve the ecological value of the fish ponds which formed 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. The loss of fish ponds and habitat fragmentation should be avoided and any negative impacts arising from undesirable land uses and human disturbances should be mitigated;

Issues Arising from Consideration of the DPA Plan

- (b) the major land use proposals arising from the representations and comment to the draft MTL & HHW DPA Plan No. DPA/NE-MTL/1 were summarized as follows:
 - (i) the VR of Liu Pok suggested to enlarge the "V" zone and the 'VE' of Liu Pok, and to zone the agricultural land at Ma Tso Lung as "V" to complement the Kwu Tung North development; and

- (ii) green groups, including The Conservancy Association, KFBGC, Designing Hong Kong Limited, Green Lantau Association and WWF, opposed the designation of "Unspecified Use" area for the HHW area and proposed to rezone the area to "CA";

Town Planning Board's Decisions and Instructions

- (c) on 8.9.2011, the Board considered the representations and comment to the draft MTL & HHW DPA Plan No. DPA/NE-MTL/1, and decided to rezone an area to the northwest of Liu Pok Village from "AGR" to "V" and an area to the northeast of the village from "V" to "AGR" to partially meet a representation. The Board also noted that the HHW area was designated as "Unspecified Use" area which would be subject to further study in the course of the OZP preparation;
- (d) the proposed amendments to the draft MTL & HHW DPA Plan were published for public inspection on 16.9.2011. One further representation was received, which stated that there was a lack of sustainable layout plans of infrastructure for the health and well being of the residents. On 11.11.2011, the Board gave consideration to the further representation and decided not to uphold it, and agreed to amend the MTL & HHW DPA Plan by the proposed amendments under section 6F(8) of the Ordinance;

The Planning Scheme Area

- (e) the Planning Scheme Area of the draft MTL & HHW OZP (the MTL & HHW Area) covered a total area of about 553 ha. It was located approximately 2 kilometres to the northwest of Fanling/Sheung Shui. It was bounded by the southern bank of Sham Chun River in the north, Lo Wu Station and Mass Transit Railway (East Rail Line) in the east, Fung Kong Shan in the south and Tai Law Hau in the west;
- (f) Tai Shek Mo was a dominating hilly terrain that was located on the

eastern side of the MTL & HHW Area. Another hilly upland was located to the west of Tse Koo Hang. The extensive lowlands mainly comprised arable land intermixed with clusters of village settlements, abandoned fish ponds, marsh, undisturbed woodlands, vegetated habitats and natural watercourse;

- (g) Ho Sheung Heung Egretty was located at the eastern base of Tai Shek Mo and was an important breeding site for ardeids particularly for Chinese Pond Heron. The northern portion of the MTL & HHW Area was occupied by a spectrum of natural habitats including woodland, mixed shrub land, lowland forests, freshwater/brackish wetlands, natural watercourses, abandoned fish ponds and marshy wetland;
- (h) existing rural settlements were mainly located at Liu Pok, which was the only recognized village in the area, and the rural settlements at Ma Tso Lung San Tsuen and Shun Yee San Tsuen. According to the 2011 Population Census, the total population of the MTL & HHW Area was 1,000;
- (i) there were no significant economic activities in the MTL & HHW Area;
- (j) the MacIntosh Fort at Ma Tso Lung was a Grade 2 historic building;
- (k) in general, the major conditions of the MTL & HHW Area remained largely unchanged since the gazettal of the draft MTL & HHW DPA Plan;

Development Proposals Received in the Course of Preparation of the Draft OZP

- (l) KFBGC and WWF reported that two endangered species, i.e. *Somanniathelphusa zanklon* (鑊刀束腰蟹) which was classified as 'Globally Endangered' in the International Union for Conservation of Nature (IUCN) redlist, and *Cuora trifasciata* (金錢龜) which was classified as 'Globally Critically Endangered' in the IUCN redlist, had

been found in the Ma Tso Lung Stream. They proposed that the stream and its riparian area, which were mainly zoned "AGR" and "GB" on the DPA Plan, should at least be covered by "CA" zoning;

Land Use Planning Considerations

Review of "V" Zones

- (m) based on the latest Small House demand figures provided by the DLO/N, LandsD in 2012, which included the outstanding Small House applications and the 10-year demand forecast supplied by the Indigenous Inhabitants Representatives, the "V" zone on the approved MTL & HHW DPA Plan had been reviewed according to the established criteria agreed by the Board on 8.9.2011, as detailed in paragraph 9.1 of the Paper;
- (n) according to DLO/N, LandsD, there was a slight increase in total Small House demand for Liu Pok from 349 to 353, as compared with the figure presented to the Board in 2011;
- (o) the boundary of "V" zone had been fully deliberated during the consideration of representations and comment to the draft MTL & HHW DPA Plan in 2011 and there had been no significant change in planning circumstances since then. No change to the "V" zone of Liu Pok was proposed as the size of the "V" zone on the approved DPA Plan was already equivalent to the 'VE' of the recognized village;

Review of "Unspecified Use" Areas at Hoo Hok Wai

- (p) an Ecological Field Survey had been undertaken to identify the ecological values at various parts of the HHW area, which was designated as "Unspecified Use" area on the MTL & HHW DPA Plan. The results of the survey and the proposals on appropriate zonings for respective areas were summarized below:

- (i) the extensive fish ponds that occupied majority of the HHW area were rated with high ecological value due to their importance to waterbirds including ardeids and spoonbills and other wetland-dependent species including the globally-threatened Eurasian Otter, and their strong ecological linkages with other wetlands within the Deep Bay area including the Mai Po Inner Deep Bay Ramsar Site. These areas were proposed to be zoned "CA(1)";
 - (ii) the freshwater marshes which formed an integral part of the HHW area were largely rated with high ecological value. These freshwater marshes were known to support a rare community of reed-associated species and Eurasian Otter. It was considered appropriate to zone the marshes as "CA(1)"; and
 - (iii) the remaining part of the HHW area was recommended to be zoned "GB" due to the relatively less importance in ecological value;
- (q) AFCD considered that although the isolated marshes within the HHW area were accorded with moderate to high ecological value in the Ecological Field Survey, they were part and parcel of the ecosystem and should be included in the "CA(1)" zone;

Review of Ma Tso Lung Stream and Its Riparian Area

- (r) according to the FCA Study, Ma Tso Lung Stream was a narrow and partially-channelised stream that appeared to provide suitable habitat for fish and odonates, with low to moderate abundance/richness of wildlife. Its ecological value was constrained by the modification that had occurred to the stream while the riparian area was predominately covered by weeds and shrubs. It was considered appropriate to retain the "AGR" and "GB" zonings of the stream. AFCD also agreed to the "AGR" and "GB" zonings for this area;

Impact of Small House Development within "V" Zone on Streams

- (s) it was suggested that the Explanatory Statement of the draft OZP should clearly state the requirement that when processing Small House grants and applications in close proximity to existing streamcourses within "V" zone, AFCD and PlanD should be consulted. Besides, any diversion of streams or filling of pond within the "V" zone would require planning permission from the Board in accordance with the Notes of the draft OZP;

Existing Government, Institution or Community Uses

- (t) it was proposed that two sites currently used by the Hong Kong Police Force as Tak Yuet Lau Police Post and Tai Shek Mo Observation Post should be rezoned from "GB" to "G/IC";

Planning Intention

- (u) the general planning intention of the MTL & HHW Area was to strengthen nature conservation and to promote sustainable eco-tourism and cross-boundary development. It was also the planning intention to retain good quality agricultural land for agricultural purposes or leisure farming and to preserve the existing heritage features and historic buildings;

Land Use Zonings

- (v) about 6.33 ha of land were zoned "V" to cover the recognized village of Liu Pok and areas of land suitable for village expansion. In order to provide opportunities for short-term accommodation in existing NTEH, 'Hotel (Holiday House only)' might be permitted on application to the Board;
- (w) about 7.93 ha of land were zoned "G/IC", which mainly covered the MacIntosh Fort at Ma Tso Lung, Lo Wu Correctional Institution, Lo Wu

Saddle Club, the flood shelter near Tak Yuet Lau, Tak Yuet Lau Police Post, Tai Shek Mo Observation Post and two raw water tunnel portals for the Water Supplies Department;

- (x) about 9.15 ha of land covering the small knoll to the west of Tse Koo Hang were zoned "OU" annotated "Eco-lodge" to provide for sustainable-based tourism in the form of an eco-lodge for development of low-rise and low-density resort-type accommodation. Development and/or redevelopment in this zone was subject to a maximum plot ratio of 0.2 and a maximum building height of 6m. The built structure should be one storey over stilts to allow the building to be lifted off the ground to minimize site disturbance and permit variation in building height to create visual interest in the development;
- (y) the Lo Wu Firing Range, with a total land area of 5.47 ha, was zoned "OU(Firing Range)";
- (z) about 38.42 ha of land were zoned "AGR", which mainly covered the western and central parts of the MTL & HHW Area as well as the agricultural land to the west and north of Liu Pok;
- (aa) about 234.64 ha of land were zoned "GB", which mainly included the woodland and densely vegetated hillslopes at Ma Tso Lung, Tai Shek Mo and Tse Koo Hang, and the permitted burial grounds for indigenous villagers. The "GB" zone also included the planted mitigation woodland in the north-eastern HHW area, two ruderal vegetation areas and two small planted woodlands alongside the border road and the marsh located to the north of Liu Pok;
- (bb) about 10.81 ha of land were zoned "CA" which covered the Ho Sheung Heung Egrettry together with its peripheral secondary woodland and fishponds;
- (cc) a total of about 228.37 ha of land were zoned "CA(1)" to conserve the

ecological value of wetland and fish ponds. The "CA(1)" zone covered the extensive fish ponds that occupied a majority of the HHW area and the freshwater marshes which formed an integral part of the HHW area;

- (dd) in terms of land use, the area designated as "Unspecified Use" (246.32ha) on the approved MTL & HHW DPA Plan had been rezoned to "CA(1)" (228.37 ha), "GB" (16.89 ha) and "G/IC" (1.06 ha). No change to the land area of other land use zones was proposed;

[Mr. Maurice W.M. Lee arrived at the meeting at this point.]

Consultation

- (ee) government bureaux and departments had been consulted and their comments had been incorporated as appropriate; and
- (ff) subject to the agreement of the Board, the draft MTL & HHW OZP No. S/NE-MTL/C would be submitted to the NDC and the Sheung Shui District Rural Committee (SSDRC) for consultation. Comments from the NDC and the SSDRC would be submitted to the Board for further consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

73. As the presentation from the representatives of PlanD on the draft MTL & HHW OZP had been completed, the Chairman invited questions from Members.

74. In response to the question of a Member, Ms. Jacinta Woo said that some of fish ponds within the "CA(1)" zone in Hoo Hok Wai were still under active cultivation. While all types of agricultural uses were always permitted within the "CA" zone, only fish pond culture was permissible within the "CA(1)" zone under the Notes of the draft OZP.

75. After deliberation, the Board:

- (a) adopted the Explanatory Statement as an expression of the planning

intention and objectives of the Board for various land use zonings on the draft Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/C; and

- (b) agreed that the draft Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/C together with its Notes and Explanatory Statement were suitable for submission to NDC and SSDRC for consultation.

[Mr. Patrick H.T. Lau and Mr. Otto Chan left the meeting at this point.]

Agenda Item 9

[Open Meeting]

Draft So Lo Pun Outline Zoning Plan No. S/NE-SLP/D

Preliminary Consideration of a New Plan

(TPB Paper No. 9331)

[The meeting was conducted in Cantonese.]

76. The following representatives of the Planning Department (PlanD) were invited to the meeting at this point:

- | | |
|-----------------|--|
| Ms. Jacinta Woo | - District Planning Officer/Shan Tin, Tai Po & North (DPO/STN) |
| Mr. David Ng | - Senior Town Planner/New Plans, STN (STP/NP(STN)) |

77. The Chairman extended a welcome and invited the representatives of PlanD to brief Members on the Paper.

78. With the aid of a Powerpoint presentation, Mr. David Ng, STP/NP(STN), made the following main points on the draft So Lo Pun Outline Zoning Plan (OZP) No. S/NE-SLP/D as detailed in the Paper:

Background

TPB Paper No. 9329
For Consideration by the
Town Planning Board
on 26.4.2013

**DRAFT MAN KAM TO OUTLINE ZONING PLAN (OZP) NO. S/NE-MKT/B
PRELIMINARY CONSIDERATION OF A NEW PLAN**

1. Purpose

The purposes of this paper are to present to Members the draft Man Kam To Outline Zoning Plan (the Plan) No. S/NE-MKT/B (**Appendix I**) and to seek Members' agreement that the Plan is suitable for submission to the North District Council (NDC) and Ta Kwu Ling District Rural Committee (TKLDRC) for consideration.

2. Background

- 2.1 On 10.9.2004, under the power delegated by the Chief Executive (CE), the then Secretary for Housing, Planning and Lands directed the Town Planning Board (the Board), under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Man Kam To area as a development permission area (DPA). Subsequently on 17.6.2010, the Secretary for Development directed the Board to extend the coverage of the draft DPA plan.
- 2.2 On 30.7.2010, the draft Man Kam To DPA Plan No. DPA/NE-MKT/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 6 valid representations were received. On 8.10.2010, the representations were published for three weeks for public comments and 1 valid comment was received.
- 2.3 On 25.2.2011, the Board considered the representations and comments and decided to defer the consideration of the representations and comments pending further review by the Planning Department (PlanD) on the land use proposals, in particular on the "Village Type Development" ("V") zones, taking into account the views of the representers and commenters and any other relevant planning considerations.
- 2.4 On 16.6.2011, the CE, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft DPA Plan to the Chief Executive in Council (CE in C) for approval for a period of six months from 30.6.2011 to 30.12.2011.
- 2.5 On 8.9.2011, the Board agreed to the proposed extension of the "V" zone of the recognized village of Muk Wu after considering the review of the "V" zone

boundaries. Also, upon further consideration of the representations to the draft Plan, the Board decided to propose amendment to partially meet a representation by rezoning an area to the northwest of Chow Tin Tsuen from "Agriculture" ("AGR") to "V". On 16.9.2011, the proposed amendment was published for public inspection under section 6C(2) of the Ordinance. Upon expiry of the three-week public inspection period, 1 further representation was received. On 11.11.2011, the Board considered the further representations and decided not to uphold the further representations. The Board decided that the proposed amendment to the DPA Plan would form part of the DPA Plan under section 6F(8) of the Ordinance.

- 2.6 On 28.10.2011, the draft Man Kam To DPA Plan No. DPA/NE-MKT/2, incorporating amendments to rezone an area to the north and a strip of land to the east of Muk Wu from "AGR" to "V", was exhibited for public inspection under section 7 of the Ordinance. Upon expiry of the two-month public inspection period, no representation was received.
- 2.7 On 8.5.2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Man Kam To DPA Plan, which was subsequently re-numbered as DPA/NE-MKT/3. On 18.5.2012, the approved Man Kam To DPA Plan No. DPA/NE-MKT/3 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.8 In accordance with section 20(5) of the Ordinance, the DPA Plan is effective for three years unless extension is obtained from CE in C. On 8.2.2013, under the power delegated by the CE in C, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Man Kam To area.

3. Strategic Planning Context

- 3.1 In 2006, the Security Bureau (SB) conducted a review of the coverage of the existing Closed Area and concluded that the objective of maintaining boundary security may still be achieved with substantial reduction in the Closed Area. Subsequently, the "Land Use Planning for the Closed Area – Feasibility Study" (the FCA Study) was commenced in 2007 to formulate a land use planning framework to guide conservation and development of the Closed Area. After two rounds of public engagements, the Recommended Outline Development Plan (RDP) of the Study was formulated and the findings of the Study were presented to the Board on 9.7.2010.
- 3.2 In 2008, the SB announced that the coverage of the Frontier Closed Area (FCA) would be substantially reduced from about 2,800 ha to about 400 ha. The first stage of reduction of the FCA involving "Mai Po to Lok Ma Chau Control Point Section" and the "Lin Ma Hang to Sha Tau Kok Section" came into effect on 15.2.2012; the second stage of reduction involving "Lok Ma Chau Control

Point to River Indus (Ng Tung River) Section” will tentatively come into effect in mid-2013; and the third stage of reduction involving “River Indus (Ng Tung River) to Lin Ma Hang Section” (less the Liantang/Heung Yuen Wai Boundary Control Point area) is planned to come into effect in 2015 (**Plan 1**). The Man Kam To area falls within the area covered by the third stage of reduction.

- 3.3 Five draft DPA Plans for the Closed Area including the subject DPA Plan were prepared to take forward the recommendations of the Study and to provide an interim planning guidance for future development pending preparation of OZP and to enable enforcement action to be taken against any unauthorized developments. According to the Study, the major objective of the RDP of the Man Kam To area is to protect the natural setting and cultural integrity while promoting sustainable agricultural practices. Retention of agricultural practices in the west of the Area will preserve its landscape and ecological value. It will also allow limited alternative uses to upgrade the existing environment through the promotion of residential development at Kong Nga Po. The RDP also recommends Sandy Ridge for cemetery and related columbarium and crematorium uses.

4. Issues Arising from Consideration of the DPA Plan

- 4.1 Since the draft Man Kam To DPA Plan No. DPA/NE-MKT/1 was gazetted on 30.7.2010, no development proposal for permanent use has been received by the Board so far. An application for temporary open storage of construction materials has been received but had been deferred by the applicant and is yet to be considered by the Board.
- 4.2 Besides, during the 2 months’ plan exhibition period of the gazettal of the draft Man Kam To DPA Plan No. DPA/NE-MKT/1 expired on 30.9.2010, a total of 6 valid representations and 1 valid comment were received. The major land use proposal raised by the representers including the village representative of Fung Wong Wu Village, who suggested that the extent of the “V” zone as well as the village ‘environ’ (‘VE’) for Fung Wong Wu Village should be enlarged as the Small House developments in the village are subject to the physical limitation of Ping Yuen River (**Plan 3**).

5. Town Planning Board’s Decisions and Instructions

- 5.1 On 25.2.2011, the Board considered the representations and comment and decided to defer the consideration of the representations and comment of the draft DPA Plan pending further review by the Planning Department (PlanD) on the land use proposals, in particular on the “V” zones, taking into account the views of the representers and commenters and any other relevant planning considerations. The “V” zone boundaries on the draft DPA Plan had been further reviewed subsequently.

- 5.2 On 8.9.2011, the Board agreed to the proposed extension of the “V” zone of the recognized village of Muk Wu after considering the review of the “V” zone boundaries. Also, the Board had further considered the representations and comment and decided to propose amendment to revise the respective “V” zones on the draft Man Kam To DPA Plan to partially meet a representation by rezoning an area to the northwest of Chow Tin Tsuen from “AGR” to “V”.
- 5.3 The proposed amendments to the draft DPA Plan were published for public inspection on 16.9.2011 and 1 further representation was received. The further representation stated that there is a lack of sustainable layout plans of infrastructure for health and well being of current and future residents within the Area. On 11.11.2011, the Board gave consideration to the further representation and decided not to uphold the further representations and agreed to amend the DPA Plan by the proposed amendments under section 6F(8) of the Ordinance.
- 5.4 On 28.10.2011, the draft Man Kam To DPA Plan No. DPA/NE-MKT/2, incorporating amendments to rezone an area to the north and a strip of land to the east of Muk Wu from “AGR” to “V”, was exhibited for public inspection under section 7 of the Ordinance. Upon expiry of the two-month public inspection period, no representation was received.

6 Object of the Plan

The object of the Plan is to indicate the broad land-use zonings for the area of Man Kam To so that development and redevelopment within the area of Man Kam To 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.

7. The Planning Scheme Area

- 7.1 The planning scheme area (the Area) covers a total area of about 354 hectares. It is located approximately 3.5 km to the north of Fanling/Sheung Shui. It is bounded by the southern bank of Sham Chun River in the north, Ping Che Road in the east, Hung Lung Hang in the southeast, Sha Ling Road in the southwest and Ng Tung River in the west (**Plan 2**). The boundary of the Area is shown by a heavy broken line on the Plan (**Appendix I**).
- 7.2 The Area commands the cross boundary location in the northernmost rural area of the North District. Except Shenzhen City (Shenzhen Shi) which lies immediately outside the Hong Kong Special Administrative Region in the north, the surroundings are predominantly agricultural land spotted with rural settlements. The elongated Sandy Ridge with an elevation up to about 130

mPD in the west is the prominent mountain ridge in the Area. Other major hilly ridges include Lo Shue Ling in the east which rises to about 85 mPD lying in a north-south direction and the hill slopes near San Uk Ling of about 86 mPD in the south. The extensive lowlands mainly comprise arable land intermixed with clusters of village settlements, undisturbed woodland, vegetated habitats and natural watercourses.

- 7.3 The landscape features of the Area are woodlands, vegetated uplands, knolls and foothills. It covers a spectrum of natural habitats including large tracts of mature woodland, 'fung-shui' wood, freshwater/brackish wetland, lowland forest, mixed shrubland and natural watercourse (**Plan 4**).
- 7.4 There are four recognized villages within the Area, namely Muk Wu, Muk Wu Nga Yiu, Chow Tin Tsuen and Fung Wong Wu and a major non-indigenous settlement, Ta Kwu Ling Village. The villages of Muk Wu and Muk Wu Nga Yiu are located to the east and are surrounded by flat land with scattered agricultural uses. The villages of Chow Tin Tsuen and Fung Wong Wu are located near the eastern boundary of the Area and are surrounded by flat agricultural land. They are intersected by Ping Yuen River. According to the 2011 Census, the total population within the Area was 600.
- 7.5 Economic activities are limited in the Area due to its rugged relief and limited accessibility of the Area. People therein are mainly engaged in horticultural and agricultural activities including growing of vegetables, flowers and fruits. The farming activities are of small-scale and most farmers are self-employed.
- 7.6 Graded historic buildings within the Area include MacIntosh Forts at Nam Hang and Nga Yiu (both Grade 2), Tin Hau Temple in Muk Wu Tsuen (Grade 3), Entrance Gate of Muk Wu Wai (Grade 3), Ng Ancestral Hall and Yeung Ancestral Hall in Fung Wong Wu (both Grade 3). The Muk Wu Nga Yiu Kilns (site of archaeological interest) also fall within the Area (**Plan 5**). Muk Wu and Fung Wong Wu villages contain some new items in addition to the list of 1,444 historic buildings (i.e., No. 19 Village House in Muk Wu and Nos. 24-27, 35-37 Village Houses in Fung Wong Wu). These items are subject to the grading assessment by the Antiquities Advisory Board.
- 7.7 In general, the major conditions of the Area remain largely unchanged since the gazettal of the DPA Plan.

8. Development Proposals Received in the Course of Preparation of the Plan

- 8.1 On 21.5.2012, the PlanD received a proposal with regard to the "V" zone of Chow Tin Tsuen from the indigenous villagers of Chow Tin Tsuen, represented by Ngai, Leung & Co. Solicitors. They proposed that a parcel of land to the south of Chow Tin Tsuen which was covered by "AGR" zone on the Hung Lung Hang OZP should be included as an extension of the "V" zone of Chow

Tin Tsuen (Plan 6). Since the concerned parcel of land falls outside the boundary of the Plan, opportunities may be taken to review the suitability of this land to be rezoned to “V” when the land uses within the Hung Lung Hang OZP are to be reviewed.

- 8.2 Kadoorie Farm and Bontanic Garden (KFBG) and World Wildlife Fund (WWF) in November 2012/January 2013 discussed their proposals with PlanD from conservation and ecological perspective in general. They also pointed out that a parcel of land which is covered by “V” zone to the northwest of Chow Tin Tsuen is part of an existing active wet agricultural land and is still intact without intense human disturbance. KFBG and WWF proposed that the concerned area should be designated a zoning with higher protection such as “CA” or “GB” instead of “V” in view of its ecological value (Plan 7).

9. Land Use Planning Considerations

Review of “Village Type Development” Zone

- 9.1 As agreed by the Board on 8.9.2011, the following established criteria have been adopted in reviewing the “V” zones:
- (a) The current “V” zones on the DPA Plan will be extended if the available land for Small House (SH) development within the “V” zones cannot meet the demand figures. “V” zone areas adjusted should be within or contiguous to the Village ‘environ’ (‘VE’) and should preferably include Government land, if available, in the vicinity and take due considerations of the topography, woodlands, roads, streams, burial grounds and ecological features etc.
 - (b) The “V” zones would be adjusted to meet the increased demand figure but up to the limit equivalent to the area bounded by the ‘VE’.
 - (c) The current “V” zones on the DPA Plan will not be adjusted if the available land for SH development within the “V” zones is sufficient to meet the increase demand figure. As such, the area of “V” zones would remain smaller than that of ‘VE’.
 - (d) In determining land for SH developments, both government land and private land would be considered.
- 9.2 In the event that the designated “V” zones (albeit size already adjusted to match the size of the ‘VE’) are still not sufficient to meet the future demand, there is provision under the Notes of the draft OZP for planning applications of SH developments to the Board.

- 9.3 Following the current practice, the District Lands Officer/North, Lands Department (DLO/N, LandsD) was approached to provide the latest SH demand figures. The information provided by DLO/N has taken account of the outstanding SH applications and the 10-year demand forecast supplied by the Indigenous Inhabitants Representatives. It should be noted that the 10-year SH demand forecasts have not been supported by evidence and will not be subject to verification by DLO/N. However, if there is a substantial increase between the updated 10-year demand figure and the figure previously adopted when preparing the DPA Plan, the latter would be adopted in the preparation of the Plan unless strong justifications are received by the respective Village Representatives.
- 9.4 The existing conditions within the “V” zones and in the immediate vicinities within the Man Kam To area have been reviewed. As there is no substantial increase between the updated 10-year demand forecast and the figure previously adopted when preparing the DPA Plan, the updated demand figure of 2012 provided by DLO/N has been adopted. Based on the updated demand figures of 2012 from DLO/N, the “V” zones within the Area were reviewed in an attempt to meet the SH demand. On-site surveys were carried out on the boundaries of the “V” zones, taking into account the existing ‘VE’, local topography, settlement patterns, ecologically important areas and other site specific characteristics including vegetations, burial grounds and stream courses etc.
- 9.5 It is noted that there is a slight increase in total SH demand for Muk Wu and Chow Tin Tsuen from 129 and 812 to 137 and 900 respectively, no change in total SH demand for Muk Wu Nga Yiu (both 84) and a decrease in total SH demand for Fung Wong Wu from 250 to 123 as compared with the figures adopted in the preparation of the Plan and those presented to the Board during the hearings of representations/comments in 2011 (Table 1).

Table 1: Small House Demand for the Recognized Villages within Draft Man Kam To OZP

Recognized Villages	Demand figure prepared for TPB hearings in 2011		New demand figures in 2012		‘VE’ Approx. Area (ha)	“V” zone on draft OZP (ha)	Required land to meet new demand (ha)	Available land to meet new demand (ha)	Percentage of the new demand met by available land (%)
	Outstanding Demand	10-year forecast	Outstanding Demand	10-year forecast					
Muk Wu	5	124	13	124	4.88	4.88	3.43	3.21	93.6
Muk Wu Nga Yiu	4	80	4	80	4.98	4.98	2.10	3.23	153.8

Chow Tin Tsuen	12	800	70	830			22.50		
Fung Wong Wu	20	230	13	110	22.40 [^]	22.40 [#]	3.08	13.82	54

[^]
[#]

‘VE’ shared by Fung Wong Wu, Chow Tin Tsuen and Lei Uk (which is outside this DPA Plan) Including the proposed “V” zone on Ta Kwu Ling OZP (3.6ha) and proposed extension of “V” zone on Hung Lung Hang OZP (1.02ha)

- 9.6 As the boundaries of the respective “V” zones have been fully deliberated at the hearing in 2011 (para. 5.2 above) and there is no significant change in planning circumstances, no change is proposed for Muk Wu and Muk Wu Nga Yiu. Besides, the size of the existing “V” zones of Muk Wu and Muk Wu Nga Yiu was already equivalent to the size of the ‘VE’ of the recognized villages.
- 9.7 For Chow Tin Tsuen and Fung Wong Wu, which share the same ‘VE’ with Lei Uk (which is located outside the boundary of the Plan) (Plan 6), no change is proposed for the villages as the size of the existing “V” zone is already equivalent to that of the ‘VE’ of the recognized villages. Despite there is a reduction in total SH demand for Fung Wong Wu, there is still insufficient land available to meet the combined total SH demand for both villages which share the same “VE”. In practice, SH application by indigenous villagers of Chow Tin Tsuen could be considered within the vicinity of the village, and each case will be considered by the Board on its individual merits and in accordance with the Interim Criteria.

Wet Agricultural Land at Chow Tin Tsuen

- 9.7 KFBG and WWF have expressed concerns on the “V” zone at the north-western part of Chow Tin Tsuen, which is considered as part of the active wet agricultural land (Plan 7). They considered that the area is still intact without intense human disturbance and recommended that the area should be designated a zoning for a higher protection level such as “CA” or “GB”. According to the FCA Study, the concerned area is considered of moderate ecological value. The boundary of the “V” zone concerned is defined in accordance with the recommendation of the Study agreed by AFCD after taking into account various factors including local topography, settlement patterns, ecological value of the area other site specific characteristics and the total SH demand at Chow Tin Tsuen provided by DLO/N, LandsD. As such, no change is proposed to the concerned “V” zone.

Potential Impact of Small House Development within “V” Zone on Streams

- 9.8 Regarding the concerns on potential impacts of developments, in particular small houses within “V” zone, on existing stream courses in the Area, it should be noted that in accordance with the Environmental, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005, under the current

administrative practice, development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the Agriculture, Fisheries and Conservation Department (AFCD) and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, LandsD when processing Small House grant and applications in close proximity to existing stream course, should consult concerned departments including AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications. It is suggested to clearly state this requirement in the Explanatory Statement of the “V” zone that when processing Small House grant and applications in close proximity to existing stream courses, AFCD and PlanD should be consulted. Besides, any diversion of streams or filling of pond to effect any permitted uses would also require permission from the Board in accordance with the Notes of the “V” zone.

Proposed Columbarium, Crematorium and Funeral Related Uses at Existing Sandy Ridge Cemetery

- 9.9 An engineering feasibility study on the site formation and associated infrastructural works for development of columbarium, crematorium and funeral related uses at existing Sandy Ridge Cemetery was completed in 2012. The Executive Summary is attached at Annex B. It recommends to provide an all-inclusive funeral venue and services, including crematorium, funeral parlours, visitor service center and ancillary restaurant and convenience store, with a provision of at least 200 000 niches. The proposed funeral facility is expected to be completed in 2022. Detailed design including detailed visual, environmental and traffic impact assessments on the site formation and associated infrastructural works would commence in July 2013. It would be zoned “OU (Cemetery, Columbarium, Crematorium and Funeral Related Uses)” on the draft Man Kam To OZP and a set of Notes would be formulated to reflect the various uses to be developed within the proposed development.

Residential Development at Kong Nga Po Ex-borrow area

- 9.10 The ex-borrow area in Kong Nga Po is an area of low environmental value. The previous uses have created a series of platforms that could be developed for residential use to provide a sustainable living environment. As recommended in the Study, an engineering study has been commissioned by the Civil Engineering and Development Department to examine the development feasibility of the Kong Nga Po site for residential use. The engineering feasibility study commenced in October 2012 and is scheduled for completion in April 2014. The northern portion of this ex-borrow area which falls within the OZP is zoned as “Undetermined”. When opportunity arises, it is desirable to designate the whole ex-borrow area as “Comprehensive Development Area” within one statutory plan to achieve the future planning intention as stated above and for better planning control purpose.

10. Planning Intention

The general planning intention of the Area is to promote cultural conservation, recreation tourism, sustainable residential development and provide suitable facilities to meet the territorial need and cross-boundary infrastructure. It is also the planning intention to retain good quality agricultural land for agricultural purposes or leisure farming and to preserve the existing heritage features and historic buildings.

11. Land Use Zonings (Appendix I)

- 11.1 About 27.62 ha of land are zoned "V" to cover the four recognized villages within the Area, i.e. Muk Wu, Muk Wu Nga Yiu, Chow Tin Tsuen and Fung Wong Wu and areas of land suitable for village expansion. The boundary of "V" zone is drawn up having regard to the existing village 'environs', outstanding Small House applications, Small House demand forecast, local topography, existing settlement pattern, ecologically important areas and other site specific characteristics. Areas of difficult terrain, dense vegetation, burial grounds and streamcourses have been avoided where possible. In order to provide opportunities for short-term accommodation in existing NTEH, "Hotel (Holiday House only)" may also be permitted on application to the Board.
- 11.2 About 11.28 ha of land are zoned "Government, Institution or Community" ("G/IC") to provide land for uses directly to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Major existing facilities under this zoning include Ling Ying Public School, three pumping stations and staff quarter, Hong Kong Police Force Man Kam To Operation Base, MacIntosh Forts at Nam Hang and Nga Yiu, a livestock monitoring station, an animal inspection station and food inspection facilities at Man Kam To Boundary Control Point. Two disused schools (ex-Sam Wo Public School) at Lin Ma Hang Road near Muk Wu and ex-Lo Wu Public School also fall within this zone. According to the FCA Study, existing disused school buildings can be refurbished as a focal point for a possible farmland rehabilitation and organic farm centre to promote eco-tourism within the Area. The "G/IC" zoning of the school is proposed to be retained.
- 11.3 About 16.68 ha of land are zoned "Recreation" ("REC") for recreational developments for the use of general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. The "REC" zone covers an area to the north of Ping Yuen River around Ta Kwu Ling Village and a small area to the east of Fung Wong Wu. The recreational development in this area should be restricted to low-density development so as not to overload the infrastructure of the area and create nuisance to nearby villages.

- 11.4 A total of 108.96 ha of land are zoned "Other Specified Uses" ("OU") to provide land of specific uses in the Area. These uses include "OU(Boundary Crossing Facilities)" (10.15 ha) that covers Lo Wu and Man Kam To BCPs to reflect the existing uses of boundary crossing facilities; "OU (Cemetery, Columbarium, Crematorium and Funeral Related Uses)" (92.08 ha) that covers the Sandy Ridge Cemetery for the provision of land for cemetery, graves and funeral facility uses including columbarium, crematorium, funeral parlours, visitor service center, ancillary restaurant and convenience store serving the needs of the general public; and "OU (Railway)" (6.73 ha) that covers a strip of land to the east of Ng Tung River primarily for the railway track of the Mass Transit Railway (East Rail Line).
- 11.5 About 59.73 ha of land are zoned "Agriculture" ("AGR") to retain and safeguard good quality agricultural land, farm and fish ponds for agricultural purposes as well as to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The "AGR" zone in this Area covers parcels of land near Muk Wu (along Lin Ma Hang Road) and near Lo Shue Ling (southwest of Chow Tin Tsuen) and also the agricultural land of good quality in lowland areas in the west and central parts of the Area.
- 11.6 To define 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, about 114.22 ha of land are zoned "GB". This zone mainly covers the mountainous areas west of the boundary crossing at Man Kam To and in Lo Shue Ling in the east, the densely vegetated areas which include fung-shui woodlands which are mainly scattered around the village settlements including Chow Tin Tsuen and Muk Wu and the permitted burial grounds for indigenous villagers.
- 11.7 A total of about 4.24 ha of land are zoned "CA" to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem by discouraging 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. The "CA" zone covers a small patch of land at Yuen Leng Chai near the foothill of Sandy Ridge and west of McIntosh Fort at Nam Hang is occupied by existing fish ponds/wetlands which were created as an ecological mitigation area associated with the previous Sham Chun River regulation works.
- 11.8 The northern portion of ex-borrow area at Kong Nga Po, located on former (from previous use as a soil borrow site) Government land of about 3.23 ha is zoned "Undetermined". The planning intention of the area is to allow for comprehensive development for residential use with the provision of open space and other supporting facilities in future. The proposed residential development should be contained within the existing platforms and the proposed road along the existing access to the site would need. When

opportunity arises, it is desirable to designate the whole ex-borrow area as “Comprehensive Development Area” within one statutory plan to achieve the future planning intention

- 11.9 A table comparing the land use budget of Man Kam To area covered by the approved Man Kam To DPA Plan No. DPA/NE-MKT/3 and the draft Man Kam To OZP No. S/NE-MKT/B is shown below:

Table 2: Land Use Budget of Man Kam To Area covered by the approved Man Kam To DPA Plan No. DPA/NE-MKT/3 and the draft Man Kam To OZP No. S/NE-MKT/B

Zoning	Approved Man Kam To DPA Plan No. DPA/NE-MKT/3 (ha / %)		Draft Man Kam To OZP Plan No. S/NE-MKT/B (ha / %)		Increase / Decrease (ha / %)	
	Type					
Village Development		27.62	7.81	27.62	7.81	No change
Government, Institution or Community		11.28	3.19	11.28	3.19	No change
Recreation		16.68	4.72	16.68	4.72	No change
Other Specified Uses		108.96	30.80	108.96	30.80	No change
Agriculture		59.76	16.89	59.73	16.89	- 0.05 Minimal
Green Belt		114.19	32.28	114.22	32.28	+ 0.05 Minimal
Conservation Area		4.24	1.20	4.24	1.20	No change
River Channel		7.77	2.20	7.77	2.20	No change
Unspecified Use		3.23	0.91	--	--	--
Undetermined		--	--	3.23	0.91	--
Total Planning Area		353.73	100.00	353.73	100.00	No change

- 11.10 As diversion of streams, filling of land/pond or 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. Proposed diversion of streams and filling of pond in “V” and “REC” zones, proposed diversion of streams or filling of land/pond in “AGR” zone and proposed diversion of streams, filling of land/pond or excavation of land in “GB” and “CA” zones within the OZP will require planning permission from the Board.

12. Notes of the Plan

Attached to the Plan is a set of Notes (**Appendix II**) 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 Notes of the Plan are prepared in accordance with the Master Schedule of Notes to Statutory Plans endorsed by the Board, taking account of local circumstances and the planning intentions of various zones. 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 the changing needs.

13. Consultation

- 13.1 Relevant Government bureaux/departments have been consulted on the Planning Report on Man Kam To (**Annex B**), the draft Man Kam To OZP No. S/NE-MKT/B (**Appendix I**), its Notes and Explanatory Statement (**Appendices II and III**) and their comments have been incorporated where appropriate.
- 13.2 Subject to the agreement of the Board, the draft OZP will be submitted to the NDC and the TKLDRC for consideration. Separate briefings and discussions with relevant parties including village representatives and concern groups would also be held. Their comments will be submitted to the Board for further consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

14. Decision Sought

Members are invited to:

- a) consider the draft Man Kam To OZP No. S/NE-MKT/B (**Appendix I**) together with its Notes and Explanatory Statement (**Appendices II and III**), and the Planning Report on Man Kam To (**Annex A**);
- b) adopt the updated Explanatory Statement as an expression of the planning intention and objectives of the Board for various land use zonings on the draft Man Kam To OZP No. S/NE-MKT/B; and
- c) agree that the draft Man Kam To OZP No. S/NE-MKT/B together with its Notes and Explanatory Statement are suitable for submission to NDC and TKLDRC for consultation.

Attachments

- Plan 1** Reduction of Frontier Closed Area Coverage
- Plan 2** Location Plan of Representation Site at Chow Tin Tsuen
- Plan 3** Location Plan of Man Kam To
- Plan 4** Habitat Map of Man Kam To
- Plan 5** Cultural Heritage Plan of Man Kam To
- Plan 6** Revised "V" Zone Boundary Proposed by Village Representatives of Chow Tin Tsuen
- Plan 7** Revised "V" Zone Boundary of Chow Tin Tsuen Proposed by Green Groups
- Appendix I** Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/B
- Appendix II** Notes of the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/B
- Appendix III** Explanatory Statement of the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/B
- Annex A** Planning Report on Man Kam To
- Annex B** Site Formation and Associated Infrastructural Works for Proposed Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery – Executive Summary

PLANNING DEPARTMENT
APRIL 2013

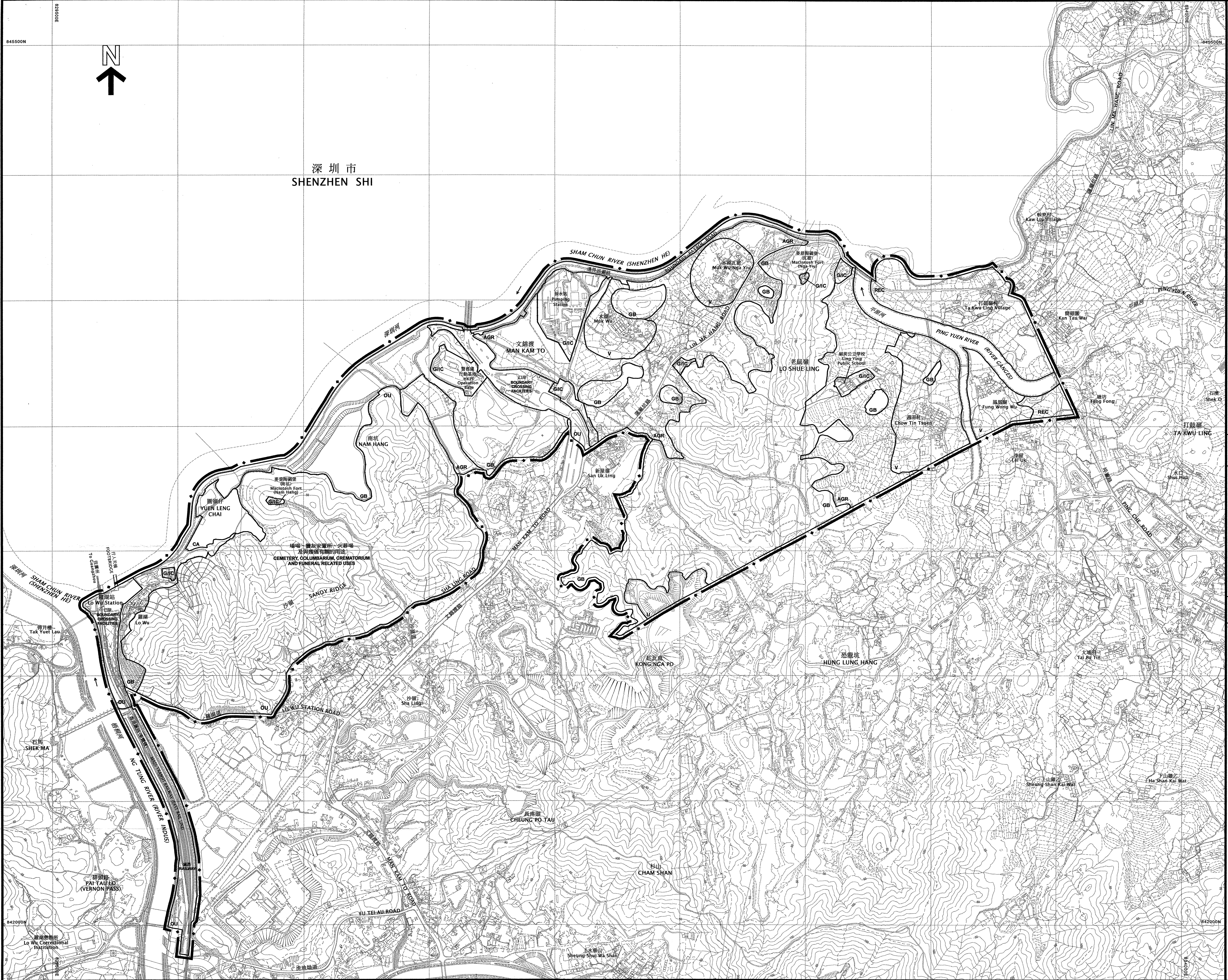
圖例
NOTATION

ZONES		地帶
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
UNDETERMINED	U	未決定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COMMUNICATIONS		交通
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 & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	27.62	7.81	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	11.28	3.19	政府、機構或社區
RECREATION	16.68	4.72	康樂
OTHER SPECIFIED USES	108.96	30.80	其他指定用途
UNDETERMINED	3.23	0.91	未決定用途
AGRICULTURE	59.73	16.89	農業
GREEN BELT	114.22	32.29	綠化地帶
CONSERVATION AREA	4.24	1.19	自然保育區
RIVER CHANNEL	7.77	2.20	河道
TOTAL PLANNING SCHEME AREA	353.73	100.00	規劃範圍總面積

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



香港城市規劃委員會依據城市規劃條例擬備的文錦渡分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MAN KAM TO - 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/NE-MKT/B

DRAFT MAN KAM TO OUTLINE ZONING PLAN
NO. S/NE-MKT/B

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

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

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

use or material change of use or development or redevelopment shall lapse.

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

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

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

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

road, on-street vehicle park 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 (excavation or land/pond filling) is carried out and that the use or development is a use or development specified below:

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

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

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

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

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

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

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

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel,

the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

DRAFT MAN KAM TO OUTLINE ZONING PLAN
NO. S/NE-MKT/B

Schedule of Uses

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RECREATION	4
OTHER SPECIFIED USES	6
AGRICULTURE	8
GREEN BELT	9
CONSERVATION AREA	11

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

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

Eating Place
Library
School
Shop and Services

(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 draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or 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 draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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

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	Eating Place
Government Use (Police Reporting Centre only)	Flat
Holiday Camp	Golf Course
On-Farm Domestic Structure	Government Refuse Collection Point
Picnic Area	Government Use (not elsewhere specified)
Place of Recreation, Sports or Culture	Helicopter Landing Pad
Public Convenience	Hotel
Rural Committee/Village Office	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)
Tent Camping Ground	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

(Please see next page)

RECREATION (cont'd)

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.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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 diversion of streams or 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 draft 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 "Boundary Crossing Facilities" only

Ambulance Depot
Boundary Crossing Facilities
Eating Place
Fire Station
Government Refuse Collection Point
Petrol Filling Station
Police Station
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Radar, Navigational Aid, and Communication
Devices
Radar, Telecommunications Electronic
Microwave Repeater, Television and/or
Radio Transmitter Installation
Sewage Treatment/Screening Plant
Shop and Services
Utility Installation for Private Project

Government Use (not elsewhere specified)

Planning Intention

This zone is intended primarily for the development of the boundary crossing facilities.

(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 “(Cemetery, Columbarium, Crematorium and Funeral Related Uses)” only

Columbarium
Crematorium
Funeral Facility
Government Use
Grave
Public Convenience
Public Transport Terminus or Station
Public Utility Installation

Eating Place
Place of Recreation, Sports or Culture
Religious Institution
Shop and Services
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of land for cemetery, columbarium, crematorium and funeral related facilities serving the needs of the general public.

For “Railway” only

Railway Track

Government Refuse Collection Point
Government Use (not elsewhere specified)
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for the railway track of the Mass Transit Railway (East Rail Line).

AGRICULTURE

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

Planning Intention

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

Remarks

Any diversion of streams or filling of land/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 draft development permission area plan 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 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 diversion of streams, 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.

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 draft development permission area plan.
- (b) Any diversion of streams, 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.

DRAFT MAN KAM TO OUTLINE ZONING PLAN
NO. S/NE-MKT/B

EXPLANATORY STATEMENT

DRAFT MAN KAM TO OUTLINE ZONING PLAN
NO. S/NE-MKT/B

EXPLANATORY STATEMENT

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DRAFT MAN KAM TO OUTLINE ZONING PLAN
NO. S/NE-MKT/B

(Being 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 draft Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/B. 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 On 10 September 2004, under the power delegated by the Chief Executive (CE), the then Secretary for Housing, Planning and Lands directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Man Kam To area as a development permission area (DPA). Subsequently on 17 June 2010, the Secretary for Development directed the Board to extend the coverage of the draft DPA plan.
- 2.2 On 30 July 2010, the draft Man Kam To DPA Plan No. DPA/NE-MKT/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 6 valid representations were received. On 8 October 2010, the representations were published for three weeks for public comments and 1 valid comment was received.
- 2.3 On 25 February 2011, the Board considered the representations and comments and decided to defer the consideration of the representations and comments pending further review by the Planning Department on the land use proposals, in particular on the "Village Type Development" ("V") zones, taking into account the views of the representers and commenters and any other relevant planning considerations.
- 2.4 On 16 June 2011, the CE, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft DPA Plan to the Chief Executive in Council (CE in C) for approval for a period of six months from 30 June 2011 to 30 December 2011.
- 2.5 On 8 September 2011, upon further consideration of the representations to the draft Plan, the Board decided to propose amendment to partially meet a representation by rezoning an area to the northwest of Chow Tin Tsuen from "Agriculture" ("AGR") to "V". On 16 September 2011, the proposed amendment was published for public inspection under section 6C(2) of the Ordinance. Upon expiry of the three-week public inspection period, 1 further representation was received. On 11 November 2011, the Board considered the further representation and decided not to uphold the

further representation. The Board decided that the proposed amendment to the DPA Plan would form part of the DPA Plan under section 6F(8) of the Ordinance.

- 2.6 On 28 October 2011, the draft Man Kam To DPA Plan No. DPA/NE-MKT/2, incorporating amendments to rezone an area to the north and a strip of land to the east of Muk Wu from "AGR" to "V", was exhibited for public inspection under section 7 of the Ordinance. Upon expiry of the two-month public inspection period, no representation was received.
- 2.7 On 8 May 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Man Kam To DPA Plan, which was subsequently re-numbered as DPA/NE-MKT/3. On 18 May 2012, the approved Man Kam To DPA Plan No. DPA/NE-MKT/3 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.8 On 8 February 2013, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Man Kam To area.
- 2.9 On ____ 2013, the draft Man Kam To OZP No. S/NE-MKT/B (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings for the Man Kam To area (the Area) so that development and redevelopment within the Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning proceeds.

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 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 covers a total area of about 354 hectares. It is located approximately 3.5 km to the north of Fanling/Sheung Shui. It is bounded by the southern bank of Sham Chun River in the north, Ping Che Road in the east, Hung Lung Hang in the southeast, Sha Ling Road in the southwest and Ng Tung River in the west. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area commands the cross boundary location in the northernmost rural area of the North District. Except Shenzhen City (Shenzhen Shi) which lies immediately outside the Hong Kong Special Administrative Region (HKSAR) in the north, the surroundings are predominantly agricultural land spotted with rural settlements. The elongated Sandy Ridge with an elevation up to about 130 mPD in the west is the prominent mountain ridge in the Area. Other major hilly ridges include Lo Shue Ling in the east which rises to about 85 mPD lying in a north-south direction and the hillslopes near San Uk Ling of about 86 mPD in the south. The extensive lowlands mainly comprise arable land intermixed with clusters of village settlements, undisturbed woodland, vegetated habitats and natural watercourses.
- 5.3 The landscape features of the Area are woodlands, vegetated uplands, knolls and foothills. It covers a spectrum of natural habitats including large tracts of mature woodland, 'fung-shui' wood, freshwater/brackish wetland, lowland forest, mixed shrubland and natural watercourse.
- 5.4 Economic activities are limited in the Area due to its rugged relief and limited accessibility of the Area. People therein are mainly engaged in horticultural and agricultural activities including growing of vegetables, flowers and fruits. The farming activities are of small-scale and most farmers are self-employed.
- 5.5 Graded historic buildings within the Area include MacIntosh Forts at Nam Hang and Nga Yiu (both Grade 2), Tin Hau Temple in Muk Wu Tsuen (Grade 3), Entrance Gate of Muk Wu Wai (Grade 3), Ng Ancestral Hall and Yeung Ancestral Hall in Fung Wong Wu (both Grade 3). The Muk Wu Nga Yiu Kilns (site of archaeological interest) also fall within the Area. Muk Wu and Fung Wong Wu villages contain some new items in addition to the list of 1,444 historic buildings (i.e., No. 19 Village House in Muk Wu and Nos. 24-27, 35-37 Village Houses in Fung Wong Wu). These items are subject to the grading assessment by the Antiquities Advisory Board (AAB).

6. POPULATION

- 6.1 According to the 2011 Population Census, the total population within the Area was 600 persons. It is expected that the total planned population of the Area would be about 6,660 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Accessibility

Access through the central and eastern portions of the Area is reasonably good along Man Kam To Road and Ping Che Road. Lin Ma Hang Road

also provides convenient access to the northeastern portions of the Areas to the villages of Muk Wu and Muk Wu Nga Yiu and links with Ping Che Road. In addition, the Area is easily accessible from Fanling/Sheung Shui via Man Kam To Road, and from the proposed Fanling North Development Area (NDA) and the proposed Ping Che/Ta Kwu Ling NDA via Man Kam To Road and Ping Che Road respectively. Good accessibility could provide opportunities for enhanced development in the Area.

7.1.2 Tourism

The Area is scenically attractive with green environment. The villages are relatively unspoiled and retain much of their traditional character. Such setting provides a wide array of unique and attractive tourism opportunities. The strategic roles of the Area for countryside conservation and agricultural priority are recognized whereas recreational development could be allowed without compromising the conservation resources. There is also good recreational for cultural heritage and eco-tourism. Provision of tourism and recreational related developments such as well connected hiking trails, cycle tracks, dining and overnight accommodation facilities would be required so as to realize this tourism potential.

7.1.3 Agricultural

The relatively flat land in the eastern portion of the Area has been identified as good agricultural land which provides an opportunity for sustainable agriculture and to accommodate the growing demand for organic and healthier food options. On the other hand, with basic agricultural infrastructure, including irrigation facilities, the other fallow arable land can be easily rehabilitated for agricultural purpose. The traditional agricultural land uses can be enhanced with the diversification of permitted uses, including extension to agri-tourism and other leisure or recreational uses associated with the agricultural sector.

7.1.4 Nature Conservation

The Area comprises large tracts of dense and undisturbed woodlands around the hilly slopes of Sandy Ridge and Lo Shue Ling, freshwater/brackish wetland around some of the watercourses in the Area and 'fung-shui' woodland of high scenic value. The natural vegetation together with the rugged topographic backdrop provides a picturesque landscape forming an integral part of the natural environment that should be conserved. Future development of the Area needs to take into account the above areas and other ecological resources including a small patch of land at Yuen Leng Chai near the foothill of Sandy Ridge and west of McIntosh Fort at Nam Hang where existing mitigation habitats and wetlands are found. Prior consultation with relevant Government departments should be sought if development proposal would affect these sites.

7.1.5 Residential Development

The ex-borrow area in Kong Nga Po provides an area of low environmental value. The previous uses have created a series of platforms that could be

developed for residential use to provide a sustainable living environment. The site is accessible from Kong Nga Po Road and services can be extended to the site. An engineering study has been commissioned by the Civil Engineering and Development Department (CEDD) to examine the development feasibility of the Kong Nga Po site for residential use. The Study commenced in October 2012 and is scheduled for completion in April 2014.

7.2 Constraints

7.2.1 Natural Terrain Landslide Hazards

A majority of the Area, especially the western part, is characterized by relatively steep mountains and natural hilly terrain. There is a history of landslides on the natural slopes in the areas near Sandy Ridge and Lo Shue Ling. Such topographic relief imposes geological constraints on development. Due consideration and geotechnical assessment study would be required for any proposed developments involving site formation and slope stabilization works.

7.2.2 Limited Transport Infrastructure

All vehicular accesses are of a limited capacity and not intended for heavy traffic. Due to the limited transport infrastructure in the Area, unco-ordinated development would create problems and hazards to both pedestrian and vehicular traffic. Improvements to transport facilities are required when the Area is released from the Frontier Closed Area (FCA) in future.

7.2.3 Land Ownership

About 22% of land in the Area are private land. A majority of these private land are concentrated in the lowland in the eastern portion of the Area which are mainly active/fallow agricultural land and village settlements.

7.2.4 Cemetery and Burial Grounds

Sandy Ridge Cemetery, with an area of about 92 ha, and planned for development into an all-inclusive funeral venue with services, including columbarium, crematorium, funeral parlours, visitor service center and ancillary restaurant and convenience store, may pose constraints on development in the surrounding area. Besides, the permitted burial grounds for indigenous villagers located in existing hilly areas have to be retained. Any development that will adversely affect those permitted burial grounds should be avoided.

7.2.5 Environmental, Sewerage and Drainage Constraints

There are a number of potential noise and air pollution sources within the Area including San Uk Ling Firing Range, Lo Wu Rail Station, the two helipads, Muk Wu Nga Yiu cement plant, Man Kam To Boundary Control Point, vehicle holding area and Man Kam To Road, Lin Ma Hang Road and

Ping Che Road; as well as a number of potential odorous sources which would affect the future developments in the Area, i.e. Sham Chun River, the planned Organic Waste Treatment Facilities Phase II, Sheung Shui Water Treatment Works, Shek Wu Hui Sewerage Treatment Works, Sheung Shui Slaughter House and existing livestock farms. The Area falls within the Deep Bay catchment, therefore, any new developments in the Area should include proper on-site sewerage treatment facilities to ensure no net increase of pollution load will be discharged to the sensitive Deep Bay. The lowland areas near Sham Chun River in the north and the floodplains of Ping Yuen River in the east are prone to flooding and underlain by alluvial and colluvial soils and pond deposits. Such deposits are typically saturated and require soil treatments and earth filling for any development to take place.

7.2.6 Overhead Transmission Lines

There are two 400 kV overhead lines (including Tai Po – Daya Bay overhead line circuit) extending over Lo Shue Ling running north-south across the eastern portion of the Area. Also, there are 132 kV overhead lines passing through in a north-south direction. Chapter 7 of the Hong Kong Planning Standards and Guidelines should be observed when formulating development proposals.

7.2.7 Heritage and Cultural Features

The two Grade 2 historic buildings, i.e. MacIntosh Forts at Nam Hang and Nga Yiu, are located on the hilltops at the western and middle portions of the Area overlooking the border area. The forts were two of the chain of police observation posts built during the period 1946 to 1953. They remain as a reminder of the development of Hong Kong's military defence. Given the historical interest, they are worthy of preservation and major developments in the vicinity should be avoided as far as possible. In addition, the Muk Wu Nga Yiu Kilns (site of archeological interest), Tin Hau Temple in Muk Wu Tsuen and Entrance Gate of Muk Wu Wai and the ancestral halls at Fung Wong Wu are built heritages in the Area.

8. GENERAL PLANNING INTENTION

The general planning intention of the Area is to promote cultural conservation, recreation tourism, sustainable residential development and provide suitable facilities to meet the territorial need and cross-boundary infrastructure. It is also the planning intention to retain good quality agricultural land for agricultural purposes or leisure farming and to preserve the existing heritage features and historic buildings.

9. LAND USE ZONINGS AND INTENDED USES WITHIN "UNSPECIFIED USE" AREA

9.1 "Village Type Development"("V") : Total Area 27.62 ha

9.1.1 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 infrastructure and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board. In order to provide opportunities for short-term accommodation in existing NTEH, "Hotel (Holiday House only)" may also be permitted on application to the Board. The accommodation can complement any proposed agricultural and recreational uses to promote village life experience, leisure farming and agri-tourism.

- 9.1.2 There are four recognized villages within the Area, namely Muk Wu, Muk Wu Nga Yiu, Chow Tin Tsuen and Fung Wong Wu. The boundaries of "V" zones are drawn up having regard to the existing village 'environs', outstanding Small House applications, Small House demand forecast, local topography, existing settlement pattern, ecologically important areas and other site specific characteristics. Areas of difficult terrain, dense vegetation, burial grounds and stream courses have been avoided where possible. As parts of the villages may be subject to traffic noise impact from Lin Ma Hang Road and Ping Che Road, sufficient setback should be allowed where possible.
 - 9.1.3 Except for those specified, 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 building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
 - 9.1.4 In order to address the potential impacts from developments on existing stream courses in general, concerned departments including Agriculture, Fisheries and Conservation Department and Planning Department should be consulted when processing Small House grant and applications in close proximity to existing stream courses, to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
 - 9.1.5 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.
 - 9.1.6 As diversion of streams or filling of pond 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.
- 9.2 "Government, Institution or Community" ("G/IC") : Total Area 11.28 ha
- 9.2.1 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.

9.2.2 Major existing facilities under this zoning include Ling Ying Public School, three pumping stations and staff quarter, Hong Kong Police Force (HKPF) Man Kam To Operation Base, MacIntosh Forts at Nam Hang and Nga Yiu, a livestock monitoring station, an animal inspection station and food inspection facilities at Man Kam To Boundary Control Point (BCP). Two disused schools (ex-Sam Wo Public School) at Lin Ma Hang Road near Muk Wu and ex-Lo Wu Public School are also zoned "G/IC". Existing school buildings can be put to adaptive re-use for other G/IC uses, including farmland rehabilitation and organic farm centre to promote eco-tourism. As detailed planning proceeds, land may be designated from other uses to this zoning to meet the envisaged demands of the growing population in the Area.

9.2.3 The MacIntosh Forts are located within Government land and currently occupied by radio and communication equipments for the use of HKPF. The "G/IC" zone is to reflect their current use. Given their historic building status, they are worthy of preservation and major developments in the vicinity should be avoided as far as possible. Relevant Government departments would be consulted on any adaptive reuse proposal of the MacIntosh Forts.

9.3 "Recreation" ("REC") : Total Area 16.68 ha

9.3.1 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.

9.3.2 An area to the north of Ping Yuen River around Ta Kwu Ling Village and a small area to the east of Fung Wong Wu are designated as "REC" zone in view of the existing extensive abandoned agricultural land adjoining traditional villages that may have opportunities to create visitor destinations that celebrate the heritage, village-life, agricultural and recreational assets of the area. Any potential adverse impacts on drainage, landscape and ecology that might be caused by new developments, of which planning permission is required from the Board, should be addressed by the applicant and examined by concerned Government departments during planning application stage.

9.3.3 As the area around Ta Kwu Ling Village may be subject to traffic noise impact from Lin Ma Hang Road and Ping Che Road, sufficient setback should be allowed for any planned sensitive uses from these potential polluting sources. Suitable noise mitigation measures such as self-protective building design, noise barriers, etc. would be required.

9.3.4 Recreational uses like holiday camp with sporting facilities are always permitted within this zone. It is intended to provide low-density recreational uses such as horse riding school, visitor centre, local historical museum, camping ground, recreational facilities or adventure park that are primarily outdoor nature-based activities. The recreational areas are intended to integrate with other recreational facilities such as the hiking/heritage/bicycle

trails promoting low-intensity tourism while preserving natural and rural character. However, the recreational development in this area should be restricted to low-density development so as not to overload the infrastructure of the area and create nuisance to nearby villages.

9.3.5 No residential development (except NTEH) shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3.6 As diversion of streams or filling of pond 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.

9.4 “Other Specified Uses” (“OU”) : Total Area 108.96 ha

The planning intention of this zone is to provide land for specific uses in the Area. This zone covers land annotated for the following specific uses:

“OU (Boundary Crossing Facilities)” (“OU (BCF)”) : Total Area : 10.15 ha

9.4.1 This zone is intended primarily for the development of boundary crossing facilities. The Lo Wu and Man Kam To BCPs are designated under this zone to reflect the existing uses. Uses that are related to boundary crossing facilities are permitted under this zone.

“OU (Cemetery, Columbarium, Crematorium and Funeral Related Uses)” : Total Area 92.08 ha

9.4.2 This zone is intended primarily for the provision of land for cemetery and related facilities including columbarium, crematorium and funeral parlour serving the needs of the general public. The Sandy Ridge Cemetery is included under this zone and is reserved for cemetery and related uses.

9.4.3 An engineering feasibility study on the site formation and associated infrastructural works for development of columbarium, crematorium and related facilities was completed. Detailed design including detailed visual, environmental and traffic impact assessments on the site formation and associated infrastructural works would commence in July 2013. Moreover, crematorium is a designated project under the Environmental Impact Assessment Ordinance (EIAO) such that the buffer distance and appropriate mitigation measures would be required, subject to confirmation by an EIA study under EIAO. To mitigate concern on visual impact, the number of building blocks should be minimized to allow integrated landscaping and reduced massing of buildings across the site. In this regard, a detailed landscape plan is required to address the impact of the development on the surrounding environment.

“OU (Railway)” : Total Area 6.73ha

9.4.4 A strip of land to the east of Ng Tung River is zoned “OU (Railway)” primarily for the railway track of the Mass Transit Railway (East Rail Line). The remaining railway alignment within the other zone is either elevated or at grade.

9.5 “Agriculture” (“AGR”) : Total Area 59.73 ha

9.5.1 This zone is intended primarily to retain and safeguard good quality agricultural land, farm and 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.

9.5.2 Majority of the agricultural land of good quality are found in lowland areas in the west and central parts of the Area. Also, parcels of agriculture land along Lin Ma Hang Road have been converted to aquarium business. With basic agricultural infrastructure, including irrigation facilities, fallow arable land can be easily rehabilitated for agricultural purpose. On the other hand, the agricultural land around villages has the potential to provide low-intensity leisure farming or organic farming to promote village life experience.

9.5.3 The “AGR” zones near Muk Wu (along Lin Ma Hang Road) and near Lo Shue Ling (southwest of Chow Tin Tsuen) are surrounded by active and fallow agricultural land and are located in a rural setting, despite sporadic sites along Lin Ma Hang Road near San Uk Ling which are currently used for open storage. It is considered that these areas are not suitable for uses that would cause adverse environmental and traffic impacts such as warehouse or port back-up uses.

9.5.4 As diversion of streams or 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 for 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.

9.6 “Green Belt” (“GB”) : Total Area 114.22ha

9.6.1 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.

9.6.2 However, limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the Board will be assessed on their individual merits taking into account the relevant Town Planning Board Guidelines.

9.6.3 The “GB” zone mainly covers the mountainous areas west of the boundary crossing at Man Kam To and in Lo Shue Ling in the east, the densely vegetated areas which include fung-shui woodlands that are mainly scattered

around the village settlements including Chow Tin Tsuen and Muk Wu and the permitted burial grounds for indigenous villagers. The fung-shui woodlands near Chow Tin Tsuen and Muk Wu are zoned "GB" due to their low to moderate ecological value, with low plant diversity and high susceptibility to human disturbance.

- 9.6.4 As diversion of streams, filling of land/pond or 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.

9.7 "Conservation Area" ("CA") : Total Area 4.24 ha

- 9.7.1 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.

- 9.7.2 A small patch of land at Yuen Leng Chai near the foothill of Sandy Ridge and west of McIntosh Fort at Nam Hang is occupied by existing mitigation habitats and wetlands and is zoned "CA". The fish ponds were created as an ecological mitigation area associated with the previous Sham Chun River regulation works. The "CA" zone will provide appropriate protection to the fishpond/wetland habitat at the site.

- 9.7.3 New residential development is not permitted under this zone. The redevelopment of an existing house shall not 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 of the draft DPA plan.

- 9.7.4 Diversion of streams, filling of land/pond or 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.

9.8 "Undetermined" ("U") : Total Area 3.23ha

- 9.8.1 The ex-borrow area at Kong Nga Po, which straddles over this OZP and the Fu Tei Au & Sha Ling and Hung Lung Hang OZPs to the south, is located on formed (from previous use as a soil borrow site) Government land of about 6.8 ha and is currently vacant. The planning intention of the area is to allow for comprehensive development for residential use with the provision of open space and other supporting facilities in future.

- 9.8.2 The site is however subject to a number of development constraints which will need to be considered in formulating a development scheme for the site. They include two high voltage cables to the east of the area, the San Uk Ling firing range and the planned Organic Waste Treatment Facilities Phase II in the vicinity. The final design should adopt measures to mitigate the potential

impacts and appropriate assessments should be undertaken for the likely environmental (noise and odour), traffic, infrastructure and visual impacts.

9.8.3 With appropriate planning control over the development mix, scale, design and layout of the future comprehensive development under future zoning, taking into account of various environmental, traffic and infrastructure constraints, there is an opportunity to provide a showcase for sustainable living and residential development. The proposed residential development should be contained within the existing platforms and the proposed road along the existing access to the site would need to be upgraded. An engineering study has been commissioned by the Civil Engineering and Development Department (CEDD) to examine the development feasibility of the Kong Nga Po site for residential use. The Study commenced in October 2012 and is scheduled for completion in April 2014.

9.8.4 The northern portion of this ex-borrow area which falls within this OZP is zoned as "Undetermined". When opportunity arises, it is desirable to designate the whole ex-borrow area as "Comprehensive Development Area" within one statutory plan to achieve the future planning intention as stated above and for better planning control purpose.

10 COMMUNICATIONS

10.1 Road Network

Man Kam To Road and Lin Ma Hang Road are the major distributors in the Area. Currently, the capacity of these vehicular accesses is considered adequate to serve the Area. The Area is also served by Ping Che Road and Lo Wu Station Road leading from the southern area. There are also narrow local van tracks traversing the Area to serve the residents, especially the clustered population at Muk Wu, Chow Tin Tsuen and Fung Wong Wu.

10.2 Mass Transit Railway

Lo Wu, situated at the western part of the Area, is served by the Mass Transit Railway (East Rail Line) which provides an important transport link to Kowloon as well as between the HKSAR and the Mainland.

10.3 Public Transport

The Area is not well served by public transport facilities due to its access restriction, remoteness and sparse population. There are public franchised bus (No. 73K) and green minibus (No. 59K) plying between the Area and Sheung Shui Station.

11 UTILITY SERVICES

11.1 Sewerage and Drainage System

11.1.1 The drainage system of the Area comprises mainly natural channels. The runoff from developments can be conveyed to Sham Chun River through

west tributary of Ping Yuen River. Drainage system of the Area was improved by the river training works at Ping Yuen River which were completed in 2006. Drainage improvement works at Sandy Ridge under 'Drainage Improvement in Northern New Territories - Package B' are scheduled for implementation in 2011. Notwithstanding, major developments should be subject to Drainage Impact Assessment to address the local drainage impacts on areas in the vicinity, as well as the provision of proper drainage facilities for development such as detention tanks.

- 11.1.2 The Area falls within the Deep Bay catchment and therefore no additional pollution loading should be discharged into the Deep Bay as a result of any new and proposed developments. The Government has at present no programme to further extend the public sewer to the Area. Depending on the availability of public sewer in the future, the lack of sewerage infrastructure may form a constraint to new development in the area.

11.2 Water Supply

- 11.2.1 Potable water supply is generally available in the Area. The Area is served by Ping Che and Table Hill Fresh Water Service Reservoirs which are outside the Area. Currently, temporary mains fresh water is used for flushing as supply of seawater for flushing is not available. Upgrading of existing water supply system will be required for new developments. On the other hand, part of the Area falls within the consultation zone of Sheung Shui Water Treatment Works and this will form a constraint to new developments in the southern part of the Area.
- 11.2.2 Donjiang water transfer facilities including Muk Wu raw water pumping stations and various sizes of Donjiang water mains are located within the Area. In addition, River Ganges and River Indus Lowland raw water pumping stations and associated raw water mains are within the Area. Advice from the Water Supplies Department should be sought in protecting these waterworks facilities.

11.3 Other Public Utility Services

- 11.3.1 Solid waste disposal relies on small refuse collection points scattered throughout the Area. Collected wastes are transported to the North East New Territories Landfill for disposal.
- 11.3.2 Electricity supply and telephone networks are available in the Area. There are existing 400kV overhead lines passing through Lo Shue Ling at the eastern part of the Area. There is however no existing piped gas system in the Area.

12 CULTURAL HERITAGE

- 12.1 Graded historic buildings within the Area include two Grade 2 historic buildings, i.e. MacIntosh Forts at Nam Hang and Nga Yiu; and four Grade 3 historic buildings, i.e. Tin Hau Temple in Muk Wu Tsuen, Entrance Gate of Muk Wu Wai, Ng Ancestral Hall and Yeung Ancestral Hall in Fung Wong Wu. Also, the Muk

Wu Nga Yiu Kilns (site of archaeological interest) fall within the Area. All the above site of archeological interest and graded historic buildings/structures are worthy of preservation.

- 12.2 The AAB also released a number of new items in addition to the list of 1,444 historic buildings (i.e., No. 19 Village House in Muk Wu and Nos. 24-27, 35-37 Village Houses in Fung Wong Wu). These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official 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 or site of archaeological interest and their/its immediate environs.

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no definite programme for the provision of comprehensive infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works e.g. widening of access road and laying of utility 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.

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all 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 planning applications, will take into account all relevant planning considerations including guidelines published by the Board. 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 application can be downloaded from the Board's website and are available from the Secretariat of the Board, 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 land included in this Plan on or after the date of the first publication in the Gazette of the notice of the draft DPA plan may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond, excavation of land or diversion of streams in the relevant zones on or after the date of the first publication in the Gazette of the notice of the draft DPA plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation related zonings, such as "CA".

TOWN PLANNING BOARD

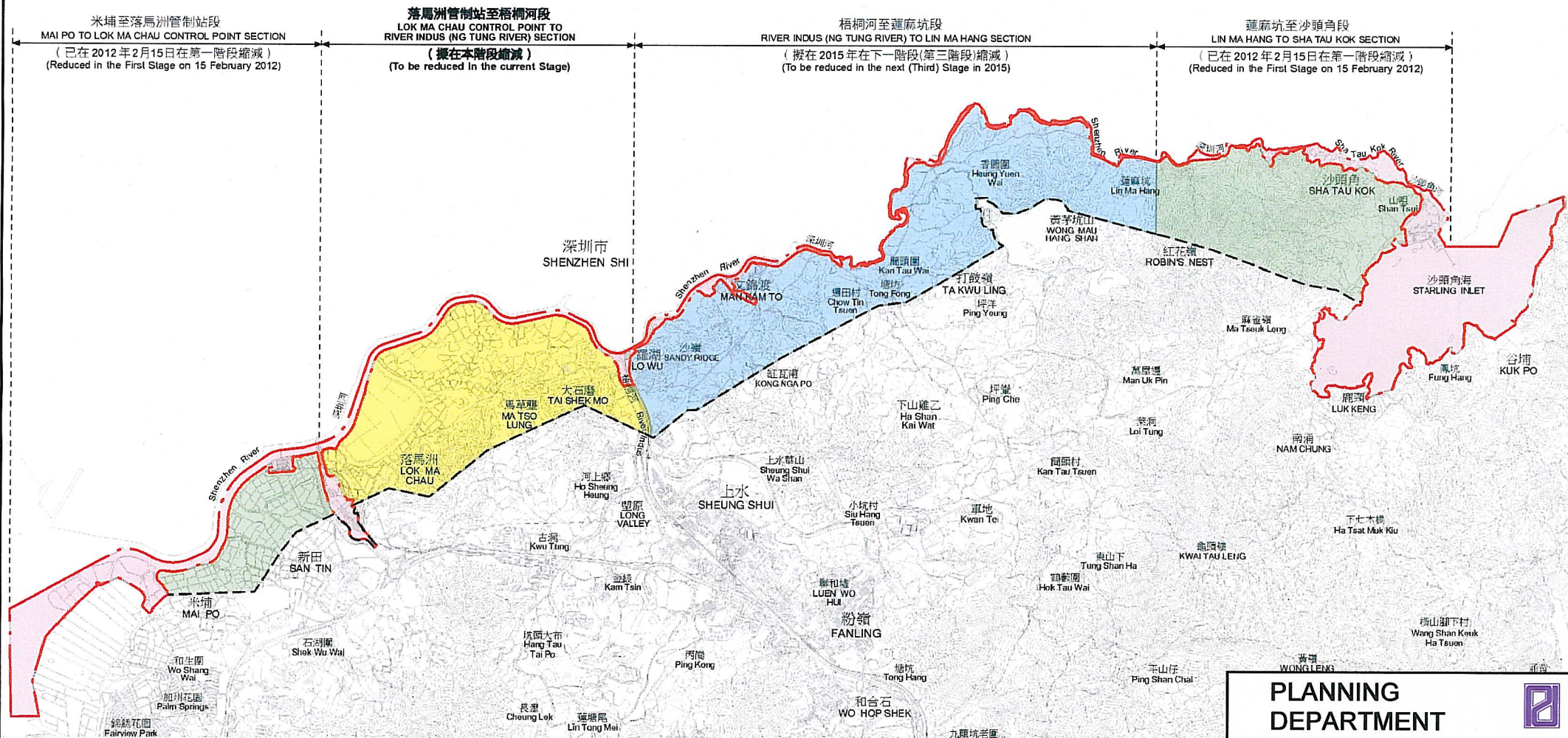
2013

邊境禁區圖

PLAN OF FRONTIER CLOSED AREA

圖例 LEGEND

- | | | | |
|---|---|---|---|
|  | 縮減後的邊境禁區
Frontier Closed Area after reduction |  | 縮減後的邊境禁區界線
Frontier Closed Area Boundary after reduction |
|  | 擬在本階段縮減的邊境禁區範圍
FCA Area to be reduced in the current Stage |  | 釋放前的禁區界線
Existing (before reduction) FCA Boundary |
|  | 已在第一階段縮減的邊境禁區範圍
FCA Area reduced in the First Stage | | |
|  | 擬在第三階段縮減的邊境禁區範圍
FCA Area to be reduced in the Third Stage | | |



PLANNING
DEPARTMENT

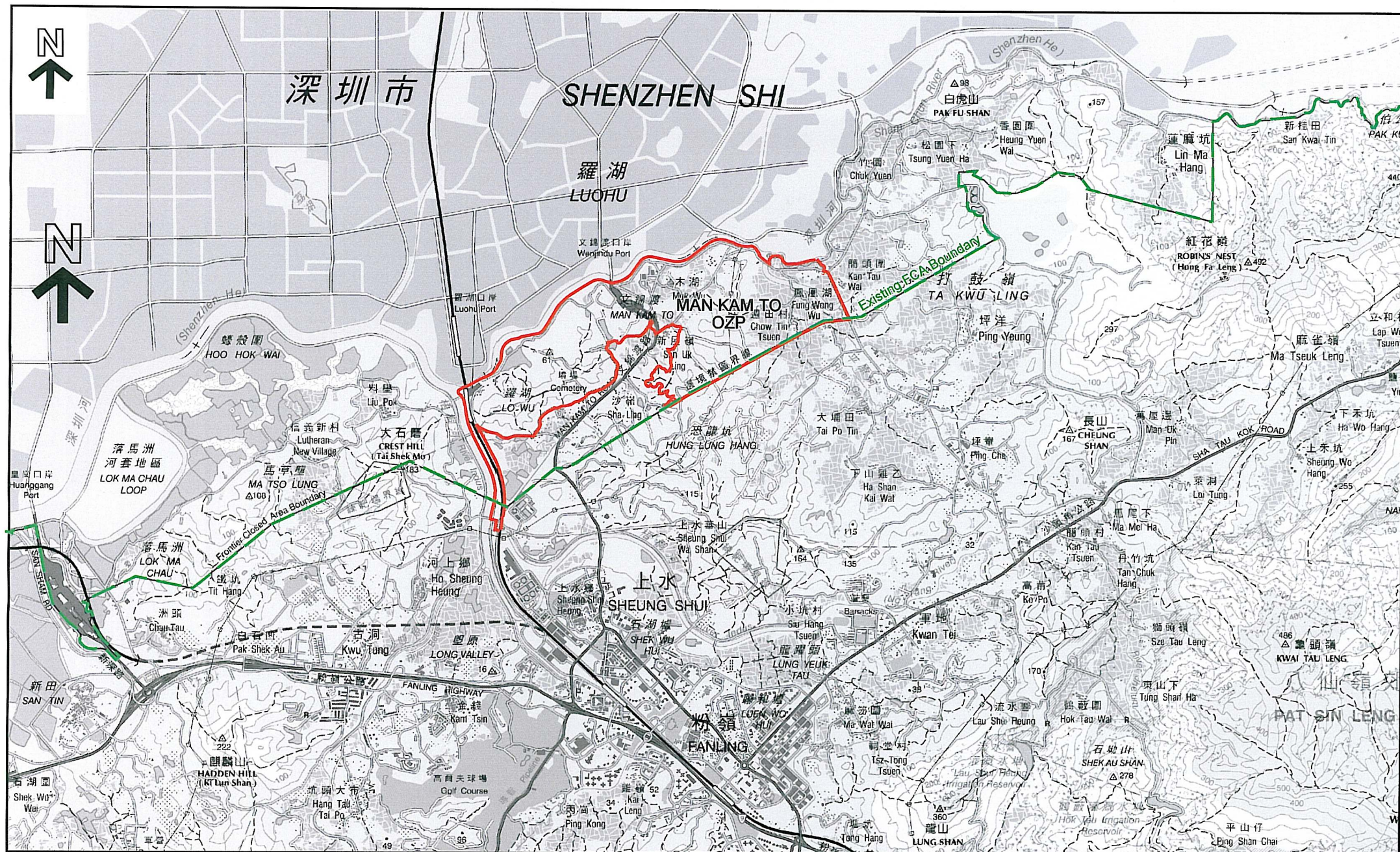


EXTRACT PLAN PREPARED ON 19.4.2013

REDUCTION OF FRONTIER CLOSED AREA COVERAGE

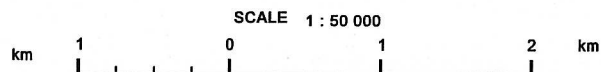
REFERENCE No.
M/NE/13/45A

PLAN 1



EXTRACT PLAN PREPARED ON 19.4.2013
BASED ON SERIES HM50C/1 & HM50C/2

LOCATION PLAN OF MAN KAM TO



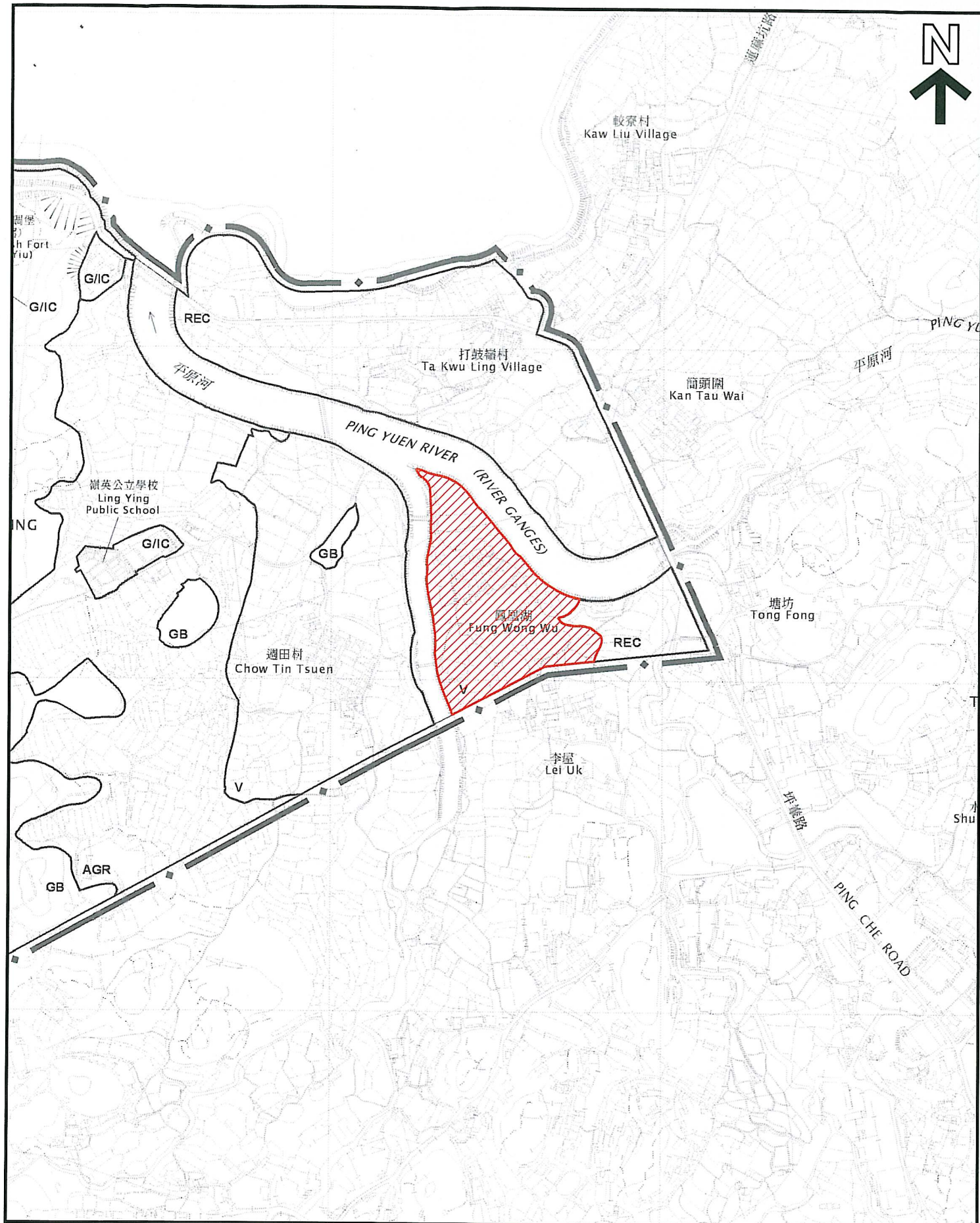
PLANNING
DEPARTMENT



REFERENCE No.

M/NE/13/45A

PLAN 2



EXTRACT PLAN PREPARED ON 22.4.2013
 BASED ON DEVELOPMENT PERMISSION
 AREA PLAN No. DPA/NE-MKT/3
 APPROVED ON 8.5.2012

PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE
 EXTENSION BY VILLAGE REPRESENTATIVE OF
 FUNG WONG WU

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

PLANNING
 DEPARTMENT

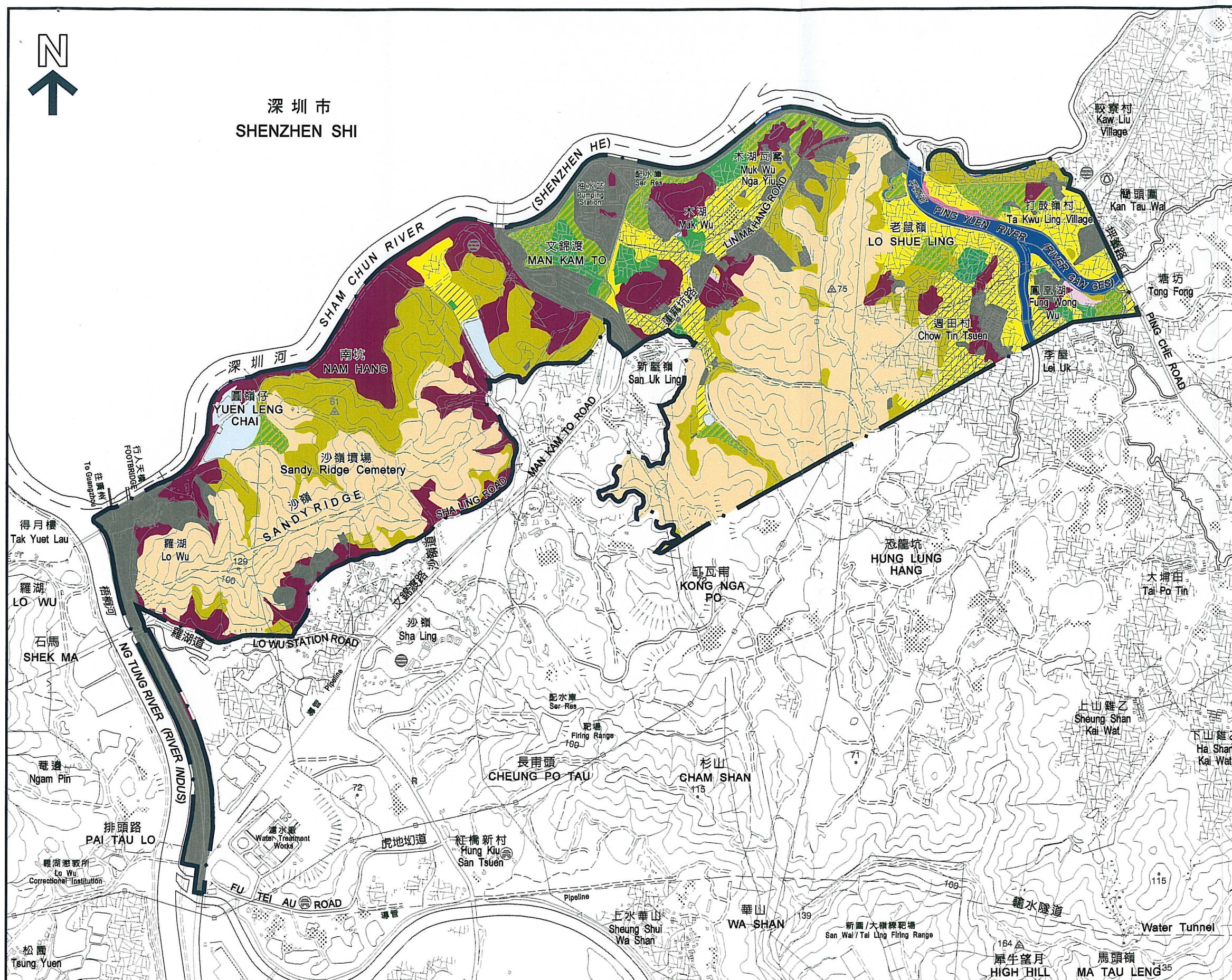


REFERENCE No.
 M/NE/13/45A

PLAN
 3



深圳市
SHENZHEN SHI



LEGEND

- • — BOUNDARY OF MAN KAM TO PLANNING SCHEME AREA
- POND
- MAJOR STREAM / DRAINAGE CHANNEL
- ACTIVE WET AGRICULTURAL LAND
- ACTIVE DRY AGRICULTURAL LAND
- INACTIVE DRY AGRICULTURAL LAND
- SEASONALLY WET GRASSLAND
- LOWLAND GRASSLAND
- UPLAND GRASSLAND
- GRASSLAND / SHRUBLAND
- SHRUBLAND
- SECONDARY WOODLAND / PLANTATION
- DEVELOPED LAND
- WASTELAND

EXTRACT PLAN PREPARED ON 16.4.2013
BASED ON SERIES HM20C SHEETS 2 & 3

HABITAT MAP OF MAN KAM TO

SCALE 1 : 15 000

PLANNING DEPARTMENT

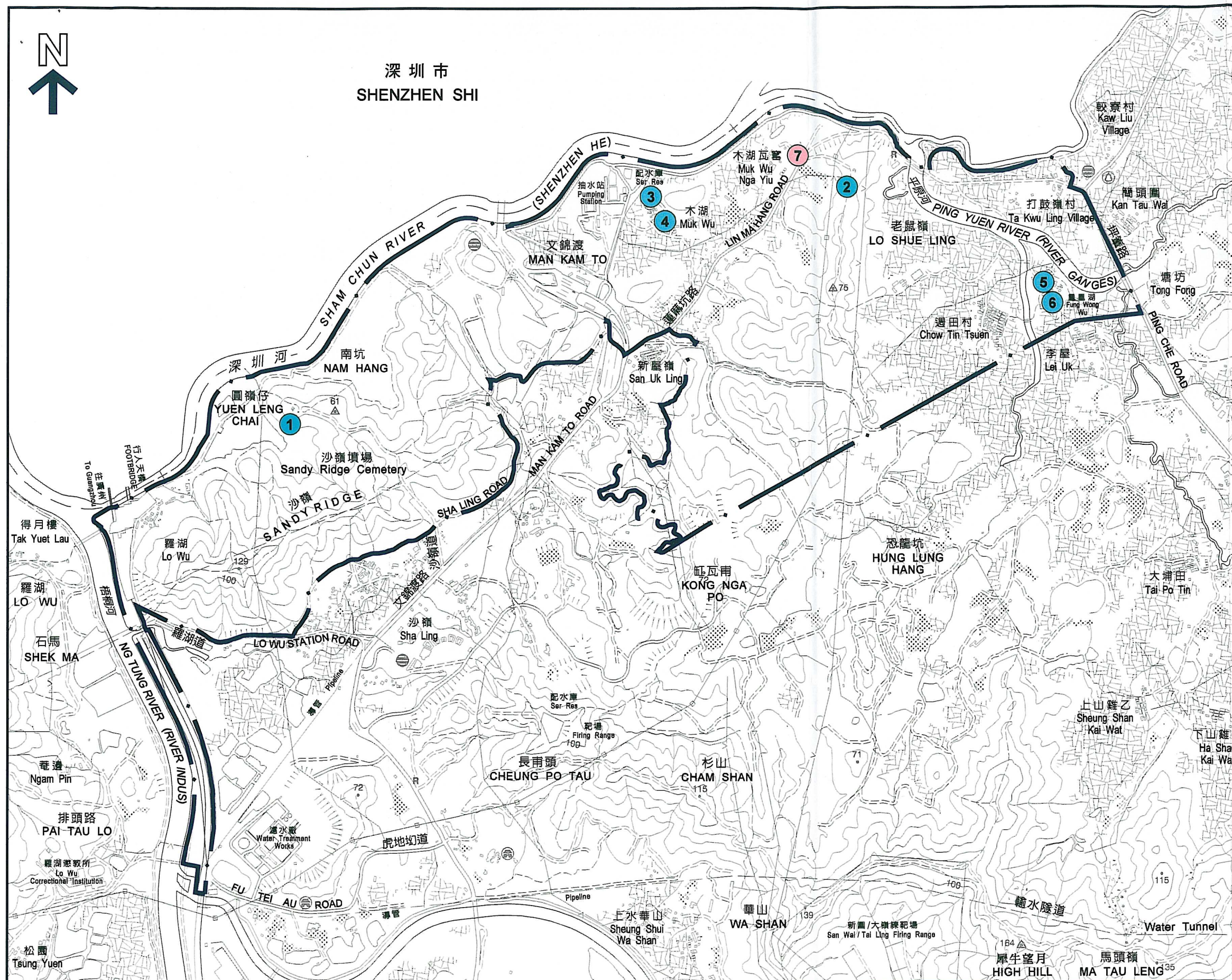


REFERENCE No.
M/NE/13/45A

PLAN 4



深圳市
SHENZHEN SHI



LEGEND

— • — BOUNDARY OF MAN KAM TO
PLANNING SCHEME AREA

GRADED BUILDINGS

- ① MACINTOSH FORT (NAM HANG) (GRADE 2)
- ② MACINTOSH FORT (NGA YIU) (GRADE 2)
- ③ TIN HAU TEMPLE (MUK WU) (GRADE 3)
- ④ ENTRANCE GATE (MUK WU) (GRADE 3)
- ⑤ NG ANCESTRAL HALL (FUNG WONG WU) (GRADE 3)
- ⑥ YEUNG ANCESTRAL HALL (FUNG WONG WU) (GRADE 3)

SITE OF ARCHAEOLOGICAL INTEREST

- ⑦ MUK WU NGA YIU KILNS

EXTRACT PLAN PREPARED ON 16.4.2013
BASED ON SERIES HM20C SHEETS 2 & 3

CULTURAL HERITAGE PLAN OF MAN KAM TO

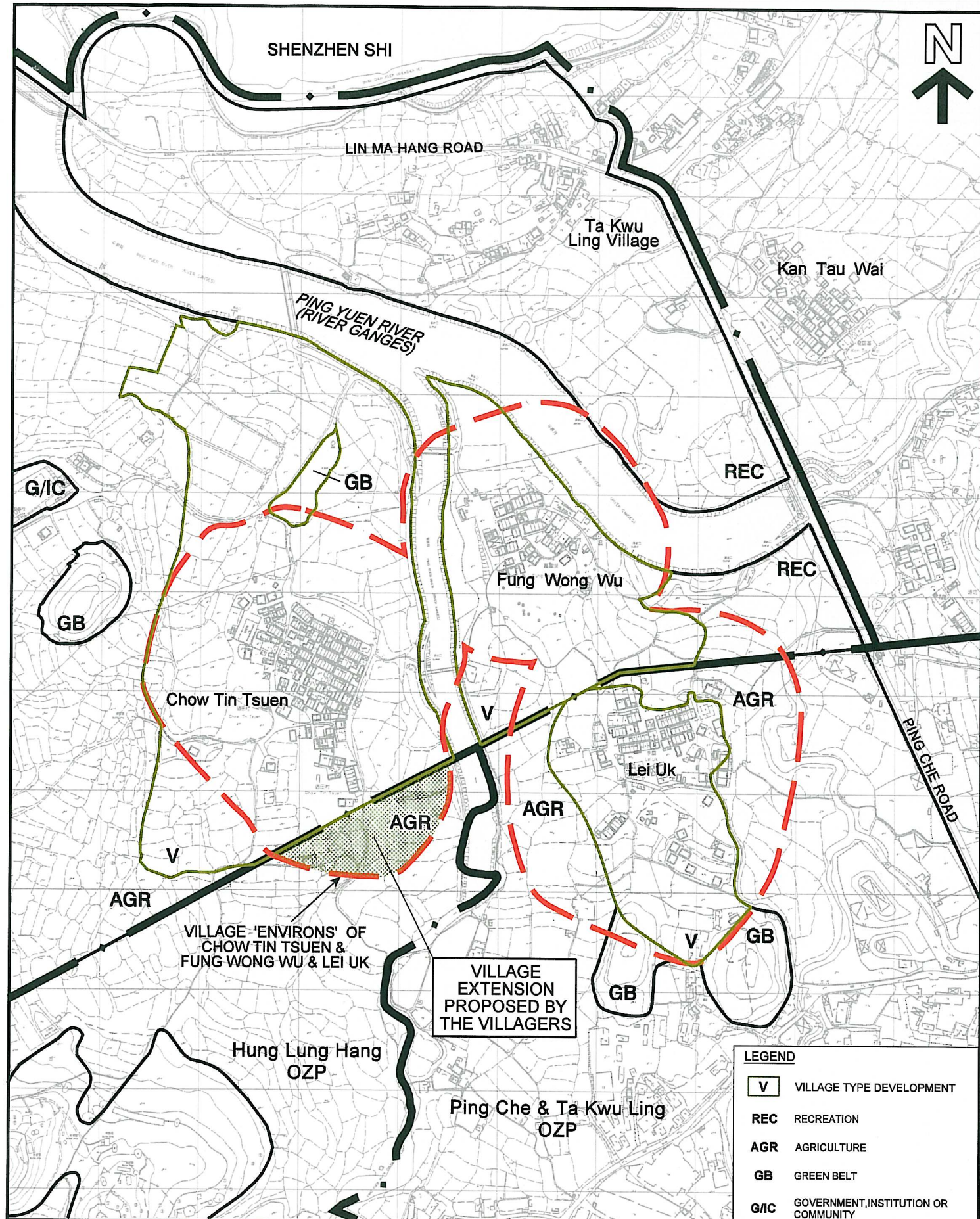
SCALE 1 : 15 000

PLANNING DEPARTMENT



REFERENCE No.
M/NE/13/45A

PLAN 5



SITE PLAN

EXTRACT PLAN PREPARED ON 16.4.2013
BASED ON SURVEY SHEETS No. 3-NW-12D,
13C, 17B, 17D, 18A & 18C

**REVISED "V" ZONE BOUNDARY
PROPOSED BY VILLAGE REPRESENTATIVES
OF CHOW TIN TSUEN**

**PLANNING
DEPARTMENT**

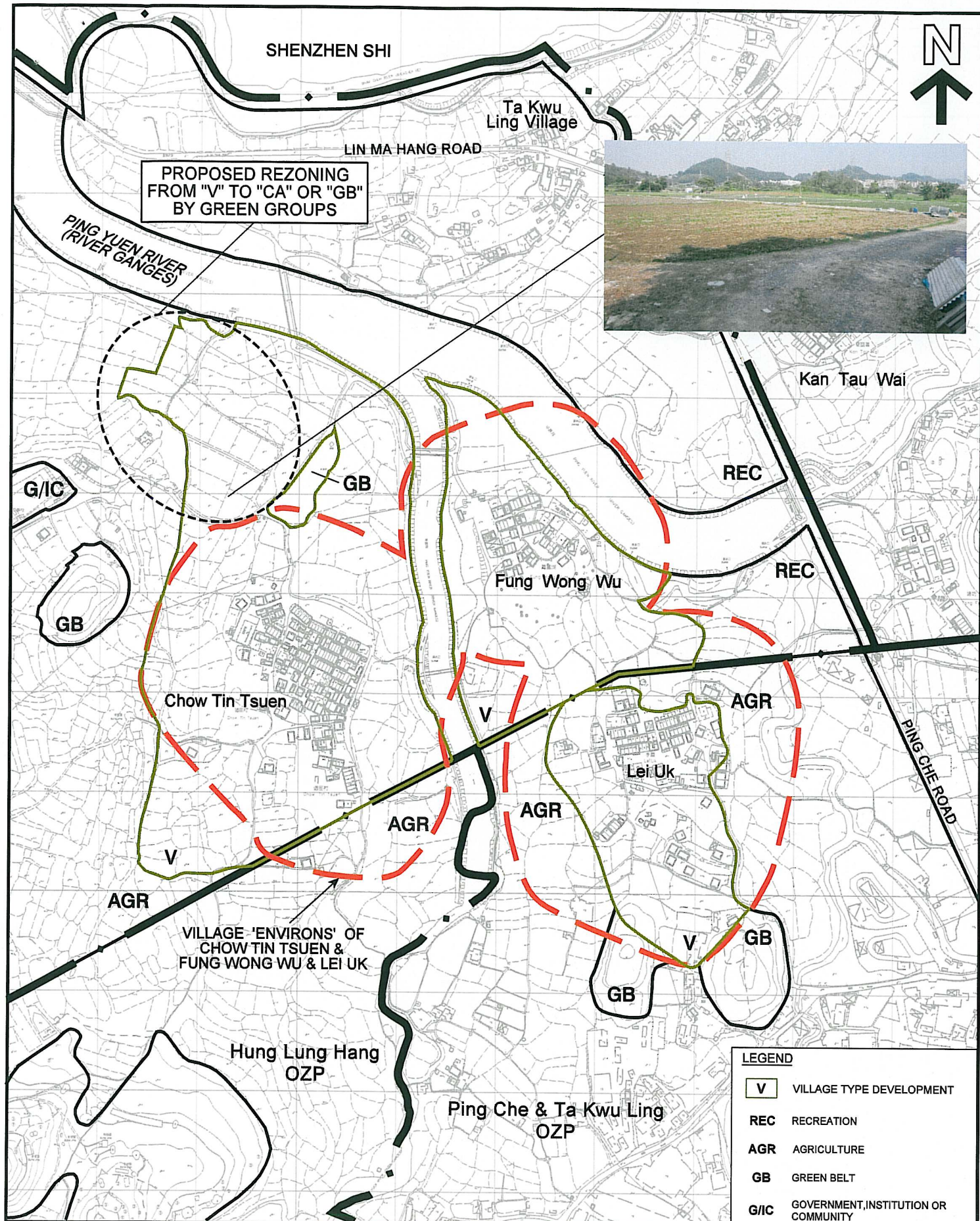


REFERENCE No.
M/NE/13/45A

**PLAN
6**

SCALE 1 : 5 000

METRES 100 0 100 200 METRES



SITE PLAN

REVISED "V" ZONE BOUNDARY OF
CHOW TIN TSUEN
PROPOSED BY GREEN GROUPS

EXTRACT PLAN PREPARED ON 18.4.2013
BASED ON SURVEY SHEETS No. 3-NW-12D,
13C, 17B, 17D, 18A & 18C

SCALE 1 : 5 000

METRES 100 0 100 200 METRES

PLANNING
DEPARTMENT



REFERENCE No.
M/NE/13/45A

PLAN
7

PLANNING REPORT ON MAN KAM TO

**SHA TIN, TAI PO AND NORTH
DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT**

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1. INTRODUCTION

1.1 Purpose of the Planning Report

The purpose of the Planning Report is to give an account of the background and an appraisal of the existing conditions, characteristics and development requirements of the Man Kam To area (the Area). It aims to provide a basis for the preparation of the Man Kam To Outline Zoning Plan (OZP) for the Area and the formulation of a planning framework to guide future development.

1.2 Background

- 1.2.1 On 10 September 2004, under the power delegated by the Chief Executive (CE), the then Secretary for Housing, Planning and Lands directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Man Kam To area as a development permission area (DPA). Subsequently on 17 June 2010, the Secretary for Development directed the Board to extend the coverage of the draft DPA plan.
- 1.2.2 On 30 July 2010, the draft Man Kam To DPA Plan No. DPA/NE-MKT/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 6 valid representations were received. On 8 October 2010, the representations were published for three weeks for public comments and 1 valid comment was received.
- 1.2.3 On 25 February 2011, the Board considered the representations and comments and decided to defer the consideration of the representations and comments pending further review by the Planning Department on the land use proposals, in particular on the "Village Type Development" ("V") zones, taking into account the views of the representers and commenters and any other relevant planning considerations.
- 1.2.4 On 16 June 2011, the CE, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft DPA Plan to the Chief Executive in Council (CE in C) for approval for a period of six months from 30 June 2011 to 30 December 2011.
- 1.2.5 On 8 September 2011, upon further consideration of the representations to the draft Plan, the Board decided to propose an amendment to partially meet a representation by rezoning an area to the northwest of Chow Tin Tsuen from "Agriculture" ("AGR") to "V". On 16 September 2011, the proposed amendment was published for public inspection under section 6C(2) of the Ordinance. Upon expiry of the three-week public inspection period, 1 further representation was received. On 11 November 2011, the Board considered the further representation and decided not to uphold the further representation. The Board decided that the proposed

amendment to the DPA Plan would form part of the DPA Plan under section 6F(8) of the Ordinance.

- 1.2.6 On 28 October 2011, the draft Man Kam To DPA Plan No. DPA/NE-MKT/2, incorporating amendments to rezone an area to the north and a strip of land to the east of Muk Wu from “AGR” to “V”, was exhibited for public inspection under section 7 of the Ordinance. Upon expiry of the two-month public inspection period, no representation was received.
- 1.2.7 On 8 May 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Man Kam To DPA Plan, which was subsequently re-numbered as DPA/NE-MKT/3. On 18 May 2012, the approved Man Kam To DPA Plan No. DPA/NE-MKT/3 was exhibited for public inspection under section 9(5) of the Ordinance.
- 1.2.8 In accordance with section 20(5) of the Ordinance, the DPA Plan is effective for three years unless extension is obtained from CE in C. On 8 February 2013, under the power delegated by the CE, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Man Kam To area.

2. THE PLANNING SCHEME AREA

2.1 Location

The Area covers about 354 ha of land. It is located approximately 3.5 km to the north of Fanling/Sheung Shui. It is bounded by the southern bank of Sham Chun River in the north, Ping Che Road in the east, Hung Lung Hang in the southeast, Sha Ling Road in the southwest and Ng Tung River in the west. The location of the Area is shown in **Figure 1**.

2.2 The Surrounding Area

The Area commands the cross boundary location in the northernmost rural area of the North District. Except Shenzhen City (Shenzhen Shi), which lies immediately outside the Hong Kong Special Administrative Region (HKSAR) in the north, the surroundings are predominantly agricultural land spotted with rural settlements. An aerial photo providing an overview of the Area and its surrounding areas is shown in **Figure 2**.

2.3 Physical Setting and Topography

- 2.3.1 The western portion of the Area is dominated by the elongated Sandy Ridge with an elevation up to about 130mPD which is the prominent mountain ridge in the Area. Other major hilly ridges include Lo Shue Ling in the east which rises to about 85mPD lying in a north-south direction and the hillslopes near San Uk Ling of about 86 mPD in the south.
- 2.3.2 Extensive lowlands are mainly situated in the middle portion at

Man Kam To and in the eastern portion of the Area comprising arable land intermixed with clusters of village settlements, the urbanized/developed Man Kam To Boundary Control Point (BCP), undisturbed woodland, vegetated habitats and natural watercourses as shown in the Habitat Map in **Figure 3**. Lo Wu BCP and Lo Wu Village are located at the westernmost of the Area at the foothill of Sandy Ridge.

- 2.3.3 The landscape features of the Area cover a spectrum of natural habitats including large tracts of mature woodland, 'fung-shui' wood, wetland, lowland forest, mixed shrubland and natural watercourse with details as follows:

(a) Woodland

Woodland areas are found mainly at the areas of hilly knolls, footpaths and the backdrops of villages. They contain dense mature trees with a diversity of native species. The woodlands near Muk Wu Village provide breeding and resting ground for species such as rare butterfly species feeding in the adjacent agricultural land. The woodland at Nam Hang is natural, large in size and dominated by species native to Hong Kong. It is adjacent to fishponds and bloodworm ponds. The combination of woodland and wetland provides a good breeding ground for many species, especially birds and mammals.

(b) 'Fung-Shui' Wood

'Fung-Shui' wood is found near Chow Tin Tsuen. It is generally natural with a size of about 0.2 ha. Although some signs of human disturbance are observed, the vegetation therein has been relatively well preserved.

(c) Freshwater/brackish Wetland

Freshwater/brackish wetland is found around some of the watercourses in the Area. These freshwater/brackish wetlands together with the relatively unpolluted watercourses are potential habitats for a range of wildlife. The combination of meandering rivers and the relatively less disturbed vegetation around the Area present a landscape for natural habitats.

(d) Other Vegetated Areas

Lowland forests, mixed shrubland, grass overgrown and fallow agricultural land spread all over the Area in particular on the lowland around villages and settlement areas. Such significant vegetated land provides a unique, tranquil rural setting for the Area.

(e) Watercourses

The main watercourse in the Area is the lower stream of Ping Yuen River (River Ganges) which flows from the mountainous ranges of Hung Lung Hang in the south onto the flood plains in the east before discharging into Cham Chun River in the north. Apart from Ping Yuen River, there are a few watercourses running down from the hilly Sandy Ridge and San Uk Ling on the river basins in the Area.

2.4 Population and Employment

- 2.4.1 According to the 2011 Population Census, the population of the Area was about 600 persons. The population is mainly concentrated in villages viz. Muk Wu, Muk Wu Nga Yiu, Chow Tin Tsuen and Fong Wong Wu, and settlements in Lo Wu and Ta Kwu Ling Village.
- 2.4.2 Economic activities in the Area are limited owing to the rugged relief and limited accessibility. People in the Area are mainly engaged in horticultural and agricultural activities including growing of vegetables, flowers and fruits. The farming activities are of small-scale and most of the farmers are self-employed. Other than that, residents would need to travel outside the Area to access employment.

2.5 Existing Land Uses

Major existing land uses of the Area include the following (Figure 4):

2.5.1 Rural Settlements

Existing rural settlements are concentrated in village clusters at Muk Wu, Muk Wu Nga Yiu, Chow Tin Tsuen, Fong Wong Wu, Lo Wu and Ta Kwu Ling Village. Except for Lo Wu and Ta Kwu Ling Village, all these settlements are recognized villages. Majority of the village houses are traditional village houses ranging from one to three storeys. Some of the traditional domestic structures are in dilapidated conditions and left vacant. Other than these main village clusters, sporadic village houses or on-farm domestic structures are scattered around the area, in particular along the main access roads namely Lin Ma Hang Road and Ping Che Road.

2.5.2 Agricultural Use

- 2.5.2.1 Abundant agricultural land is found along the watercourse, river basin lowland and foothill areas of Lo Shue Ling. Although farming activities in the Area is declining and considerable amount of agricultural land is lying fallow, certain plots of agricultural land are still under active cultivation. A variety of farming activities ranging from traditional crops to horticulture

exist. There is a range of wet and dry agricultural land at the southwestern portion of the Area that is linked with Ho Sheung Heung Egrettry located on the east of Ng Tung River. This area also falls within the consultation zone for the Sheung Shui Water Treatment Works.

- 2.5.2.2 A few abandoned ponds are found within the Area. The significant ones are located at the foothill of Sandy Ridge near Yuen Leng Chai and Nam Hang. A portion of these ponds has been used for wet vegetable growing. The ones at San Uk Ling have been dried up and covered with vegetation.

2.5.3 Village Settlements

There are four recognized villages within the Area, namely Muk Wu, Muk Wu Nga Yiu, Chow Tin Tsuen and Fung Wong Wu and a major non-indigenous settlement, Ta Kwu Ling Village. The villages of Muk Wu and Muk Wu Nga Yiu are located to the east and are surrounded by flat land with scattered agricultural uses. The villages of Chow Tin Tsuen and Fung Wong Wu are located near the eastern boundary of the Area and are surrounded by flat agricultural land. They are intersected by Ping Yuen River.

2.5.4 Cemetery and Burial Grounds

The Sandy Ridge Cemetery, with an area of about 92 ha, occupies a major western portion of the Area. Besides, a total of seven permitted burial grounds for indigenous villagers are located in the Area. They are concentrated at the slopes and foothills of Lo Shue Ling, San Uk Ling and Nam Hang areas.

2.5.5 GIC Uses and Others

A number of GIC uses are located in the Area including the River Ganges Lowland Raw Water Pumping Station, Muk Wu No.2 and No.3 Raw Water Pumping Stations and the staff quarter, Muk Wu Service Reservoir, Hong Kong Police Force (HKPF) Man Kam To Operation Base, a livestock monitoring station, animal inspection station and food inspection facilities at Man Kam To BCP as well as one existing school (Ling Ying Public School) serving the Area and two disused schools (ex-Lo Wu Public School and ex-Sam Wo Public School) (Figure 5). Lo Wu and Man Kam To BCPs are located at the western and middle part of the Area. They serve as boundary-crossing control points with the Mainland. An existing plant for operation of importation, storage and distribution of cement is located at the southern bank of Sham Chun River near Muk Wu Nga Yiu.

2.5.6 Land Ownership

About 78% of the Area is Government land (**Figure 6**) which covers the hilly areas of Sandy Ridge, San Uk Ling and Lo Shue Ling. Private lots are mainly found in the eastern part of the Area at lowland portion occupied by fallow agricultural land and village settlements.

2.6 Transportation Facilities

- 2.6.1 The major access to the Area is via Man Kam To Road from Fanling/Sheung Shui and Ping Che Road off Sha Tau Kok Road. Major roads within the Area include Lo Wu Station Road, Sha Ling Road, Lin Ma Hang Road and the Border Patrol Road. Man Kam To Road is a single 3-lane carriageway with two northbound lanes and one southbound lane. Lin Ma Hang Road is a single carriageway tapering off to a single track access road towards the junction with Ping Che Road. Apart from these major road accesses, there are local van tracks traversing the settlement areas to serve the villages.
- 2.6.2 The Area is not well served by public transport facilities due to its access restriction, remoteness and sparse population. There are public franchised bus (No. 73K) and green minibus (No. 59K) plying between the Area and Sheung Shui Station.

2.7 Infrastructure and Utility Services

2.7.1 Water Supply

- 2.7.1.1 The Area falls within the water supply zone of Ping Che and Table Hill Fresh Water Service Reservoirs which are outside the Area. Currently, temporary mains fresh water is used for flushing as supply of seawater for flushing is not available.
- 2.7.1.2 Donjiang water transfer facilities including Muk Wu raw water pumping stations and various sizes of Donjiang water mains are located within the Area. In addition, River Ganges and River Indus Lowland raw water pumping stations and associated raw water mains are within the Area. Advice from the Water Supplies Department should be sought in protecting these waterworks facilities.

2.7.2 Drainage and Sewerage

- 2.7.2.1 The section of Sham Chun River at the northeastern boundary of the Area will be rationalized under the project 'Regulation of Shenzhen River Stage 4' which will commence in 2013 for completion in 2017 (**Figure 7**). The Area sits within the drainage basin of Ping Yuen River and the drainage system of the Area comprises the watercourses of Ping Yuen River and

other natural channels. The runoff from developments can be conveyed to Sham Chun River through west tributary of Ping Yuen River. Drainage system of the Area was improved by the river training works at Ping Yuen River which were completed in 2006. Drainage improvement works at Sandy Ridge under 'Drainage Improvement in Northern New Territories – Package B' were implemented in 2011. Notwithstanding, major developments should be subject to Drainage Impact Assessment to address the local drainage impacts on areas in the vicinity, as well as the provision of proper drainage facilities for development such as detention tanks.

- 2.7.2.2 The Area falls within the Deep Bay catchment and therefore no additional pollution loading should be discharged into the Deep Bay as a result of any new and proposed developments. For the majority of rural settlements, they mainly rely on on-site sewerage treatment facilities, such as septic tanks and soakaway pits. The Government has at present no programme to further extend the public sewer to the Area. New developments should therefore include proper on-site sewage treatment facilities. Advice from the Environmental Protection Department should be sought in assessing the sewerage implications of the proposed development.

2.7.3 Solid Waste

Solid waste disposal from households and local industries relies on small refuse collection points scattered throughout the Area. Collected wastes are transported to the North East New Territories Landfill for disposal.

2.7.4 Electricity, Telephone and Gas Supply

Electricity Supply and telephone networks are available in the Area. There is however no existing piped gas system in the Area.

2.8 Cultural Heritage

Graded historic buildings within the Area include MacIntosh Forts at Nam Hang and Nga Yiu (both Grade 2), Tin Hau Temple in Muk Wu Tsuen (Grade 3), Entrance Gate of Muk Wu Wai (Grade 3), Ng Ancestral Hall and Yeung Ancestral Hall in Fung Wong Wu (both Grade 3). The Muk Wu Nga Yiu Kilns (site of archeological interest) also fall within the Area (Figures 8 and 9). Muk Wu and Fung Wong Wu villages contain some new items in addition to the list of 1,444 historic buildings (i.e., No. 19 Village House in Muk Wu and Nos. 24-27, 35-37 Village Houses in Fung Wong Wu). These items are subject to the grading assessment by the

Antiquities Advisory Board (AAB).

3. PLANNING ANALYSIS

3.1 Development Constraints

Within the Area, the following broad development constraints are identified (Figure 7)

3.1.1 Natural Terrain Landslide Hazards

A majority of the Area, especially the western part, is characterized by relatively steep mountains and natural hilly terrain. There is a history of landslides on the natural slopes in the areas near Sandy Ridge and Lo Shue Ling. Such topographic relief imposes geological constraints on development. Due consideration and geotechnical assessment study would be required for any proposed development involving site formation and slope stabilization works.

3.1.2 Traffic

All vehicular accesses are of a limited capacity and not intended for heavy traffic. Due to the limited transport infrastructure in the Area, uncoordinated development would create problems and hazards to both pedestrian and vehicular traffic. Improvements to transport facilities are required when the Area is released from the FCA in future.

3.1.3 Land Ownership

About 22% of land in the Area are private land. A majority of these private land are concentrated in the lowland in the eastern portion of the Area which are mainly active/fallow agricultural land and village settlements (Figure 6).

3.1.4 Cemetery and Burial Grounds

Sandy Ridge Cemetery, with an area of about 92 ha, and planned all-inclusive funeral venue and services, including columbarium, crematorium, funeral parlours, visitor service center and ancillary restaurant and convenience store, may pose constraints on development in the surrounding area. Besides, the permitted burial grounds for indigenous villagers located in existing hilly areas have to be retained. Any development that will adversely affect those permitted burial grounds should be avoided.

3.1.5 Environmental

San Uk Ling Firing Range, Lo Wu Rail Station, the two helipads, Muk Wu Nga Yiu cement plant, Man Kam To BCP, vehicle

holding area and adjacent major roads including Man Kam To Road, Lin Ma Hang Road and Ping Che Road are potential noise and air pollution sources of the Area. In addition, Sham Chun River, the planned Organic Waste Treatment Facilities (OWTF) Phase II, Sheung Shui Water Treatment Works, Shek Wu Hui Sewerage Treatment Works, Sheung Shui Slaughter House and existing livestock farms are potential odorous sources affecting developments in the Area. In addition, the ecological mitigation areas at Yuen Leng Chai and Nam Hang should be avoided as practical as possible for any future developments.

3.1.6 Sewerage

The Area falls within the Deep Bay catchment and as such no additional pollution load should be discharged into the Deep Bay as a result of any new development. New developments in the Area should thus include proper on-site sewerage treatment facilities or to be provided with public sewerage to ensure no net increase of pollution load to the sensitive Deep Bay Area will be generated.

3.1.7 Drainage

The lowland areas near Sham Chun River in the north and the floodplains of Ping Yuen River in the east are prone to flooding and underlain by alluvial and colluvial soils and pond deposits. Such deposits are typically saturated and require soil treatments and earth filling for any development to take place.

3.1.8 Overhead Transmission Lines

There are two 400 kV overhead lines (including Tai Po – Daya Bay overhead line circuit) extending over Lo Shue Ling running north-south across the eastern portion of the Area. Besides, there are also 132 kV overhead lines passing through in a north-south direction. Relevant guidelines in Chapter 7 of the Hong Kong Planning Standards and Guidelines should be observed.

3.1.9 Heritage and Cultural Features

The two Grade 2 historic buildings, i.e. MacIntosh Forts at Nam Hang and Nga Yiu, are located on the hilltops at the western and middle portions of the Area overlooking the border area. The forts were two of the chain of police observation posts built during the period 1946 to 1953. They remain as a reminder of the development of Hong Kong's military defence. Given the historical interest, they are worthy of preservation and major developments in the vicinity should be avoided as far as possible. In addition, the Muk Wu Nga Yiu Kilns (site of archeological interest), Tin Hau Temple in Muk Wu Tsuen and Entrance Gate of Muk Wu Wai and the ancestral halls at Fung Wong Wu are built heritages in the Area (Figures 8 and 9).

3.2 Development Opportunities

3.2.1 Accessibility

Access through the central and eastern portions of the Area is reasonably good along Man Kam To Road and Ping Che Road. Lin Ma Hang Road also provides convenient access to the northeastern portions of the Areas to the villages of Muk Wu and Muk Wu Nga Yiu and links with Ping Che Road upon completion of the Lin Ma Hang Road widening project. In addition, the Area is easily accessible from Fanling/Sheung Shui via Man Kam To Road, and from the proposed Fanling North New Development Area (NDA) and the proposed Ping Che/Ta Kwu Ling NDA via Man Kam To Road and Ping Che Road respectively. Good accessibility could provide opportunities for enhanced development in the Area.

3.2.2 Tourism

The Area is scenically attractive with green environment. The villages are relatively unspoiled and retain much of their traditional character has been retained. Such setting provides a wide array of unique and attractive tourism opportunities. The strategic roles of the Area for countryside conservation and agricultural priority are recognized whereas recreational development could be allowed without compromising the conservation resources. There is also good potential for cultural heritage and eco-tourism. Provision of tourism and recreational related developments such as well connected hiking trails, cycle tracks, dining and overnight accommodation facilities would be required so as to realize this tourism potential.

3.2.3 Agricultural

The relatively flat land in the eastern portion of the Area has been identified as good agricultural land which provides an opportunity for sustainable agriculture and to accommodate the growing demand for organic and healthier food options. On the other hand, with basic agricultural infrastructure, including irrigation facilities, the other fallow arable land can be easily rehabilitated for agricultural purpose. The traditional agricultural land uses can be enhanced with the diversification of permitted uses, including extension to agri-tourism and other leisure or recreational uses associated with the agricultural sector.

3.2.4 Nature Conservation

The Area comprises large tracts of dense and undisturbed woodlands around the hilly slopes of Sandy Ridge and Lo Shue Ling, freshwater/brackish wetland around some of the watercourses in the Area and 'fung-shui' woodland of high scenic

value. The natural vegetation together with the rugged topographic backdrop provides a picturesque landscape forming an integral part of the natural environment that should be conserved. Future development of the Area needs to take into account the above areas and other ecological resources including a small patch of land at Yuen Leng Chai near the foothill of Sandy Ridge and west of McIntosh Fort at Nam Hang where existing mitigation habitats and wetlands are found. Prior consultation with relevant Government departments should be sought if development proposal would affect these sites.

3.2.5 Residential Development

The ex-borrow area in Kong Nga Po provides an area of low environmental value. The previous uses have created a series of platforms that could be developed for residential use to provide a sustainable living environment. The site is accessible from Kong Nga Po Road and services can be extended to the site. As recommended in the Land Use Planning for the Closed Area – Feasibility Study, an engineering study has been commissioned by the Civil Engineering and Development Department (CEDD) to examine the development feasibility of the Kong Nga Po site for residential use. The Study commenced in October 2012 and is scheduled for completion in April 2014.

3.3 Review of “Village Type Development” Zone

3.3.1 As agreed by the Board on 8.9.2011, the following established criteria have been adopted in reviewing the “V” zones:

- (a) The current “V” zones on the DPA Plan will be extended if the available land for SH development within the “V” zones cannot meet the demand figures. “V” zone areas adjusted should be within or contiguous to the ‘VE’ and should preferably include Government land, if available, in the vicinity and take due considerations of the topography, woodlands, roads, streams, burial grounds and ecological features etc.
- (b) The “V” zones would be adjusted to meet the increased demand figure but up to the limit equivalent to the area bounded by the ‘VE’.
- (c) The current “V” zones on the DPA Plan will not be adjusted if the available land for SH development within the “V” zones is sufficient to meet the increase demand figure. As such, the area of “V” zones would remain smaller than that of ‘VE’.
- (d) In determining land for SH developments, both government land and private land would be considered.

3.3.2 In the event that the designated “V” zones (albeit size already

adjusted to match the size of the 'VE') are still not sufficient to meet the future demand, there is provision under the Notes of the draft OZP for planning applications of SH developments to the Town Planning Board.

- 3.3.3 Following the current practice, the District Lands Officer/North, Lands Department (DLO/N, LandsD) was approached to provide the latest SH demand figures. The information provided by DLO/N has taken account of the outstanding SH applications and the 10-year demand forecast supplied by the Indigenous Inhabitants Representatives. It should be noted that the 10-year SH demand forecasts have not been supported by evidence and will not be subject to verification by DLO/N. However, if there is a substantial increase between the updated 10-year demand figure and the figure previously adopted when preparing the DPA Plan, the latter would be adopted in the preparation of the Plan unless strong justifications are received by the respective Village Representatives.
- 3.3.4 The existing conditions within the "V" zones and in the immediate vicinities within the Man Kam To area have been reviewed. As there is no substantial increase between the updated 10-year demand forecast and the figure previously adopted when preparing the DPA Plan, the updated demand figure of 2012 provided by DLO/N has been adopted. Based on the updated demand figures of 2012 from DLO/N, the "V" zones within the Area were reviewed in an attempt to meet the SH demand. On-site surveys were carried out on the boundaries of the "V" zones, taking into account the existing 'VE', local topography, settlement patterns, ecologically important areas and other site specific characteristics including vegetations, burial grounds and stream courses etc.
- 3.3.5 It is noted that there is a slight increase in total SH demand for Muk Wu and Chow Tin Tsuen from 129 and 812 to 137 and 900 respectively, no change in total SH demand for Muk Wu Nga Yiu (both 84) and a decrease in total SH demand for Fung Wong Wu from 250 to 123 as compared with the figures adopted in the preparation of the Plan and those presented to the Board during the hearings of representations/comments in 2011 (Appendix I).
- 3.3.6 As the boundaries of the respective "V" zones have been fully deliberated at the hearing in 2011 (para. 5.2 above) and there is no significant change in planning circumstances, no change is proposed for Muk Wu and Muk Wu Nga Yiu. Besides, the size of the existing "V" zones of Muk Wu and Muk Wu Nga Yiu was already equivalent to the size of the 'VE' of the recognized villages.
- 3.3.7 For Chow Tin Tsuen and Fung Wong Wu, which share the same 'VE' with Lei Uk (which is located outside the boundary of the Plan) (Plan 6), no change is proposed for the villages as the size

of the existing “V” zone is already equivalent to that of the ‘VE’ of the recognized villages. Despite there is a reduction in total SH demand for Fung Wong Wu, there is still insufficient land available to meet the combined total SH demand for both villages which share the same “VE”. In practice, SH application by indigenous villagers of Chow Tin Tsuen could be considered within the vicinity of the village, and each case will be considered by the Board on its individual merits and in accordance with the Interim Criteria.

- 3.3.8 Representatives of Chow Tin Tsuen had previously requested for extending the “V” zone to include an area to the south of Chow Tin Tsuen (**Figure 11**). The area concerned was located outside the coverage of the Area and falls within the coverage of Hung Lung Hang OZP. Opportunities may be taken to review the suitability of this parcel of land to be rezoned as “V” when the land uses within the Hung Lung Hang OZP is to be reviewed.
- 3.3.9 Kadoorie Farm and Bontanic Garden (KFBG) and World Wildlife Fund (WWF) also have expressed concerns on the “V” zone at the north-western part of Chow Tin Tsuen, which is considered as part of the active wet agricultural land (**Figure 12**). They considered that the area is still intact without intense human disturbance and recommended that the area should be designated a zoning for a higher protection level such as “CA” or “GB”. According to the FCA Study, the concerned area is considered to have moderate ecological value. Nevertheless, the boundary of the “V” zone concerned is defined in accordance with the recommendation of the Study after taking into account various factors including local topography, settlement patterns, ecological value of the area other site specific characteristics and the total SH demand at Chow Tin Tsuen provided by DLO/N, LandsD. As such, no change is proposed to the concerned “V” zone.
- 3.3.10 Regarding KFBG and WWF’s concerns on potential impacts of developments, in particular small houses within “V” zone, on existing stream courses in the Area, it should be noted that in accordance with the Environmental, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005, under the current administrative practice, development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the Agriculture, Fisheries and Conservation Department (AFCD) and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, LandsD when processing Small House grant and applications in close proximity to existing stream course, should consult concerned departments including AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications. It is suggested to clearly state this requirement in the Explanatory Statement of the “V” zone that

when processing Small House grant and applications in close proximity to existing stream courses, AFCD and PlanD should be consulted. Besides, any diversion of streams or filling of pond to effect any permitted uses would also require permission from the Board in accordance with the Notes of the "V" zone.

4. PLANNING PROPOSALS

4.1 The Outline Zoning Plan (OZP)

The draft Man Kam To OZP (the Plan) prepared under section (3)(1)(a) of the Town Planning Ordinance (the Ordinance) is to provide a statutory basis for planning control over the Area. It will supersede the approved Man Kam To DPA Plan No. DPA/NE-MKT/3, which was exhibited for public inspection under section 9(5) of the Ordinance on 18.5.2012. Uses and development that are always permitted and those uses that require permission from the Board upon application in various land-use zones are set out in a schedule of Notes attached to the Plan. Also accompanying the Plan is an Explanatory Statement to assist an understanding of the Plan and to reflect the planning intentions and objectives of Board for various land-use zonings.

4.2 Objectives of the Plan

The objective of the Plan is to establish the broad land use zonings to provide statutory planning control and guidance for future development of the Area and to enable enforcement actions to be taken against any unauthorized development. It also provides a general planning framework for preparing more detailed non-statutory plans which form the basis for infrastructure planning and site reservation for various uses.

4.3 Planning Intention

4.3.1 The strategic role of the Closed Area is recognized for creation of a conservation, cultural heritage and sustainable development belt between HKSAR and Shenzhen City. There is a need to strengthen nature conservation of rich natural resources, to conserve cultural heritage resources worthy of preservation, to promote sustainable uses by capitalizing on the boundary location and to allow suitable development compatible with the surroundings so as to achieve a balance between conservation and development in the Closed Area.

4.3.2 The Area is situated at the middle portion of the Closed Area and has a great number of village settlements, traditional buildings and agricultural land. The general planning intention of the Area is to promote cultural conservation, recreation tourism, and sustainable residential development and provide suitable facilities to meet the territorial needs and cross-boundary infrastructure. It is also the planning intention to retain good quality agricultural land for agricultural purposes or leisure farming and to preserve

the existing heritage features and historic buildings.

4.4 Population and Provision of GIC Facilities

4.4.1 Population

Based on the following proposed land uses, the future expansion of population in the Area will be concentrated in several recognized villages of Muk Wu, Muk Wu Nga Yiu, Chow Tin Tsuen and Fung Wong Wu. It is estimated that the planned population of the Area will reach about 6,662 persons. As the Kong Nga Po area is proposed to be zoned as “Undetermined” in the draft OZP pending further study, the population that may be generated from its future development has not been included in the above estimation.

4.4.2 GIC Facilities

Based on the planned population, the requirements for open space and GIC facilities in the Area are summarized at **Appendix II**. The required provisions will either be met within the Area or at the adjoining areas in Ping Che and Fanling/Sheung Shui.

4.5 Land Use Proposals

In the designation of various land use zones in the Area, consideration has been given to the natural environment, physical landform, vegetation, existing development pattern, demand for Small Houses and availability of infrastructure. The following land use zones are designated on the Plan (Figure 10):

4.5.1 “Village Type Development” (“V”) : Total Area 27.62 ha

- (a) The planning intention of this zone is to designate both existing recognized village 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 infrastructure and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board. In order to provide opportunities for short-term accommodation in existing NTEH. In this regard, “Hotel (Holiday House only)” may also be permitted on application to the Board. The accommodation can complement any proposed agricultural and recreational uses to promote village life experience, leisure farming and agri-tourism.

- (b) There are four recognized villages within the Area namely Muk Wu, Muk Wu Nga Yiu, Chow Tin Tsuen and Fung Wong Wu. The boundaries of "V" zones are drawn up having regard to the existing village 'environs', outstanding Small House applications, Small House demand forecast, local topography, existing settlement pattern, ecologically important areas and other site specific characteristics. Areas of difficult terrain, dense vegetation, burial grounds and stream courses have been avoided where possible. As parts of the villages may be subject to traffic noise impact from Lin Ma Hang Road and Ping Che Road, sufficient setback should be allowed where possible.
- (c) Except for those specified, 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 building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- (d) In order to address the potential impacts from developments on existing stream courses in general, concerned departments including Agriculture, Fisheries and Conservation Department and Planning Department should be consulted when processing Small House grant and applications in close proximity to existing stream courses, to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- (e) 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.
- (f) As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activity.

4.5.2 "Government, Institution or Community" ("G/IC") : Total Area 11.28 ha

- (a) 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.

- (b) Major existing facilities under this zoning include Ling Ying Public School, three pumping stations and staff quarter, HKPF Man Kam To Operation Base, MacIntosh Forts at Nam Hang and Nga Yiu, a livestock monitoring station, an animal inspection station and food inspection facilities at Man Kam To BCP. Two disused schools (ex-Sam Wo Public School at Lin Ma Hang Road near Muk Wu and ex-Lo Wu Public School) are also zoned "G/IC". Existing school buildings can be put to adaptive re-use for other G/IC uses, including farmland rehabilitation and organic farm centre to promote eco-tourism. As detailed planning proceeds, land may be designated from other uses to this zoning to meet the envisaged demands of the growing population in the Area.
- (c) The MacIntosh Forts are located within Government land and currently occupied by radio and communication equipments for the use of HKPF. The "G/IC" zone is to reflect their current use. Given their historic building status, they are worthy of preservation and major developments in the vicinity should be avoided as far as possible. Relevant Government departments would be consulted on any adaptive reuse proposal of the MacIntosh Forts.

4.5.3 "Recreation" ("REC") : Total Area 16.68 ha

- (a) 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.
- (b) An area to the north of Ping Yuen River around Ta Kwu Ling Village and a small area to the east of Fung Wong Wu are designated as "REC" zone in view of the existing extensive abandoned agricultural land adjoining the traditional villages that may have opportunities to create visitor destinations that celebrate the heritage, village-life, agricultural and recreational assets of the area. Any potential adverse impacts on drainage, landscape and ecology that might be caused by new developments, if requires planning permission from the Board, should be addressed by the applicant and examined by concerned Government departments during planning application stage.
- (c) As the area around Ta Kwu Ling Village may be subject to traffic noise impact from Lin Ma Hang Road and Ping Che Road, sufficient setback should be allowed for any planned sensitive uses from these potential polluting sources. Suitable noise mitigation measures such as self-protective building design, noise barriers, etc. would be required.

- (d) Recreational uses like holiday camp with sporting facilities are always permitted within this zone. It is intended to provide low-density recreational uses such as horse riding school, visitor centre, local historical museum, camping ground, recreational facilities or adventure park that are primarily outdoor nature-based activities. The recreational areas are intended to integrate with other recreational facilities such as the hiking/heritage/bicycle trails promoting low-intensity tourism while preserving natural and rural character. However, recreational development in this area should be restricted to low-density development so as not to overload the infrastructure of the area and create nuisance to nearby villages.
- (e) No residential development (except NTEH) shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys. 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.
- (f) As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activity.

4.5.4 “Other Specified Uses” annotated “Boundary Crossing Facilities” (“OU(BCF)”): Total Area 10.15 ha

- (a) This zone is intended primarily for the development of boundary crossing facilities. The Lo Wu and Man Kam To BCPs are designated under this zone to reflect the existing uses. Uses that are related to boundary crossing facilities are permitted under this zone.

4.5.5 “Other Specified Uses” annotated “Cemetery, Columbarium, Crematorium and Funeral Related Uses” (“OU(Cemetery, Columbarium, Crematorium and Funeral Related Uses)”): Total Area 92.08 ha

- (a) This zone is intended primarily for the provision of land for cemetery, graves and funeral facility uses including columbarium, crematorium, funeral parlour and ancillary restaurant and convenience store serving the needs of the general public. The Sandy Ridge Cemetery is included under this zone and is reserved for such and related uses (Figure 13).
- (b) An engineering feasibility study on the site formation and

associated infrastructural works for development of columbarium, crematorium and related facilities was completed. Detailed design including detailed visual, environmental and traffic impact assessments on the site formation and associated infrastructural works would commence in July 2013. Moreover, crematorium is a designated project under the Environmental Impact Assessment Ordinance (EIAO) such that the buffer distance and appropriate mitigation measures would be required, subject to confirmation by an EIA study under EIAO. To mitigate concern on visual impact, the number of building blocks should be minimized to allow integrated landscaping and reduced massing of buildings across the site. In this regard, a detailed landscape plan is required to address the impact of the development on the surrounding environment.

4.5.6 “OU (Railway)” : Total Area 6.73 ha

A strip of land to the east of Ng Tung River is zoned “OU (Railway)” primarily for the railway track of the Mass Transit Railway (East Rail Line). The remaining railway alignment within the other zone is either elevated or at grade.

4.5.7 “Agricultural” (“AGR”) : Total Area 59.73 ha

- (a) This zone is intended primarily to retain and safeguard good quality agricultural land, farm and 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.
- (b) Majority of the agricultural land of good quality is found in lowland areas in the west and central parts of the Area. Also, parcels of agricultural land along Lin Ma Hang Road have been converted to aquarium business. With basic agricultural infrastructure, including irrigation facilities, fallow arable land can be easily rehabilitated for agricultural purpose. On the other hand, the agricultural land around villages has the potential to provide low-intensity leisure farming or organic farming to promote village life experience.
- (c) The “AGR” zones near Muk Wu (along Lin Ma Hang Road) and near Lo Shue Ling (southwest of Chow Tin Tsuen) are surrounded by active and fallow agricultural land and are located in a rural setting, despite sporadic sites along Lin Ma Hang Road near San Uk Ling which are currently used for open storage. It is considered that these sites are not suitable for uses that would cause adverse environmental and traffic impacts such as warehouse or port back-up uses
- (d) As diversion of streams or filling of land/pond may cause adverse drainage and environmental impacts on the adjacent

areas, permission from the Board is required for such activity. However, filling of land for 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.

4.5.8 “Green Belt” (“GB”) : Total Area 114.22 ha

- (a) 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.
- (b) However, limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the Board will be assessed on their individual merits taking into account the relevant Town Planning Board Guidelines.
- (c) The “GB” zone mainly covers the mountainous areas west of the boundary crossing at Man Kam To and in Lo Shue Ling in the east, the densely vegetated areas which include fung-shui woodlands that are mainly scattered around the village settlements including Chow Tin Tsuen and Muk Wu and the permitted burial grounds for indigenous villagers.
- (d) As diversion of streams or filling of land/pond or 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.

4.5.9 Conservation Area (“CA”) : Total Area 4.24 ha

- (a) 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.
- (b) A small patch of land at Yuen Leng Chai near the foothill of Sandy Ridge and west of McIntosh Fort at Nam Hang is occupied by existing mitigation habitats and wetlands and is zoned “CA”. The fish ponds were created as an ecological mitigation area associated with the previous Sham Chun River regulation works. The “CA” zone will provide appropriate protection of the fish pond/wetland habitat at the site.

- (c) New residential development is not permitted under this zone. The redevelopment of an existing house shall not 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 of the draft DPA plan.
- (c) Diversion of streams, filling of land/pond or 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.

4.5.10 “Undetermined” : Total Area 3.23 ha

- (a) The ex-borrow area at Kong Nga Po, which straddles over the draft OZP and the Fu Tei Au & Sha Ling and Hung Lung Hang OZPs to the south, is located on formed (from previous use as a soil borrow site) Government land of about 6.8 ha in area and is currently vacant. The planning intention of the area is to allow for comprehensive development for residential use with the provision of open space and other supporting facilities in future.
- (b) The site is however subject to a number of development constraints which will need to be considered in formulating a development scheme for the site. They include two high voltage cables to the east of the area, the San Uk Ling firing range and the planned OWTF in the vicinity (Figure 7). The final design should adopt measures to mitigate the potential impacts and appropriate assessments should be undertaken for the likely environmental (noise and odour), traffic, infrastructure and visual impacts.
- (c) With appropriate planning control over the development mix, scale, design and layout of the future comprehensive development under future zoning, taking into account of various environmental, traffic and infrastructure constraints, there is an opportunity to provide a showcase for sustainable living and residential development. The proposed residential development should be contained within the existing platforms and the proposed road along the existing access to the site would need to be upgraded. An engineering study has been commissioned by the Civil Engineering and Development Department (CEDD) to examine the development feasibility of the Kong Nga Po site for residential use. The Study commenced in October 2012 and is scheduled for completion in April 2014.
- (d) The northern portion of this ex-borrow area which falls within the draft OZP is designated as “Undetermined” area. When opportunity arises, it is desirable to designate the whole

ex-borrow area as “Comprehensive Development Area” zone within one statutory plan to achieve the future planning intention as stated above and for better planning control purpose.

5. IMPLEMENTATION

- 5.1 The draft OZP provides a broad land use framework for development control and implementation of planning proposals for the Area. Detailed plans will be prepared as a basis for public works planning and private developments. The type of permitted developments and uses on land within the Area are listed in the Notes of the Plan. Implementation of the proposed land uses and development control would be made according to the planning intentions and stated restrictions of the respective zones of the Plan. Provision for planning application would allow flexibility in land use planning and control of development to meet changing needs.

5.2 **Development of Funeral Facilities in Sandy Ridge (Figure 13)**

As mentioned in paragraph 4.5.5 above, a detailed design including detailed visual, environmental and traffic impact assessments on the site formation and associated infrastructural works for development of columbarium, crematorium and related facilities would commence in July 2013.

5.3 **Development at Kong Nga Po Ex-borrow area**

As mentioned in paragraph 4.5.10 under the land use proposal for “Undetermined” above, the whole ex-borrow area should be designated as “CDA” zone within one statutory plan in future in order to achieve the planning intention to develop a sustainable living community. To ensure a sustainable, innovative and quality design for the proposed residential community, sustainable design standards may be included in relevant land sale/lease conditions. In addition, specific development principles and guidelines should be included in the form of a planning brief for the future “CDA” zone to impose appropriate control on the nature of the development and to ensure that the proposed green initiatives can be achieved.

5.4 **Road Improvement**

The road improvement project at Man Kam To Control Point is currently at the construction stage and is scheduled to complete in 2013. Also, the existing Lin Ma Hang Road (section between Ping Yuen River and Ping Che Road) would be improved to a standard single two-way 7.3m carriageway with standard footpaths on both sides, to cater for the anticipated increase in traffic and transport demand from the proposed Sandy Ridge Cemetery and Crematorium facilities. The road widening project is currently at the investigation stage undertaken by the Highways Department..

5.5 **Utility Infrastructure**

Given the small scale development proposed in the Area, there is no overall programme for the provision of infrastructure within the Area

5.5 Planning Enforcement

Any development, other than those referred to in paragraph 5.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of the first publication in the Gazette of the notice of the draft DPA plan may be subject to enforcement proceedings under the Ordinance.

**Sha Tin, Tai Po and North District Planning Office
PLANNING DEPARTMENT
APRIL 2013**

Small House Demand for the Recognized Villages within Draft Man Kam To OZP

Recognised Villages	Demand figure prepared for TPB hearings in 2011		New demand figures		'VE' Approx. Area (ha)	"V" zone on draft OZP (ha)	Required land to meet new demand (ha)	Available Land to meet new demand figure (ha)	Percentage of the new demand met by available land (%)
	Outstanding Demand	10-year forecast	Outstanding Demand	10-year forecast					
Muk Wu	5	124	13	124	4.88	4.88	3.43	3.21	93.6
Muk Wu Nga Yiu	4	80	4	80	4.98	4.98	2.10	3.23	100
Chow Tin Tsuen	12	800	70	830	22.40 [^]	22.40 [#]	22.50	13.82	54
Fung Wong Wu	20	230	13	110			3.08		

[^] 'VE' shared by Fung Wong Wu, Chow Tin Tsuen and Lei Uk (which is outside this DPA Plan)

[#] including the proposed "V" zone on Ta Kwu Ling OZP (3.6ha) and proposed extension of "V" zone on Hung Lung Hang OZP (1.02ha)

Schedule of Requirements and Provision of Open Space and Major GIC Facilities in Draft Man Kam To OZP

Existing Population: 600 persons

Planned Population: 6,662 persons

Type of Facility	HKPSG Requirements	Existing			Planned			Remarks
		Theoretical Minimum Requirements	Provision	Surplus/ Deficit	Theoretical Minimum Requirements	Provision	Surplus/ Deficit	
OPEN SPACE								
1. Local Open Space	10ha/ 100,000 persons	0.06	0.11	0.05	0.67	0.11	-0.56	Existing local open spaces are at Fung Wong Wu & Chow Tin Tsuen. Additional local open spaces are available in individual villages and rural settlements at Lo Wu & Ta Kwu Ling. Noting the rural locations of these settlements which enable the residents to have more easy access to the countryside, and the small population level, there is no requirement for the provision of District Open Space. Sufficient district open spaces are available in North District to serve the Area.
2. District Open Space	10ha/ 100,000 persons	0.06	0.00	-0.06	0.67	0.00	-0.67	

Schedule of Requirements and Provision of Open Space and Major GIC Facilities in Draft Man Kam To OZP

Existing Population: 600 persons

Planned Population: 6,662 persons

Type of Facility	HKPSG Requirements	Existing			Planned			Remarks
		Theoretical Minimum Requirements	Provision	Surplus/ Deficit	Theoretical Minimum Requirements	Provision	Surplus/ Deficit	
RECREATIONAL FACILITIES								
1. Sports Centre	1/50, 000 – 65, 000 persons	0.01	0.00	-0.01	0.10	0.00	-0.10	
2. Sports Ground/ Sports Complex	1/200, 000 – 250, 000 persons	0.00	0.00	0.00	0.03	0.00	-0.03	
3. Swimming Pool Complex	1/287, 000 persons	0.00	0.00	0.00	0.02	0.00	-0.02	
4. Indoor Stadium (Sports)	Territorial facility based on need	N/A	0.00	N/A	N/A	0.00	N/A	
5. Outdoor Stadium	Territorial facility based on need	N/A	0.00	N/A	N/A	0.00	N/A	
EDUCATION								

Schedule of Requirements and Provision of Open Space and Major GIC Facilities in Draft Man Kam To OZP

Existing Population: 600 persons

Planned Population: 6,662 persons

Type of Facility	HKPSG Requirements	Existing			Planned			Remarks
		Theoretical Minimum Requirements	Provision	Surplus/Deficit	Theoretical Minimum Requirements	Provision	Surplus/Deficit	
1. Nursery Classes and Kindergartens	26 classrooms for every 1000 children aged 3- under	0.19	0.00 (0 School)	-0.19	4.72	0.00 (0 School)	-4.72	Kindergarten facilities at Caritas Nursery Schools at Ping Che Road, Ta Kwu Ling cover the Man Kam To Area (the Area).
2. Primary Schools	1 whole-day classroom per 25.5 persons aged 6-11	0.80	6.00 (1 School)	5.20	18.31	6.00 (1 School)	-12.31	Existing School: Ta Kwu Ling Ling Ying Public School.
3. Secondary Schools	1 whole-day classroom per 40 persons aged 12-17	1.35	0.00 (0 School)	-1.35	9.24	0.00 (0 School)	-9.24	Fanling/Sheung Shui will provide secondary school places for the Area.
4. Special Schools	No set standard	N/A	0.00 (0 School)	N/A	N/A	0.00 (0 School)	N/A	
MEDICAL AND HEALTH SERVICES								
1. Hospital	5.5 beds/1,000 persons	3.30	0.00 (0 Hospitals)	-3.30	36.64	0.00	-36.64	Requirement is covered by North District Hospital in Sheung Shui.
2. Polyclinic/ Specialist Clinic	1 specialist clinic/polyclinic	N/A	0.00	N/A	N/A	0.00	N/A	

Schedule of Requirements and Provision of Open Space and Major GIC Facilities in Draft Man Kam To OZP

Existing Population: 600 persons

Planned Population: 6,662 persons

Type of Facility	HKPSG Requirements	Existing			Planned			Remarks
		Theoretical Minimum Requirements	Provision	Surplus/Deficit	Theoretical Minimum Requirements	Provision	Surplus/Deficit	
3. Clinic/Health Centre	whenever a regional or district hospital is built 1 clinic/health centre per 100,000 persons	0.01	0.00	-0.01	0.07	0.00	-0.07	
SOCIAL WELFARE AND COMMUNITY SERVICES								
1. Community Halls	To be determined on the basis of need, having regard to community aspirations and other relevant considerations.	N/A	0.00	N/A	N/A	0.00	N/A	
2. Child Care Centre	To be based on the estimated demand, socio-economic factors, district characteristics and the provision of	N/A	0.00	N/A	N/A	0.00	N/A	Child care centre available in Caritas Child Care Centre at Ping Che Road, Ta Kwu Ling

Schedule of Requirements and Provision of Open Space and Major GIC Facilities in Draft Man Kam To OZP

Existing Population: 600 persons

Planned Population: 6,662 persons

Type of Facility	HKPSG Requirements	Existing			Planned			Remarks
		Theoretical Minimum Requirements	Provision	Surplus/Deficit	Theoretical Minimum Requirements	Provision	Surplus/Deficit	
3. Integrated Children and Youth Services Centres	other child care support services for the area. No set standard	N/A	0.00	N/A	N/A	0.00	N/A	
4. District Elderly Community Centres	To be determined taking into account the elderly population, demographic characteristics, geographical factor, existing service provision and service demand.	N/A	0.00	N/A	N/A	0.00	N/A	
5. Neighbourhood Elderly Centres	To be determined taking into account the elderly population, demographic	N/A	0.00	N/A	N/A	0.00	N/A	

Schedule of Requirements and Provision of Open Space and Major GIC Facilities in Draft Man Kam To OZP

Existing Population: 600 persons

Planned Population: 6,662 persons

Type of Facility	HKPSG Requirements	Existing			Planned			Remarks
		Theoretical Minimum Requirements	Provision	Surplus/Deficit	Theoretical Minimum Requirements	Provision	Surplus/Deficit	
6. Day Care Centres for the Elderly	characteristics, geographical factor, existing service provision and service demand. To be determined taking into account the elderly population, demographic characteristics, geographical factor, existing service provision and service demand.	N/A	0.00	N/A	N/A	0.00	N/A	
7. Day Care Unit for the Elderly in District Elderly Community Centres	To be determined taking into account the elderly population, demographic characteristics, geographical factor, existing service	N/A	0.00	N/A	N/A	0.00	N/A	

Schedule of Requirements and Provision of Open Space and Major GIC Facilities in Draft Man Kam To OZP

Existing Population: 600 persons

Planned Population: 6,662 persons

Type of Facility	HKPSG Requirements	Existing			Planned			Remarks
		Theoretical Minimum Requirements	Provision	Surplus/Deficit	Theoretical Minimum Requirements	Provision	Surplus/Deficit	
8. Day Care Unit for the Elderly in Residential Care Homes for the Elderly	provision and service demand. To be determined taking into account the elderly population, demographic characteristics, geographical factor, existing service provision and service demand.	N/A	0.00	N/A	N/A	0.00	N/A	
9. Residential Care Homes for the Elderly	To be determined taking into account the service demand and the availability of suitable premises.	N/A	0.00	N/A	N/A	0.00	N/A	Caritas Fung Wong Fung Ting Home at Ping Che Road, Ta Kwu Ling serves the Area.
10. Integrated Family Service Centres	1/100,000 to 150,000 persons	N/A	0.00	N/A	0.04	0.00	-0.04	Caritas Integrated Family Service Centre at Wah Ming Estate, Fanling serves the Area.

Schedule of Requirements and Provision of Open Space and Major GIC Facilities in Draft Man Kam To OZP

Existing Population: 600 persons

Planned Population: 6,662 persons

Type of Facility	HKPSG Requirements	Existing			Planned			Remarks
		Theoretical Minimum Requirements	Provision	Surplus/ Deficit	Theoretical Minimum Requirements	Provision	Surplus/ Deficit	
LAW AND ORDER								Requirement covered by Police Station at Lin Ma Hang Road, Ta Kwu Ling
1. District Police Stations	1/200,000 to 500,000 persons	0.00	0.00	0.00	0.01	0.00	-0.01	
2. Divisional Police Stations	1/100,000 to 200,000 persons	0.00	0.00	0.00	0.03	0.00	-0.03	
3. Sub-divisional Police Stations/Police Posts	No set standard	N/A	1.00	N/A	N/A	1.00	N/A	
4. Divisional Fire Stations	Provision depends on graded response time determined by fire risk category system. Generally 1 standard divisional station is provided for 1 fire station	N/A	0.00	N/A	N/A	0.00	N/A	
5. Sub-divisional	Depends on local	N/A	0.00	N/A	N/A	0.00	N/A	

Schedule of Requirements and Provision of Open Space and Major GIC Facilities in Draft Man Kam To OZP

Existing Population: 600 persons

Planned Population: 6,662 persons

Type of Facility	HKPSG Requirements	Existing			Planned			Remarks
		Theoretical Minimum Requirements	Provision	Surplus/Deficit	Theoretical Minimum Requirements	Provision	Surplus/Deficit	
Fire Stations	needs.							Requirement covered by fire station at Lin Ma Hang Road, Ta Kwu Ling
6. Non-standard Fire Stations	Depends on local needs.	N/A	0.00	N/A	N/A	0.00	N/A	
7. Ambulance Depots and Ambulance Stations	Provision depends on the requirement of accommodation for ambulance to give an emergency coverage of 10 minutes and 20 minutes in urban/new towns and rural areas respectively	N/A	0.00	N/A	N/A	0.00	N/A	
8. Magistracies (8 courtrooms)	1 per 660,000 persons	0.00	0.00	0.00	0.01	0.00	-0.01	
OTHER COMMUNITY FACILITIES								

Schedule of Requirements and Provision of Open Space and Major GIC Facilities in Draft Man Kam To OZP

Existing Population: 600 persons

Planned Population: 6,662 persons

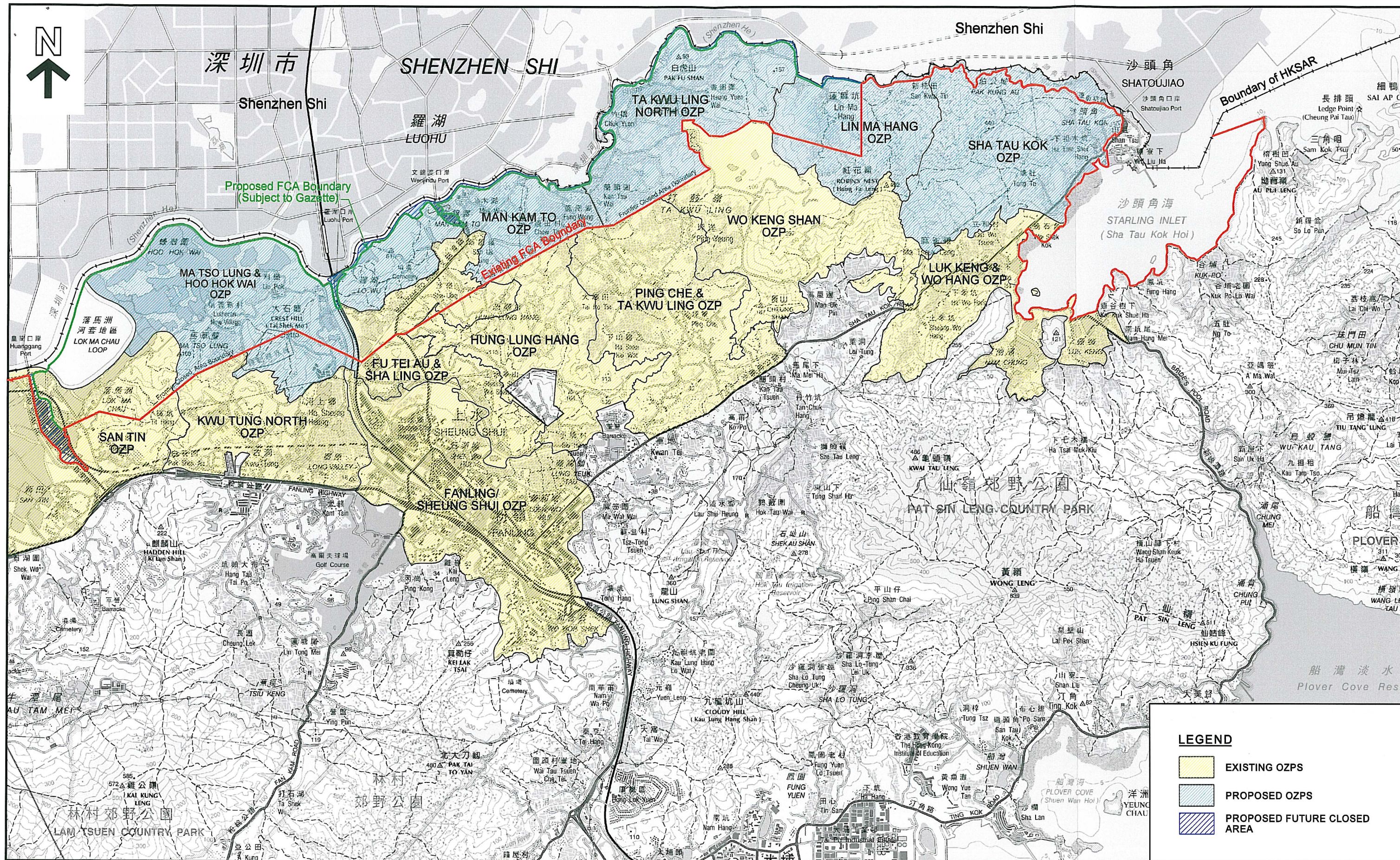
Type of Facility	HKPSG Requirements	Existing			Planned			Remarks
		Theoretical Minimum Requirements	Provision	Surplus/Deficit	Theoretical Minimum Requirements	Provision	Surplus/Deficit	
1. Arts Venues	No set standard	N/A	0.00	N/A	N/A	0.00	N/A	
2. Library	1 district library per 200,000 persons	0.00	0.00	0.00	0.03	0.00	-0.03	
3. Post office	In rural areas, a distance of 3.2 km should be assumed. In general, 1 for a population of not less than 30,000 persons	0.02	0.00	-0.02	0.22	0.00	-0.22	
4. Study Rooms	(a) Usually 1 in each public major/district library. (b) Provision in Community Centre is governed by the approved schedule of accommodation.	N/A	0.00	N/A	N/A	0.00	N/A	

Schedule of Requirements and Provision of Open Space and Major GIC Facilities in Draft Man Kam To OZP

Existing Population: 600 persons

Planned Population: 6,662 persons

Type of Facility	HKPSG Requirements	Existing			Planned			Remarks
		Theoretical Minimum Requirements	Provision	Surplus/Deficit	Theoretical Minimum Requirements	Provision	Surplus/Deficit	
	(c) Provision in public housing estates is based on a need basis.							



EXTRACT PLAN PREPARED ON 19.4.2013
BASED ON SERIES HM50C/1 & HM50C/2

EXISTING AND PROPOSED STATUTORY PLANS

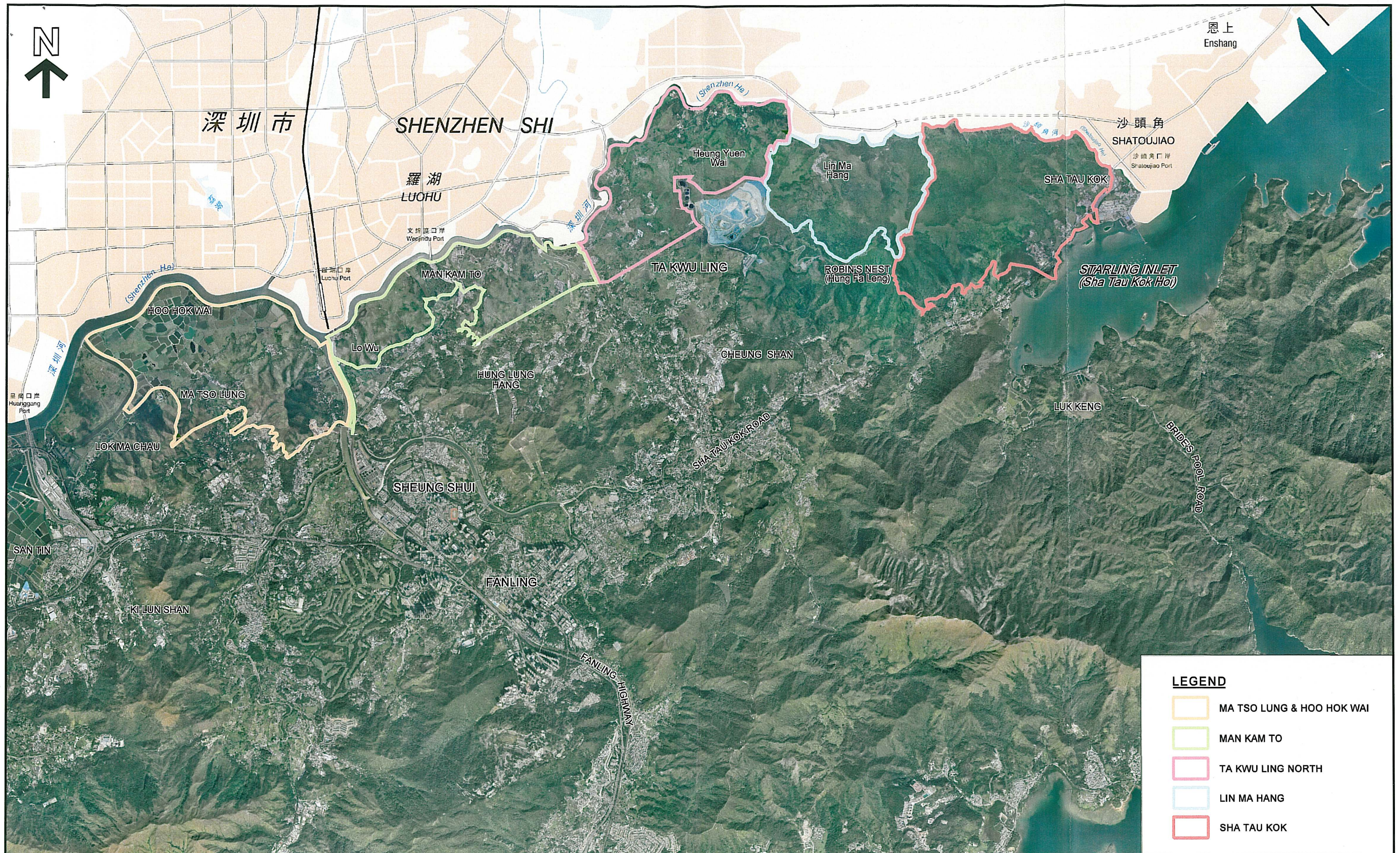
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km 1 0 1 2 3 4 km

PLANNING DEPARTMENT



REFERENCE No.
M/NE/13/35A

FIGURE 1



EXTRACT PLAN PREPARED ON 19.4.2013
 BASED ON ORTHOPHOTO 2011 PREPARED
 BY LANDS DEPARTMENT

AERIAL PHOTO OF FIVE OUTLING ZONING PLANS

PLANNING DEPARTMENT

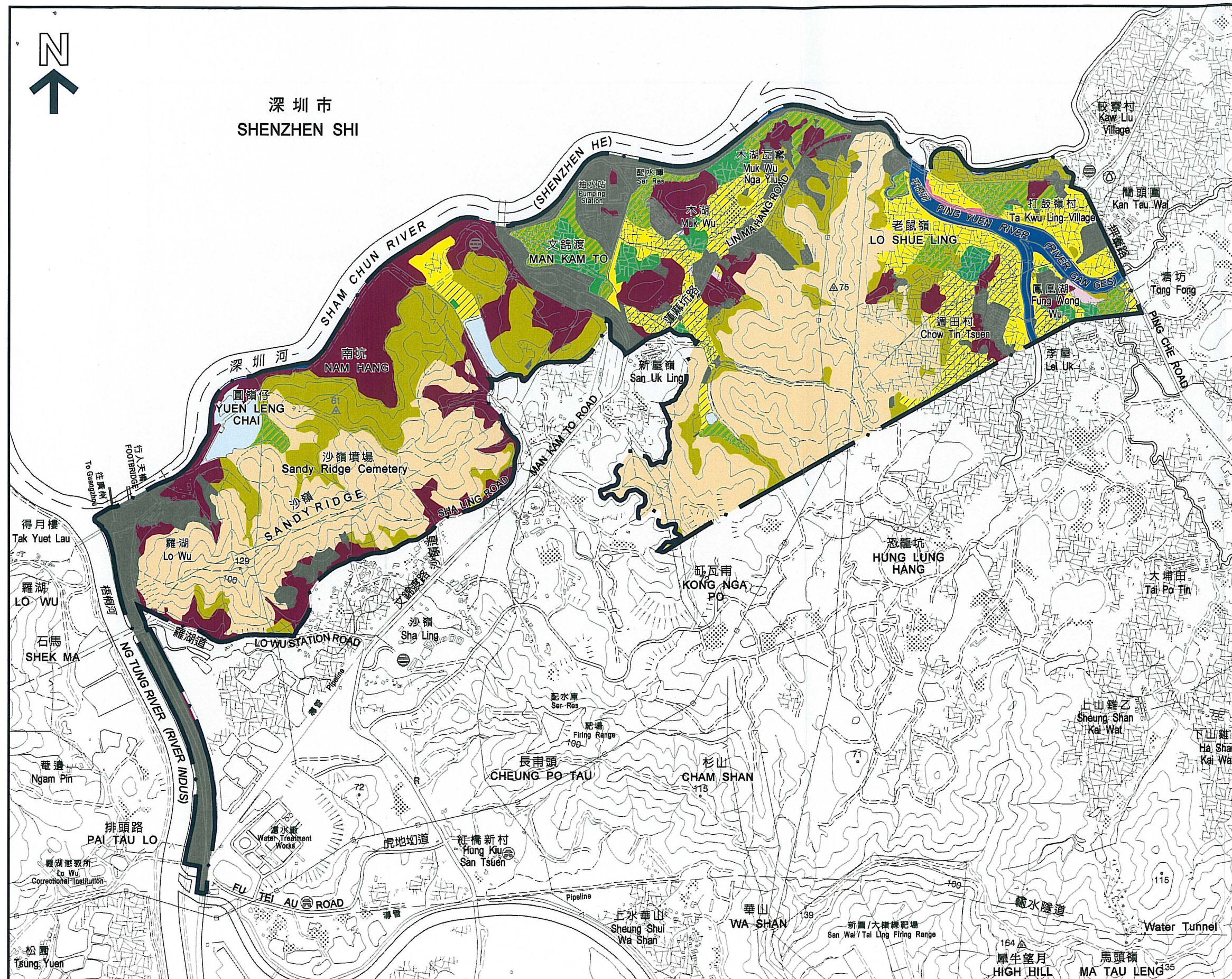


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
FIGURE 2



深圳市
SHENZHEN SHI



LEGEND

-  BOUNDARY OF MAN KAM TO PLANNING SCHEME AREA
-  POND
-  MAJOR STREAM / DRAINAGE CHANNEL
-  ACTIVE WET AGRICULTURAL LAND
-  ACTIVE DRY AGRICULTURAL LAND
-  INACTIVE DRY AGRICULTURAL LAND
-  SEASONALLY WET GRASSLAND
-  LOWLAND GRASSLAND
-  UPLAND GRASSLAND
-  GRASSLAND / SHRUBLAND
-  SHRUBLAND
-  SECONDARY WOODLAND / PLANTATION
-  DEVELOPED LAND
-  WASTELAND

EXTRACT PLAN PREPARED ON 19.4.2013
BASED ON SERIES HM20C SHEETS 2 & 3

HABITAT MAP OF MAN KAM TO

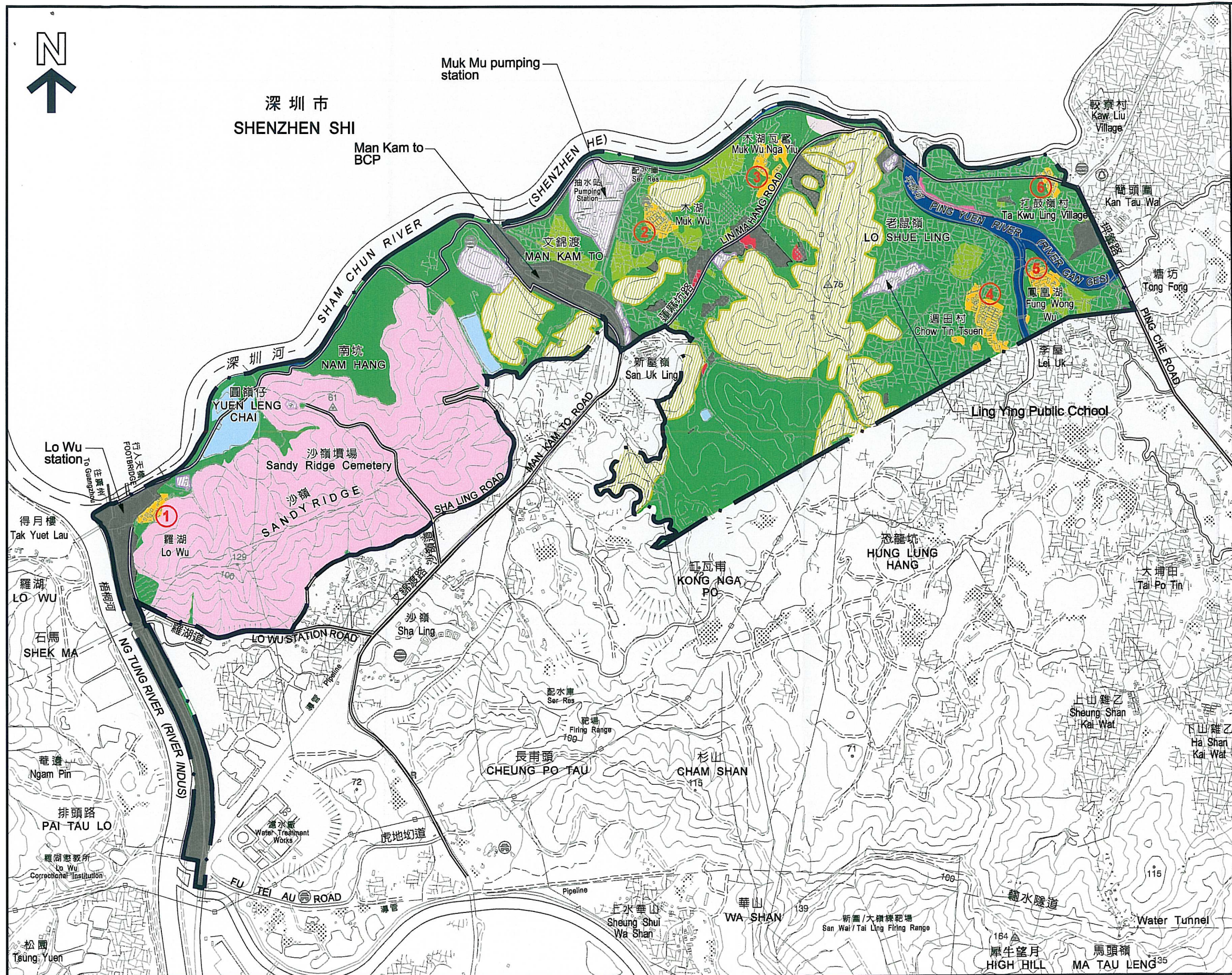
SCALE 1 : 15 000

PLANNING DEPARTMENT



REFERENCE No.
M/NE/13/35A

FIGURE 3



LEGEND

- BOUNDARY OF MAN KAM TO PLANNING SCHEME AREA
- ROADS
- PERMITTED BURIAL GROUND
- CEMETERY
- EXISTING G/C SITES
- RURAL SETTLEMENT
- OPEN STORAGE
- CONTAINER VEHICLE PARK / WORKSHOP / OPEN STORAGE
- CEMENT PLANT
- POND AREA
- AGRICULTURAL LAND
- VEGETATED LAND
- MAJOR STREAM / DRAINAGE CHANNEL
- DEVELOPED LAND
- WASTELAND
- ① LO WU
- ② MUK WU (INDIGENOUS VILLAGE)
- ③ MUK WU NGAU YIU (INDIGENOUS VILLAGE)
- ④ CHOW TIN TSUEN (INDIGENOUS VILLAGE)
- ⑤ FUNG WONG WU (INDIGENOUS VILLAGE)
- ⑥ TA KWU LING VILLAGE

EXTRACT PLAN PREPARED ON 19.4.2013
BASED ON SERIES HM20C SHEETS 2 & 3

EXISTING LAND USE OF MAN KAM TO

SCALE 1 : 15 000

PLANNING DEPARTMENT

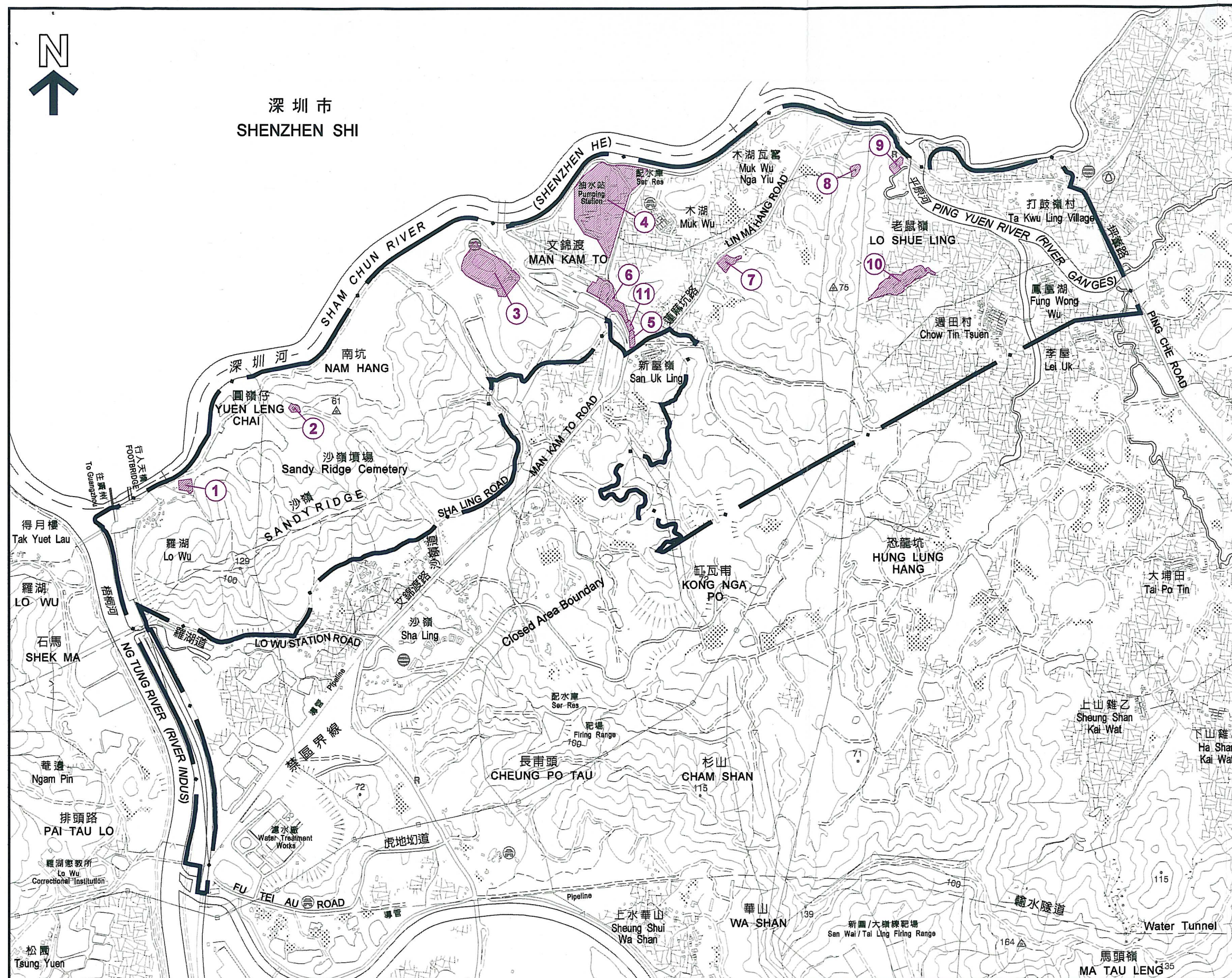


REFERENCE No.
M/NE/13/35A

FIGURE 4



深圳市
SHENZHEN SHI



LEGEND

- BOUNDARY OF MA KAM TO PLANNING SCHEME AREA
- EXISTING G/I/C SITES
- 1 EX-LO WU PUBLIC SCHOOL
- 2 MACINTOSH FORT (NAM HANG)
- 3 HONG KONG POLICE FORCE MAN KAM TO OPERATION BASE
- 4 MUK WU PUMPING STATIONS AND STAFF QUARTERS
- 5 MAN KAM TO LIVESTOCK MONITORING STATION
- 6 MAN KAM TO FOOD INSPECTION FACILITIES
- 7 EX-SAM WO PUBLIC SCHOOL
- 8 MACINTOSH FORT (NGA YIU)
- 9 RIVER GANGES PUMPING STATION
- 10 LING YING PUBLIC SCHOOL
- 11 MAN KAM TO ANIMAL INSPECTION STATION

EXTRACT PLAN PREPARED ON 19.4.2013
BASED ON SERIES HM20C SHEETS 2 & 3

EXISTING G/I/C SITES OF MAN KAM TO

SCALE 1: 15 000

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REFERENCE No.
M/NE/13/35A

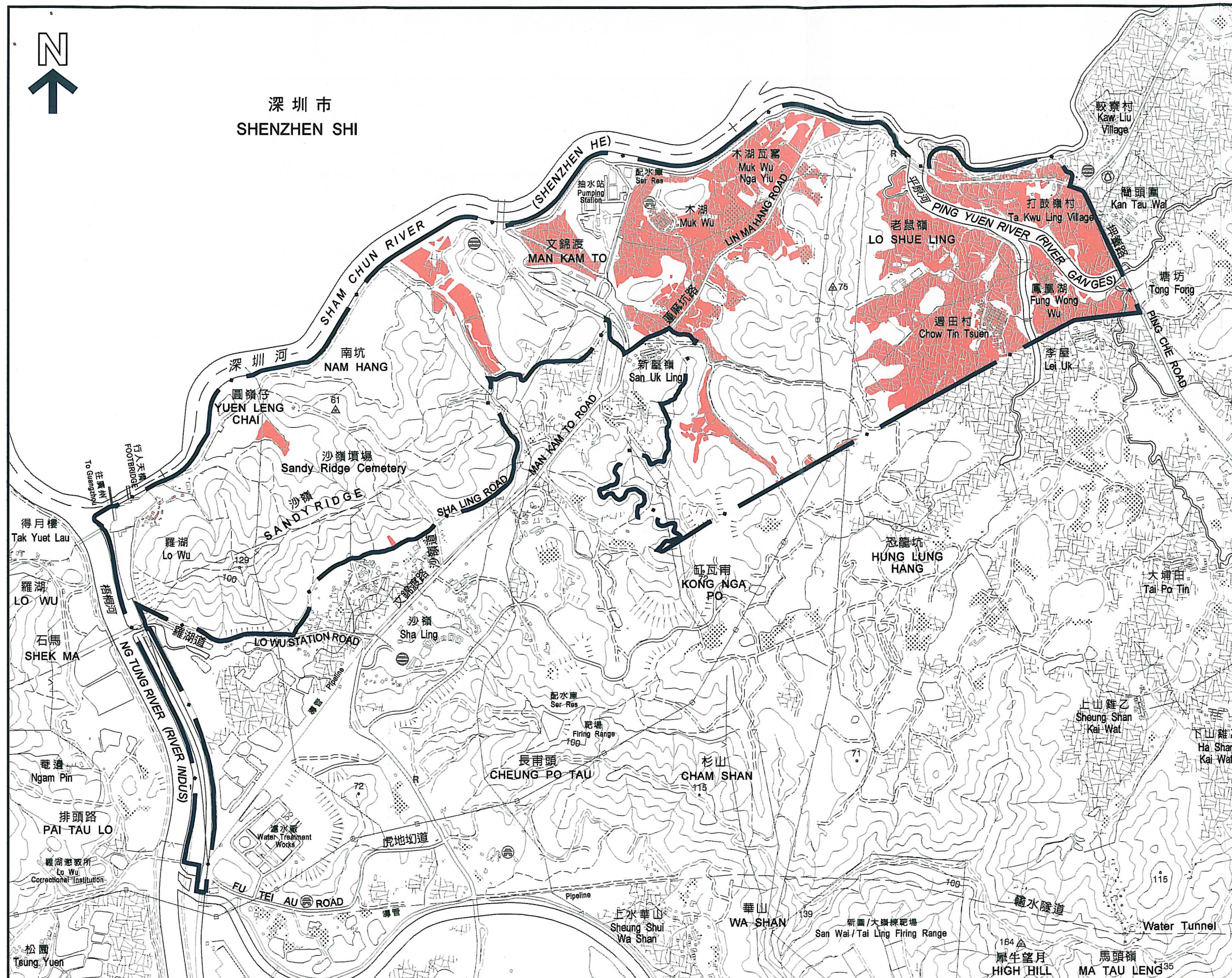
FIGURE 5



深圳市
SHENZHEN SHI

LEGEND

- BOUNDARY OF MAN KAM TO PLANNING SCHEME AREA
- PRIVATE LAND



EXTRACT PLAN PREPARED ON 19.4.2013
BASED ON SERIES HM20C SHEETS 2 & 3

EXISTING LAND OWNERSHIP OF MAN KAM TO

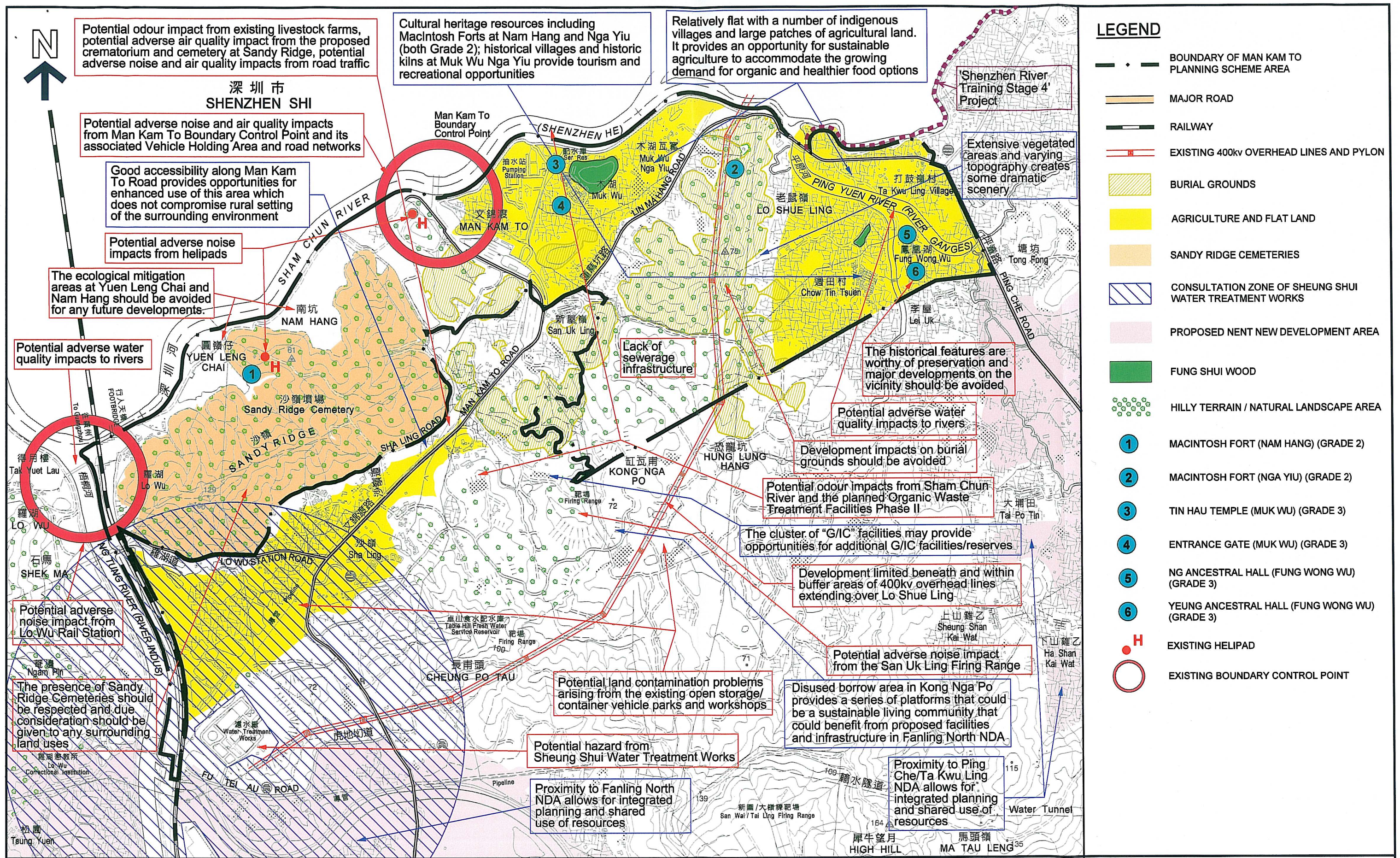
SCALE 1:15 000

PLANNING DEPARTMENT



REFERENCE No.
M/NE/13/35A

FIGURE 6



EXTRACT PLAN PREPARED ON 16.4.2013
BASED ON SERIES HM20C SHEETS 2 & 3

DEVELOPMENT CONSTRAINTS & OPPORTUNITIES OF MAN KAM TO

SCALE 1 : 15 000

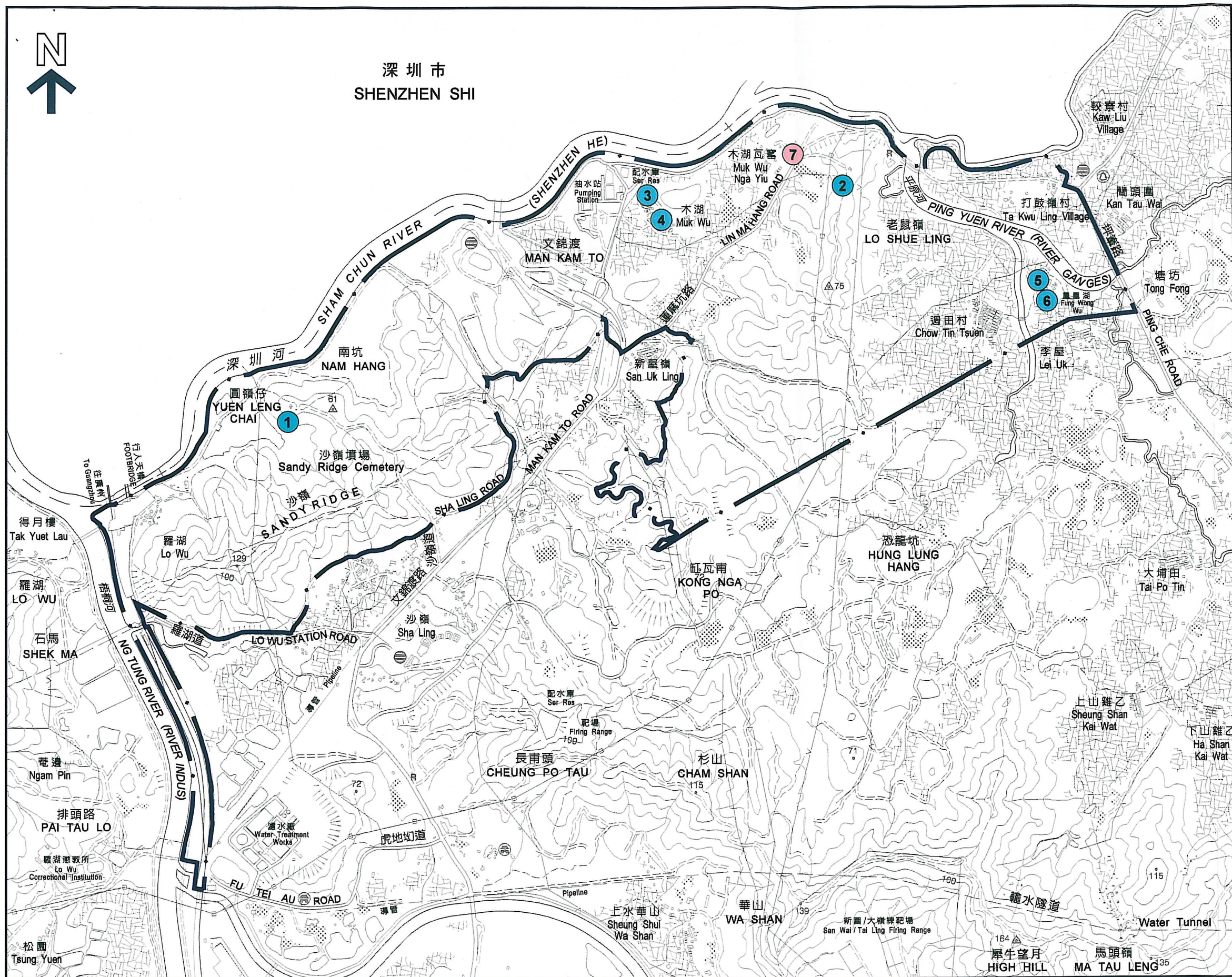
PLANNING DEPARTMENT

REFERENCE No.
M/NE/13/35A

FIGURE 7



深圳市
SHENZHEN SHI



LEGEND

BOUNDARY OF MAN KAM TO
PLANNING SCHEME AREA

GRADED BUILDINGS

- 1 MACINTOSH FORT (NAM HANG) (GRADE 2)
- 2 MACINTOSH FORT (NGA YIU) (GRADE 2)
- 3 TIN HAU TEMPLE (MUK WU) (GRADE 3)
- 4 ENTRANCE GATE (MUK WU) (GRADE 3)
- 5 NG ANCESTRAL HALL (FUNG WONG WU) (GRADE 3)
- 6 YEUNG ANCESTRAL HALL (FUNG WONG WU) (GRADE 3)

SITE OF ARCHAEOLOGICAL INTEREST

- 7 MUK WU NGA YIU KILNS

EXTRACT PLAN PREPARED ON 16.4.2013
BASED ON SERIES HM20C SHEETS 2 & 3

CULTURAL HERITAGE PLAN OF MAN KAM TO

SCALE 1:15 000

PLANNING DEPARTMENT



REFERENCE No.
M/NE/13/35A

FIGURE 8



MACINTOSH FORT (NGA YIU)



ENTRANCE GATE (MUK WU)



MUK WU NGA YIU KILN



MACINTOSH FORT (NAM HANG)



TIN HAU TEMPLE (MUK WU)



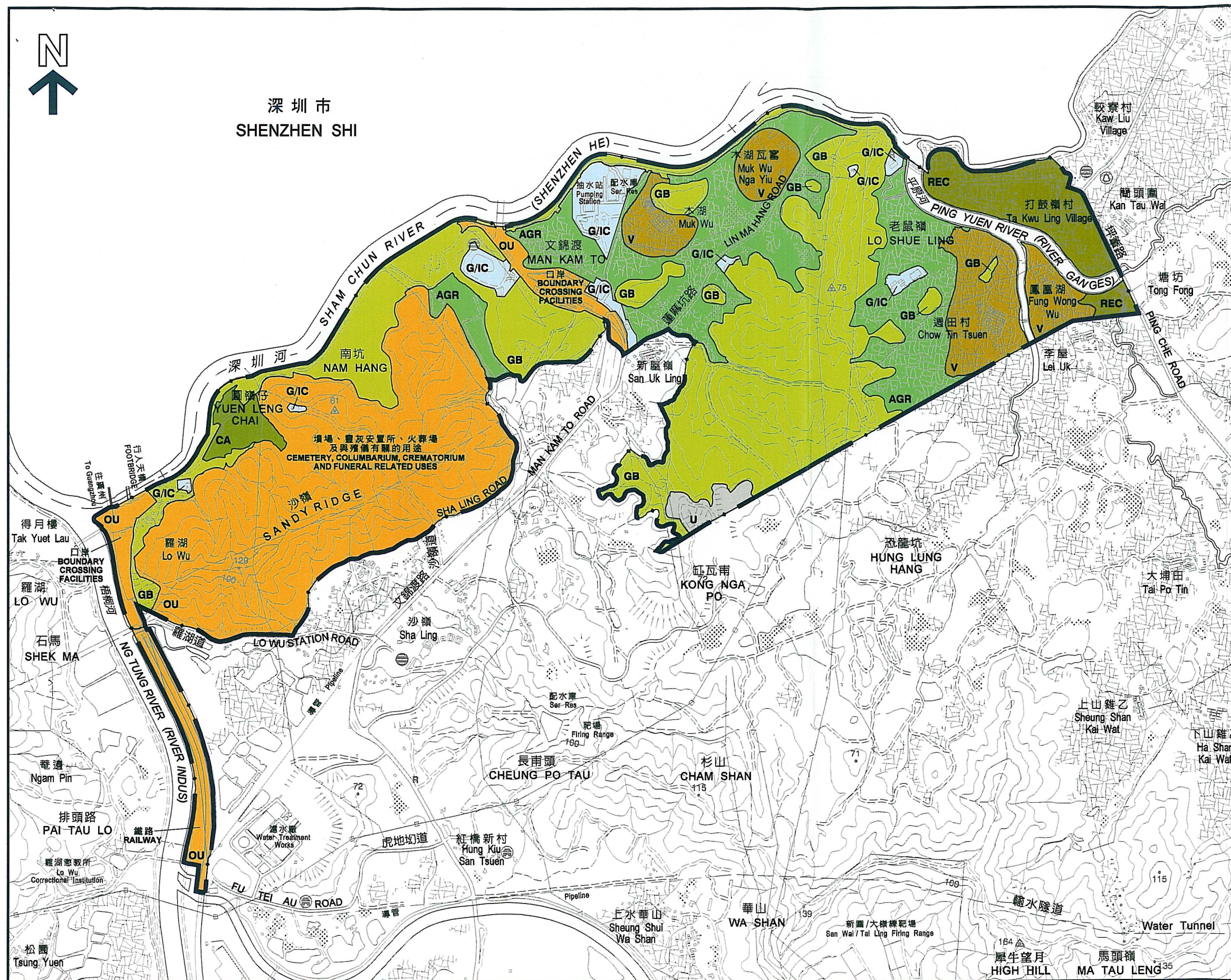
NG ANCESTRAL HALL (FUNG WONG WU)












YEUNG ANCESTRAL (FUNG WONG WU)



深圳市
SHENZHEN SHI



LEGEND

-  BOUNDARY OF MAN KAM TO PLANNING SCHEME AREA
-  V VILLAGE TYPE DEVELOPMENT
-  G/IC GOVERNMENT, INSTITUTION OR COMMUNITY
-  REC RECREATION
-  OU OTHER SPECIFIED USES
-  U UNDETERMINED
-  AGR AGRICULTURE
-  GB GREEN BELT
-  CA CONSERVATION AREA

EXTRACT PLAN PREPARED ON 23.4.2013
BASED ON SERIES HM20C SHEETS 2 & 3

LAND USE ZONES OF DRAFT MAN KAM TO OZP

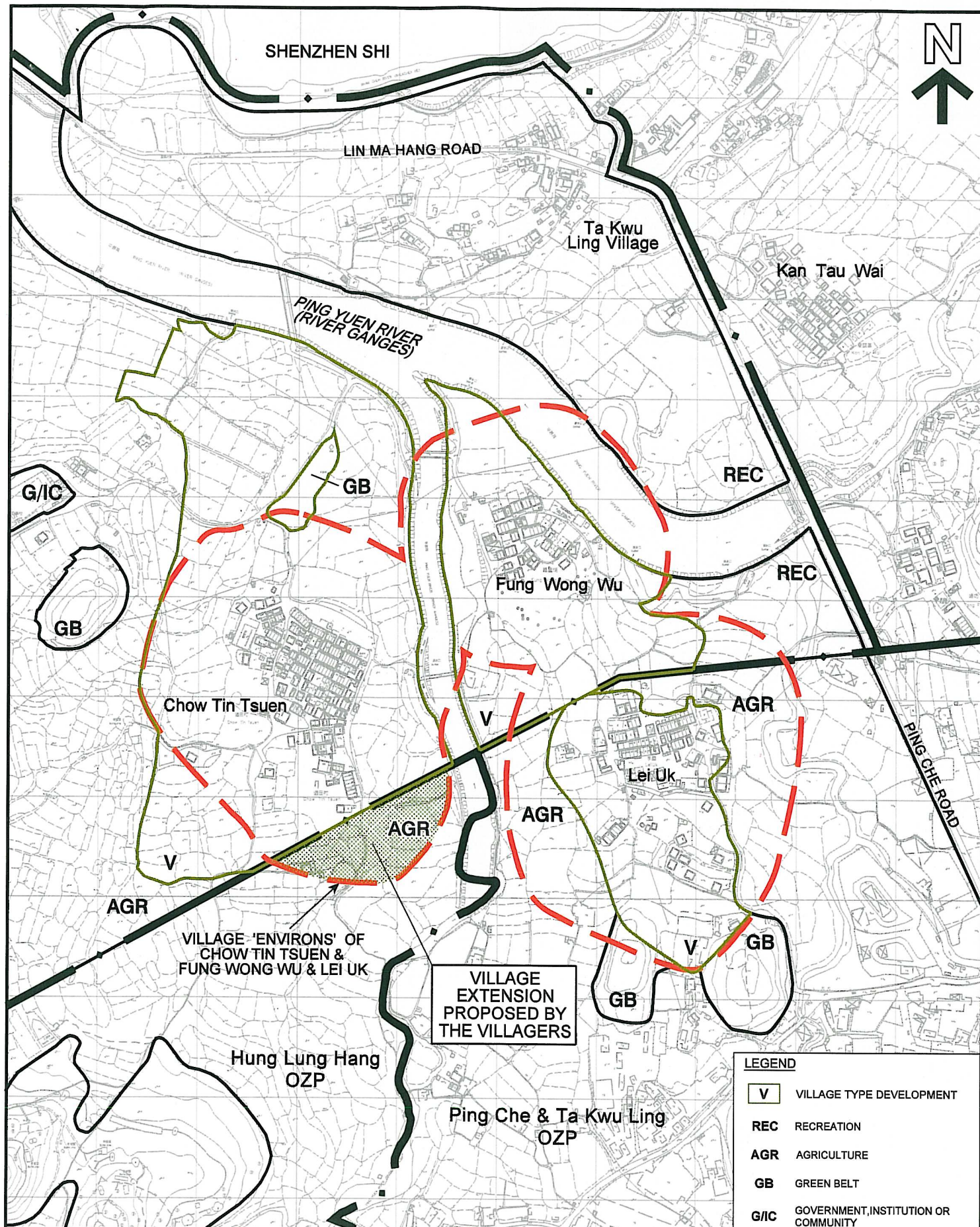
SCALE 1:15 000

PLANNING DEPARTMENT



REFERENCE No.
M/NE/13/35A

FIGURE 10



SITE PLAN

EXTRACT PLAN PREPARED ON 19.4.2013
BASED ON SURVEY SHEETS No. 3-NW-12D,
13C, 17B, 17D, 18A & 18C

REVISED "V" ZONE BOUNDARY
PROPOSED BY VILLAGE REPRESENTATIVES
OF CHOW TIN TSUEN

SCALE 1 : 5 000
METRES 100 0 100 200 METRES

**PLANNING
DEPARTMENT**

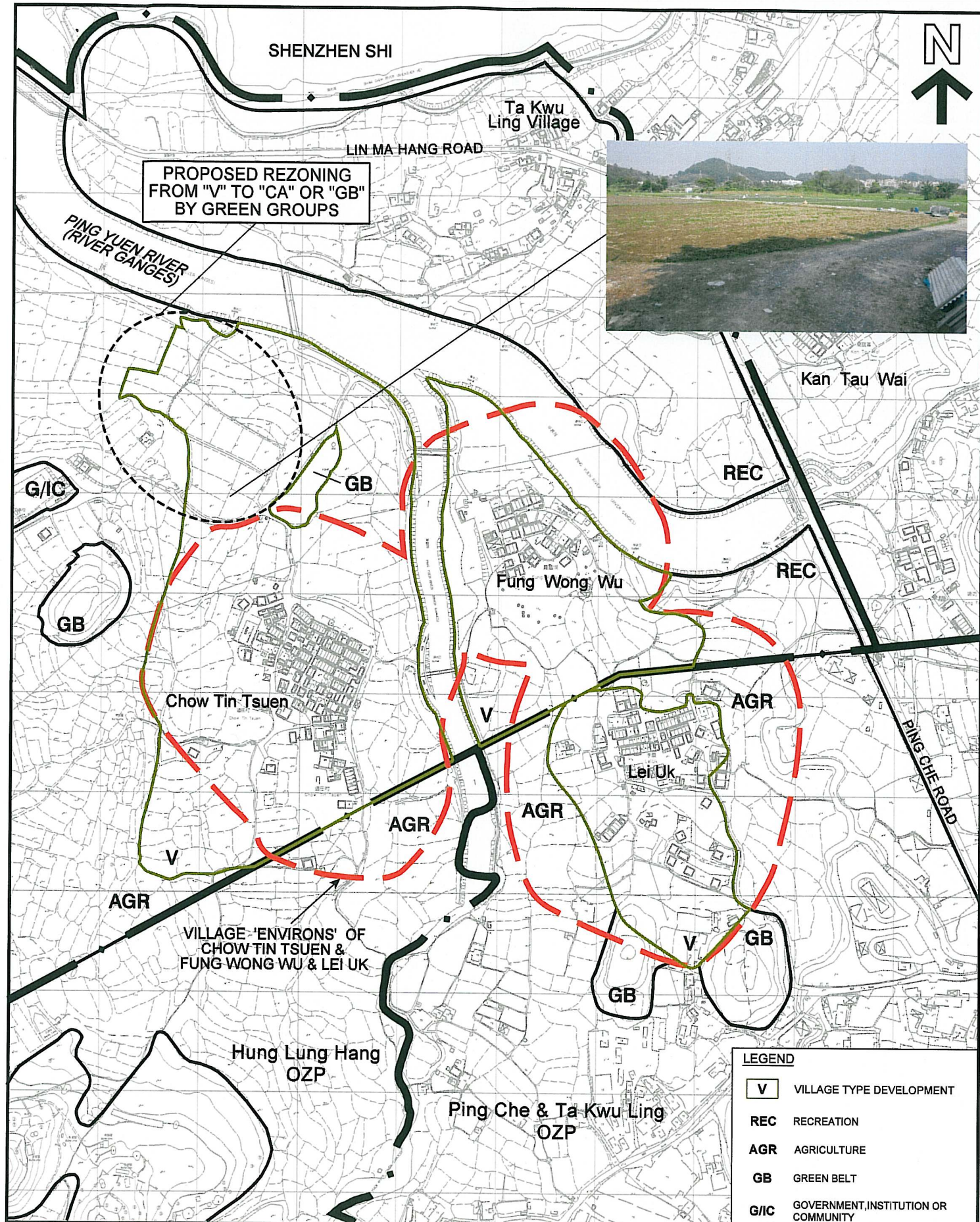


REFERENCE No.
M/NE/13/35A

**FIGURE
11**

LEGEND

- V VILLAGE TYPE DEVELOPMENT
- REC** RECREATION
- AGR** AGRICULTURE
- GB** GREEN BELT
- G/IC** GOVERNMENT, INSTITUTION OR COMMUNITY



SITE PLAN

REVISED "V" ZONE BOUNDARY OF
CHOW TIN TSUEN
PROPOSED BY GREEN GROUPS

EXTRACT PLAN PREPARED ON 18.4.2013
BASED ON SURVEY SHEETS No. 3-NW-12D,
13C, 17B, 17D, 18A & 18C

SCALE 1 : 5 000

METRES 100 0 100 200 METRES

PLANNING
DEPARTMENT



REFERENCE No.
M/NE/13/35A

FIGURE
12



SANDY RIDGE (NORTHERN PORTION FACING SHENZHEN)



SANDY RIDGE (SOUTHERN PORTION FACING MAN KAM TO ROAD)

PLAN PREPARED ON 19.4.2013 BASED ON
SITE PHOTO TAKEN ON 24.1.2013

PROPOSED "OU" ZONE AT SANDY RIDGE

PLANNING DEPARTMENT



REFERENCE No.
M/NE/13/35A

FIGURE 13

**Agreement No. CE 32/2010 (CE)
Site Formation and Associated Infrastructural Works for
Proposed Development of Columbarium, Crematorium and
Related Facilities at Sandy Ridge Cemetery
– Feasibility Study**

Final Executive Summary

(Ref: REP-042-02)



February 2013

ARUP

**Civil Engineering and Development
Department**

**Agreement No. CE32/2010 (CE)
Site Formation and Associated
Infrastructural Works for
Proposed Development of
Columbarium, Crematorium and
Related Facilities at Sandy Ridge
Cemetery - Feasibility Study
Final Executive Summary**

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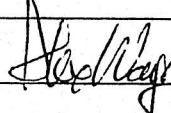

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1 Introduction

- 1.1.1 On 25 March 2011, Civil Engineering and Development Department (CEDD) commissioned Ove Arup & Partners Hong Kong Limited (Arup) as the Consultants to undertake a feasibility study on site formation and infrastructural works for proposed development of public columbarium, crematorium and other related facilities including funeral parlour and visitor service centre (C&C facilities) at the Sandy Ridge Cemetery (the Study).
- 1.1.2 Sandy Ridge Cemetery (Figure 1.1 refers) is located between Lo Wu Boundary Control Point (BCP) and Man Kam To BCP and is currently situated within the existing Frontier Closed Area. The Study Area covers the whole of Sandy Ridge Cemetery, which occupies about 91 ha of land.
- 1.1.3 The project comprises the following principle works elements:
- (a) Site formation of 6 hectares of flat land for provision of columbarium facilities in the form of 5 storeys tall buildings, providing at least 200,000 niches;
 - (b) Site formation of 1.75 hectares of land for construction of a crematorium with 10 cremators;
 - (c) Site formation of 0.9 hectares of land for provision of a funeral parlour with 30 service halls;
 - (d) Site formation of 0.35 hectares of land for construction of a visitor service centre;
 - (e) Reserve of 1.2 hectares of land to accommodate more columbarium buildings in future phase;
 - (f) Associated environmental mitigation measures, geotechnical works, landscaping works, drainage and sewerage works, waterworks, roadworks, traffic engineering works, transport facilities and utilities services, etc
- 1.1.4 The main objective of the Study is to formulate a proposal that will optimize the potential of the Sandy Ridge Cemetery for development of C&C facilities.
- 1.1.5 This Executive Summary provides the key findings, recommendations and conclusions of the Study.

meta-sedimentary rock found within the Study Area, and the presence of natural terrain hazards around the Study Area.

Environmental

- 2.1.7 Some environmental key issues and constraints were identified for the Study, including Potentially Hazardous Installation (PHI) Zone for Sheung Shui Water Treatment Works, Visual Impact, Woodland and plantation, Conservation Area and Grade 2 Historical Building (the Nam Hang MacIntosh Fort). The proposed C&C facilities have to be sited carefully to avoid/ minimise the impacts to the listed concern.

2.2 Proposed Locations for the C&C Facilities

- 2.2.1 Due to the various site constraints, the usable site area for development of the C&C facilities is found to limit to the North-West of Sha Ling Road (not including the further end) and a small hill to the North of Sha Ling Road at the Northern part of water supply tunnel.
- 2.2.2 The North-West of Sha Ling Road in the Northern part of the Water Supply Tunnel is more appropriate for the columbarium facilities whereas the site by a small hill in the North of the Sha Ling Road is more suitable for the crematorium facilities. A summary of reasoning for these proposed locations for the C&C facilities is given in Table 2.1.

Table 2.1 Reasoning for the proposed locations of the C&C facilities

Proposed Locations	Reasoning
Columbarium facilities in the North-West of Sha Ling Road	<ul style="list-style-type: none"> Relatively larger open area - can accommodate the large platform for columbarium buildings Close to the Lo Wu MTR Station - relatively shorter length of the proposed pedestrian walkway Concave shape in topography with 2 small hills surrounding - visual impact is minimized. Situated close to Sha Ling Road for a direct access for visitors and vehicles to the columbarium by means of Sha Ling Road from Man Kam To Road
Crematorium facilities on the small hill in the North of Sha Ling Road	<ul style="list-style-type: none"> Relatively smaller open area - not large enough to accommodate columbarium buildings Far from Lo Wu MTR Station - relatively longer length of the proposed pedestrian walkway Best location for the chimney for air dispersion- visual impact can be minimized by special design of the chimney

2 Key Issues, Constraints and Proposed Location for C&C Facilities

2.1 Key Issues and Constraints

General

- 2.1.1 The existing topography of the Study Area is hilly and undulating with series of valley and ridge. This poses a challenge to form adequate flat platforms for development.
- 2.1.2 With the presence of the water supply tunnel and its reserve zone running across mid-way in the Study Area from North-East to South-West, the area suitable for the development of the C&C facilities would be limited to either northern or southern sides of the water supply tunnel.

Traffic and Transport

- 2.1.3 The development scale of the columbarium facility at Sandy Ridge Cemetery is constrained by the external traffic and transport capacity to accommodate the visitor demand of the Sandy Ridge columbarium development during Ching Ming and Chung Yeung Festivals. These festivals are the most critical periods for generating a massive visitor volume to the proposed columbarium site.
- 2.1.4 The existing walking facility from Lo Wu MTR Station to the existing Sandy Ridge Cemetery is considered not wide enough to support the massive visitor demand of the new development during the festive periods. The enhancements of the pedestrian connection between Lo Wu MTR Station and the proposed columbarium site should be needed to explore.
- 2.1.5 On the other hand, special bus routes should be arranged from Sheung Shui MTR Station and Yuen Long West Rail Station / Kam Sheung Road West Rail Station to the proposed columbarium site. The road/junction performance along the service route should be assessed for any possible traffic impact. The arrangement of the pick-up/ drop-off area at Sheung Shui MTR Station should be critically reviewed to provide sufficient queuing area for the passengers and sufficient bus bays for a smooth bus operation, by taking into account the already congested road network/ public transport facilities in Sheung Shui area.

Geotechnical

- 2.1.6 Identified geotechnical constraints include the potential crash with the existing villages, man-made slopes, graves and urns scattered within the Study Area, the difficulty to achieve balance cut and fill under the preferred site formation levels, WSD's requirements for works within the tunnel reserve of the existing WSD Western Aqueduct Supply Tunnel, complex geology and weak structural strength associated with

3 Development Scale Estimation

3.1 Trip Rate Review

- 3.1.1 Preliminary assessment has been carried out to determine the potential columbarium scale of Sandy Ridge Cemetery development based on the trip rate as well as the external capacity of the road-based and non road-based public transport services. The trip rate is derived from the survey conducted during the Ching Ming Festival in 2011 at Diamond Hill Columbarium and Sandy Ridge Cemetery. As the proposed columbarium site is located adjacent to the existing Lo Wu MTR Station and is connected to Man Kam To Road via Sha Ling Road, it is anticipated that the visitors could be accessible to the site by taking rail to Lo Wu MTR Station or by special bus services running along Man Kam To Road.

3.2 Niche Allocation

Niche Allocation Schedule

- 3.2.1 With reference to FEHD's experience in niche allocation schedule for the newly developed columbarium projects of FEHD, about 18,000 niches will be allotted to the public per year. The occupancy rate is more or less similar to the niche allocation schedule.
- 3.2.2 It is therefore more practical to carry out the assessment based on an allocation schedule of 18,000 niches per year. The trip rate for the visitor of the allotted niches in a year will drop in the next year according to the survey trend for the existing columbarium facilities. The required external traffic and transport facility to support this allocation schedule will be assessed year by year until the completion of 200,000 niches.

Niche Allocation under Practical Transport Provision

- 3.2.3 The provision of basic bus service (80 and 40 buses at Sheung Shui MTR Station and Yuen Long / Kam Sheung Road West Rail Stations respectively) and Lo Wu MTR Station walkway could support the allocation of 18,000 niches in the first 6 years. Subsequently, additional bus fleet should be provided or the niche allocation rate should be reduced to ensure sufficient support of transport facility could be maintained.
- 3.2.4 This assessment is based on a comparatively practical enhancement of bus service, i.e. to increase the bus fleet gradually until it is up to 50% of the basic bus fleet. The ultimate provision will be 120 and 60 buses at Sheung Shui MTR Station and Yuen Long/ Kam Sheung Road West Rail Station respectively. The provision of additional buses will be exercised every 2 years from the 7th year to 13th year.

- 3.2.5 An additional 46,000 niches could be allotted from the 7th year to 13th year, with a scale of 6,000 - 8,000 niches per year. Up to the 13th year, about 154,000 niches could be allotted.
- 3.2.6 Subsequent to the 13th year, it is anticipated that 6,000 and 4,000 niches could be further provided in the 14th and 15th year, due to the drop in visitor demand of the allotted niches in the previous 13 years. Similarly, 3,000 niches could be provided per year from the 16th year to 27th year until 200,000 niches could all be allotted.

4 Option Assessment and Value Management Workshop

4.1 Development Schemes

- 4.1.1 A total of five development schemes (including the cavern scheme) have been prepared under the Study.
- 4.1.2 The characteristics of each development scheme are summarised in Table 4.1.

Table 4.1 Characteristics of Development Schemes

	<ul style="list-style-type: none"> • Building blocks are arranged in a radial fashion centering on the natural woodland • A relatively larger building footprint on 8 separate platforms 	<ul style="list-style-type: none"> • A single platform at +40mPD to +43mPD to accommodate the facilities
	<ul style="list-style-type: none"> • Building blocks are arranged in a radial fashion centering on the natural woodland • Relatively smaller building footprint with 2 to 3 buildings linked by bridges • 2 levels of platforms for columbarium buildings 	<ul style="list-style-type: none"> • Elevated platform at +40mPD to +45mPD with small cut to accommodate the facilities
	<ul style="list-style-type: none"> • Buildings are arranged along the road • 2 levels of platforms for columbarium buildings 	<ul style="list-style-type: none"> • A single platform at +45mPD by cutting the hill top to accommodate the facilities • A green roof in the shape of a hill shall top on crematorium building
	<ul style="list-style-type: none"> • Buildings are placed on both sides of the road • 6 levels of platforms are formed along the road to accommodate the columbarium buildings 	<ul style="list-style-type: none"> • A strip of platform at about +35mPD by the hillside to accommodate the facilities
	<ul style="list-style-type: none"> • Columbarium is developed in underground cavern tunnels in dimensions of 10m(W) x 6m(H) 	<ul style="list-style-type: none"> • Elevated platform at +40mPD to +45mPD with small cut to accommodate the facilities

4.2 Option Assessment Exercise

4.2.1 An option assessment exercise has been undertaken in the Study to assess the development schemes for selecting a preferable development scheme for the subsequent technical assessments.

4.2.2 “Goal Achievement Matrix” is used for the option assessment which allows the options to be evaluated by the numerical “scaling” and “weighting” of the planning, environmental, engineering and land criteria.

4.2.3 The 5 development schemes were assessed under the following criteria:

- Engineering (15%)*
- Planning and Land Matters (23.3%)*
- Environmental Issues (18.4%)*
- Implementation Programme (5%)*
- Cost (5%)*
- Transport Planning (23.3%)*
- Impact on Local Community (10%)*

*denotes the weighting assigned to each criterion under the assessment

4.2.4 Under the option assessment exercise, Scheme 3 obtains the highest score compared with the other schemes.

4.3 Value Management Workshop

4.3.1 A Value Management (VM) Workshop has been conducted in the Study and the key recommendations of the workshop are as follow:

- The proposed C&C facilities should be located at the Northern part of the existing Water Supply Tunnel, i.e. columbarium facilities located at the North-West of Sha Ling Road (not included the further end) and crematorium facilities located at the North of Sha Ling Road;
- As existing Sandy Ridge Cemetery falls within the “Low and Very Low Suitability Cavern Land Class”, in terms of construction difficulties and cost, the Sandy Ridge Cemetery shall not be suitable for cavern development. The Cavern Scheme will no longer be examined in the Study;
- A new pedestrian walkway should be provided between Lo Wu MTR Station and the proposed columbarium site at Sandy Ridge Cemetery;
- Scheme 3 was agreed to be the Preferred Development Option under the option assessment exercise carried out in VM Workshop. However, the following improvement works

should be introduced to enhance the technical feasibility of the scheme.

- A ring road should be added for the columbarium site.
- Similar to Scheme 2, a new secondary access road (single 2-lane 2-way) should be provided to connect the site of crematorium, funeral parlour and visitor service centre to the local access road branched off from Sha Ling Road at the downhill side.
- Apart from making use of the improved Sha Ling Road to reach the C&C site from the existing Man Kam To Road, an additional new road should be added to form a ring road to the columbarium site from Man Kam To Road.
- Provision of special bus service is needed uphill to pick up and drop off visitors, so that a pick up/drop off area with sufficient size should be located uphill at the proposed columbarium site.

4.4 Preferred Development Option

4.4.1 Based on the option assessment exercise and the outcomes of the VM workshop held in the Study, a Preferred Development Option, based on Scheme 3, was formulated. The development concept and layout arrangement for the Preferred Development Option is shown in Figure 4.1.

4.4.2 The development concept for Columbarium, Crematorium, Funeral Parlour and Visitor Service Centre are described as follows:

Columbarium Complex

4.4.3 The columbarium development is proposed to be nestled in the valley at Sandy Ridge, on stepped terraces to enable it to blend into the natural environment of hilly terrain. New roads will be provided for the development and are to be connected to the existing Sha Ling Road which acts as a central axis for the development. Adjacent to Sha Ling Road is the proposed pick up / drop off area and the Garden of Remembrance, which respectively facilitates access and serves as an entry portal to the development.

4.4.4 A minimum of 200,000 niches are provided in the 13 numbers of columbarium buildings. Landscaped features and benches are provided in the open space between the columbarium buildings to complement the facilities while creating a serene and beautiful setting.

4.4.5 For the area at the North-West of Sha Ling Road, site formation is composed of two continuous major platforms with formation levels at +45mPD and +55mPD to accommodate the proposed columbarium building blocks. Two minor platforms located at two ends of the major platforms with formation levels at +50mPD to accommodate the GoR and the supporting facilities serving the columbarium site.

- 4.4.6 Another platform located at the East of the two major platforms for columbarium building blocks is proposed with formation level at +55mPD to accommodate the proposed pick-up/ drop-off area.
- 4.4.7 For the area at the North of Sha Ling Road, site formation in this area is composed of two major platforms with formation levels at +40mPD and +45mPD to accommodate the proposed columbarium building blocks.
- 4.4.8 A future platform at the area next to the MacIntosh Fort could be used to accommodate 3 additional columbarium buildings provided that the traffic limitation could be alleviated.

Crematorium, Funeral Parlour and Visitor Service Centre

- 4.4.9 The crematorium, funeral parlour, and the visitor service centre are proposed to be on a levelled hill to the east of the columbarium development, and can be easily reached by an access road shared with the columbarium development. The facilities are arranged in sequence from the visitor service centre, to the funeral parlour, then to the crematorium, facilitating the desired single direction progression in the use of the facilities.
- 4.4.10 For the North corner of the site where the funeral parlour, crematorium and visitor service centre and associated facilities are proposed, a single platform shall be formed at +40mPD by cutting the hilltop. Fill slopes and vertical walls below 6m are proposed along the outer perimeter of the proposed development to enhance visual interests and minimize expensive earth retaining structures.
- 4.4.11 The funeral parlour and the crematorium are integrated in a large U-shaped building to facilitate operations and to enhance efficiency. The funeral parlour can accommodate a minimum of 30 service halls of various sizes while the crematorium can accommodate up to 10 cremators. To match the surrounding hilly terrain and to minimize the visual impact of the chimney, the building is designed to have stepped green roof which also serves as a look-out point for visitors.

Traffic and Transport Concept

- 4.4.12 Currently, Sha Ling Road is the only existing road connecting to Sandy Ridge Cemetery. To enhance the external vehicular connectivity, it is proposed to provide a new road network connecting the C&C facilities and Man Kam To Road to serve as the new major access road to the C&C site while the section of existing Sha Ling Road connecting Man Kam To Road remains unchanged.
- 4.4.13 A sizable public transport facility is added at the centre of the columbaria complex. This would facilitate access to the site via public transport (including bus services) and ensure that sufficient space is allocated for coping with the large number of visitors during the festive periods.
- 4.4.14 On the North-West side of Sha Ling Road, an additional ring road around the group of columbarium buildings would improve the traffic flow in the area while also facilitating access to individual

columbarium building with a footpath in between the two. A centralized parking is also provided at the entrance to the building complex for better traffic control. In addition, the tunnel road linking the site to Man Kam To Road is now proposed to be built prior to first phase implementation of columbarium so that it could provide a major access route in a gradient of maximum 8% in order to operate bus service along the road.

- 4.4.15 A pedestrian walkway network between Lo Wu MTR Station and the proposed columbarium site will be provided. The walkway will be connected to the footpath of the internal road of the proposed columbarium site. It will provide an effective connection to the nearby Lo Wu MTR Station.

5 Technical Impact Assessment

5.1 Introduction

- 5.1.1 With the endorsement of the Preferred Development Option, several technical assessments have been carried out to ascertain its technical feasibility and they are briefly described in the following sections.

5.2 Traffic Impact Assessment

Introduction

- 5.2.1 Based on the traffic and pedestrian analysis, the proposed C&C facilities at Sandy Ridge Cemetery will have minimal traffic impact on the nearby road links, junctions and pedestrian facilities while appropriate improvement measures and suitable Temporary Traffic Management (TTM) during festive periods have been proposed.

Crowd Control Plans

Crowd Control Plans and Pedestrian Impact Assessment during Festive Periods

- 5.2.2 Under the Preferred Development Option, Sha Ling Road, the new road network and the internal ring road for proposed columbarium site will be restricted for private vehicles except permitted vehicles (e.g. special bus service, emergency vehicles, hearses and private vehicles with permits from crematorium/funeral parlour) during the festive periods. Special bus service would be operated between Choi Yuen Road/ San Wan Road outside Sheung Shui MTR Station and the pick-up/ drop-off area at the proposed columbarium site and between the existing PTI at Yuen Long / Kam Sheung Road West Rail Station and the said pick-up/ drop-off area via external road network. The other section of the columbarium internal ring road and Sha Ling Road will be closed and reserved for pedestrian walkway. The columbarium carpark will be temporary utilised as an expansion of the pick-up/ drop-off area. Another pick-up/ drop-off point will be provided at Sha Ling Road near Man Kam To Road for pick-up/ drop-off of public light buses, taxis and even private vehicles, subject to the prevailing traffic condition and the instruction by Police. The visitors need to walk along Sha Ling Road to the proposed columbarium site. Under this arrangement, the bus services and the pedestrian movements will be completely segregated during festive periods.

Proposed Widening of Choi Yuen Road

- 5.2.3 - It is proposed to use Choi Yuen Road as a temporary pick-up point for carrying the visitors to the proposed C&C facility at Sandy Ridge Cemetery during the festive periods. Some permanent modifications in Choi Yuen Road are therefore required to facilitate the implementation of TTM during the festive periods. We proposed that the eastbound of Choi Yuen Road needs to be widened from 1-lane to 2-lane carriageway to provide an additional traffic lane for bus

stacking during festive periods. The existing footpath will be reprovided and its alignment will be along the existing bicycle track.

Proposed Pedestrian Walkway System connecting Lo Wu MTR Station

- 5.2.4 Visitors could also walk to the proposed columbarium site via the proposed pedestrian walkway system connecting with Lo Wu MTR Station. Upon reaching the internal ring road of the proposed columbarium site, the visitors could scatter over the reserved footpath and traffic lanes to different columbarium buildings.

Traffic Impact Assessment (TIA)

Assessment Scenarios

- 5.2.5 It was identified that the critical scenarios for TIA would be the scenarios with the opening of Closed Area. As such, the TIA would be conducted by comparing the performance with and without the C&C development under the scenarios with the opening of Closed Area.
- 5.2.6 Considering that the operation of the proposed development would occur by phase, the years 2022 (day 1 operation) and 2051 (ultimate operation) were adopted as the design years. It is assumed that by year 2022, 18,000 niches would be occupied while 200,000 niches would be occupied by 2051.
- 5.2.7 The assessment scenarios are summarised as below:
- 2022 Festive Day Reference Case (with the opening of Closed Area + without C&C)
 - 2051 Festive Day Reference Case (with the opening of Closed Area + without C&C)
 - 2022 Festive Day Design Case (with the opening of Closed Area + with C&C)
 - 2051 Festive Day Design Case (with the opening of Closed Area + with C&C)
- 5.2.8 Junction performance assessments were undertaken for festive periods for the 2051 Reference case and Design cases. All junctions will perform within acceptable levels in the reference year without the proposed facility. For the 2051 Design Case, it is estimated that junctions Man Kam To Road / Sha Ling Road, Man Kam To Road / Lo Wu Station Road, the New Road with priority junction from Man Kam To Road leading to the site / Man Kam To Road, Pak Wo Road / Po Wing Road, Pak Wo Road / Ching Hiu Road, Pak Wo Road / So Kwun Po Road, San Wan Road / So Kwun Po Road and San Fung Avenue/ Po Wan Road would operate over capacity. In order to mitigate the traffic impacts, it is proposed to extend the cycle time from the existing 80 seconds to 120 seconds during the peak period or provide temporary traffic management such as temporary traffic

signal/ traffic warden at priority junctions to regulate the pedestrian phase.

5.3 Drainage Impact Assessment

5.3.1 The Study Area of the proposed C&C facilities falls into Sheung Shui Basin and Ta Kwu Ling Basin. With the recommendation under "Review of YL & ND DMP", residual flooding problem at the floodplains of Lower Ng Tung River in the vicinity of Sha Ling was alleviated by the completion of namely FTA04 storm drainage construction works and the problematic local flooding spot in the low-lying farmland in Nam Hang at the east of Sha Ling will be relieved by upgrading works of the existing drainage as recommended by "Review of YL & ND DMP". Thus, the flooding susceptibility in the vicinity of the proposed C&C facilities is considered low.

5.3.2 The proposed land use, "Cemetery", has been taken into account in the "Review of YL & ND DMP". Hence, it is considered that "Review of YL & ND DMP" has included the proposed C&C facilities into their study to assess the regional drainage impact. The catchment delineation based on the examination of existing topography is consistent with the catchment delineation described in the "Review of YL & ND DMP". Minor modification of the existing catchment delineation is required to suit the proposed development layout. As this change of catchment area is insignificant and the runoff from catchment areas discharges directly to the downstream of Shenzhen River, the regional drainage impact due to the proposed C&C facilities is considered negligible.

5.3.3 The increased paved area will lead to the local drainage impact in certain sub-catchments. With the proposed C&C facilities, the increased paved area and increased sub-catchment area in these sub-catchments will locally increase the peak runoff to the existing drainage. The capacities of existing drainage are found capable of discharging the increased flow except for a U-channel along the slope toe of Phase 2 development platform, which needs to be upgraded to a 1200mm width x 2500mm depth U-channel. Besides, the development of the proposed C&C facilities will interrupt the existing natural streams. The capacities of these natural streams have been found capable of receiving the runoff discharging from the proposed C&C facilities.

5.4 Sewerage Impact Assessment

5.4.1 Under the Project, sewage will be generated from the proposed C&C facilities due to the proposed toilets for use by staff and visitors, the restaurant inside the visitor service centre as well as the washing facilities. It is estimated that the total peak sewage flow generation is 8.4 l/s (using Discharge Unit method) and 43.3 l/s during normal days and festive periods respectively.

5.4.2 As the peak sewage flow under the extreme high flow conditions, i.e. festive periods, is much higher than that under normal days (weekday and weekend), the sewerage is designed for use at festive periods, yet

portable chemical toilets may still be provided to cater for the huge number of visitors and shorten the waiting time for toilet facilities. The sewage generated at different sources will be collected via gravity sewers to the nearby local low point where 2 sewage pumping stations would be provided (these 2 sewage pumping stations are suggested to be constructed with the building contract after the site formation work). The sewage is then pumped with the required head via the proposed rising mains and then conveying to the proposed gravity sewer pipe of 200mm diameter along Sha Ling Road for discharging to the external sewerage system along Man Kam To Road.

- 5.4.3 There are two options for discharging the sewage into the existing rising main. For the first option, the sewage could be discharged to the rising main with an additional sewage pumping station (with capacity of at least 45 l/s) located at Sha Ling Road and the associated 700m of 200mm dia. rising main along Sha Ling Road and Man Kam To Road down to the foul water manhole next to Sha Ling sewage pumping station. However, the construction of a new sewage pumping station may not be desirable in cost-efficiency, works complexity and operation perspectives and so another option is explored. For the second option, it includes laying of 600m new gravity sewer along Man Kam To Road for connection to the nearest foul water manhole without the need of new sewage pumping station. Nevertheless, the undulating profile of Man Kam To Road and its potential conflicts with utilities and structures would pose constraints when designing the pipe alignment and profile. Comparing the two options, Option 1 is preferable despite its higher cost and level of maintenance required. Nevertheless, these two options are suggested to be further investigated in the design and construction stage.
- 5.4.4 After preliminary discussion with EPD, provision will be allowed in both the EPD's North East New Territories (NENT) sewerage system improvement works and Shek Wu Hui Sewage Treatment Works (SWHSTW) upgrading works to accommodate the additional sewage flow from the proposed C&C facilities. As both works will be completed before the implementation of our proposed C&C facilities in 2022/2023 by EPD, there should not be any adverse impact to the existing and planned sewerage system due to the proposed C&C facilities at Sandy Ridge Cemetery. In case the NENT sewerage scheme upgrading work is not implemented, only the sewage flow generated at normal days will be discharged directly to the rising main while the remaining flow will be dealt with either by provision of detention tank or portable toilets.
- 5.4.5 Consideration has also been given to the possibility that sewage from the proposed C&C facilities may be discharged to and treated by the new sewage treatment works-proposed at Ping Che/ Ta Kwu Ling NDA, which is tentatively commissioned in 2027, as an ultimate scenario. However, an approximate 4 km of rising main together with a number of sewage pumping stations will be required for this scheme. In addition, this arrangement is still subject to investigation by EPD.
- 5.4.6 It can be concluded that it is preferable to keep Option 1 as the recommended sewerage scheme in the Study that the sewage will be

discharged to and treated by SWHSTW which is in close proximity to the development site, via the new sewage pumping station located at Sha Ling Road and the existing rising main along Man Kam To Road. Based upon the findings of the assessment, the sewage flow from the proposed C&C facilities will not cause adverse impact to the existing and planned sewerage system, both at normal days and festive periods, whether or not the NENT sewerage scheme upgrading work is implemented.

5.5 Utility Impact Assessment

- 5.5.1 Various utility assessments have been undertaken to ascertain the feasibility for the need of the implementation of the C&C facilities at Sandy Ridge Cemetery.

Electrical Power Supply

- 5.5.2 Existing underground power cables are identified along the Man Kam To Road and a short section of Sha Ling Road. The preliminary scheme of electricity supply to the proposed C&C facilities is formulated that the proposed underground power cables would be branched off from the existing underground electrical network along Man Kam To Road at the junction between Man Kam To Road and Sha Ling Road, connecting uphill along Sha Ling Road to the proposed location of the development sites.

- 5.5.3 There are also 2 numbers of 11kV overhead cables and 2 numbers of 132kV overhead cables running across the study site. To facilitate the development of the C&C facilities at Sandy Ridge Cemetery, diversion of the 11kV and 132kV overhead cables is required. Discussion with CLP has confirmed that it is technically feasible for the overhead cable diversion and the duration of the diversion work of 11kV and 132kV cables are 12 months and 18 months respectively. The details will be subject to further investigation in the design and construction stage.

Town Gas Supply

- 5.5.4 There is no pipeline found at or in the vicinity of the Study Area and the nearest existing gas main is located at Po Shek Wu Road at Sheung Shui. A 250mm diameter medium pressure gas main with a total pipe length of 4km will be laid by extending from the existing gas main along Po Wan Road to the proposed C&C facilities at Sandy Ridge Cemetery via the existing carriageway or footpath along Po Shek Wu Road, Jockey Club Road, Man Kam To Road and Sha Ling Road. The pipe laying works will require 15 months to complete.

Water Supply

- 5.5.5 No salt water main is found at or in the vicinity of the Study Area. However, several existing water mains are found along Man Kam To Road and along the downhill side of Sha Ling Road. In addition, there exists a WSD Western Aqueduct Supply Tunnel (WAST) running across mid-way in the Sandy Ridge Cemetery from North-East (NE) to South-West (SW),

5.5.6 In the preferred development option, some of the proposed slope works and the new roads will fall within or in close proximity to the tunnel reserve zone. An impact assessment for WSD WAST was carried out and the level of impact is found to be acceptable and within allowable PPV and amplitude limits of 13mm/s and 0.1mm respectively. Nevertheless, any works in the vicinity of existing Dongjiang water mains shall comply with the WSD's "Conditions of Working in the Vicinity of Waterworks Installations" and "Conditions of Laying Utilities Crossing over Dongjiang Water Mains".

5.5.7 To supply water for both potable use and flushing purpose, a proposed 300mm diameter fresh water main extended from the existing 700mm diameter fresh water main at the downhill of the Table Hill Fresh Water Service Reservoir will be laid along Man Kam To Road and then Sha Ling Road to the proposed C&C facilities.

Street Lighting

5.5.8 Existing public lighting circuit is identified along Man Kam To Road, Lo Wu Station Road and the local road connecting Sha Ling Road and Lo Wu Station Road in the South of our Study Area. The street lighting for all proposed roads will be designed to comply with the Public Lighting Design Manual. Public lighting will also be provided in the proposed tunnel.

Telecommunication Service

5.5.9 Only telecommunication network from PCCW is identified along Man Kam To Road and Sha Ling Road and no planned installation by the other telecommunication services providers are identified at or in the vicinity of the Study Area. The existing telecommunication cable serving the MacIntosh Fort should also be maintained during the construction and operation of the C&C facilities. A newly fixed telecommunication cable is to be branched from the existing telecommunication network along Man Kam To Road to support the proposed C&C development at Sandy Ridge Cemetery and two ducts of 107mm diameter will be laid along Sha Ling Road.

5.6 Geotechnical Appraisal

5.6.1 The proposed development is mainly situated in the northern portion of the Study Area within the natural horseshoe-shaped valley facing Shenzhen. The western portion of the development comprises a single platform to accommodate a pick-up/ drop-off area, and four platforms to accommodate building blocks of Columbarium and associated facilities. The eastern portion of the development comprises two platforms to accommodate building blocks of Columbarium and associated facilities, a platform to accommodate building blocks of Crematorium, Funeral Parlour, Visitor Service Center and associated facilities, and a platform to accommodate building blocks of Columbarium for future expansion.

5.6.2 It is anticipated that the vertical faces along the platform boundary could be retained by large diameter bored pile wall, reinforced earth

wall, soldier pile wall or pipe pile wall with tie-back anchors; soil cut slopes along the platform boundary shall be stabilized by soil nails with maximum slope angle of 45° and maintenance berms of 1.5m wide at approximately 7.5m vertical difference; soil fill slopes along the platform boundary shall be formed with maximum slope angle of 30° with maintenance berms at approximately 10m vertical difference; and rock slope along the platform boundary shall be stabilized by rock mesh, rock dowels, concrete buttresses and concrete dentition with maximum slope angle of 55° and maintenance berms of 3m wide at approximately 10m vertical difference. Surface protection, landscape works and surface drainage shall be provided.

- 5.6.3 All affected registered man-made features (25 nos. in total) shall be trimmed back with maximum slope angle of 45° and with maintenance berms at approximately 7.5m vertical difference. Surface protection, landscape works and surface drainage shall be provided.
- 5.6.4 A preliminary investigation indicated that the proposed development west of the existing Sha Ling Road is under the natural terrain hazards of open hillside failure and channelized debris flow, and shall be further studied.
- 5.6.5 Further ground investigation works and Natural Terrain Hazard Study are considered necessary in the design and construction stage with an aim to determining the engineering properties of the soil and rock types and groundwater table within the Study Area. Approval from WSD for the works within the 120m tunnel reserve for WSD Western Aqueduct Supply Tunnel should also be obtained during the design and construction stage.

5.7 Environmental, Visual and Landscape Impact Assessments

- 5.7.1 The Preliminary Environmental Review (PER) aims to review the potential environmental issues associated with the construction and operation of the columbarium and crematorium facilities in Sandy Ridge Cemetery (proposed C&C Development). Having critically reviewed the latest design information, it is considered that the Project would contain Designated Projects (DPs). The components of DPs identified for the project are summarized in **Table 5.1**. Preliminary environmental review has been carried out to identify and review potential impacts on noise, waste management, air quality, water quality, ecology, landscape, visual and cultural heritage associated with the construction and operation of the Project.

Table 5.1 Summary of Designated Projects (DPs)

Designated Project		Designation
(1) River training/ diversion as part of the site formation works for Columbarium as well as Crematorium and other associated facilities		River training/ diversion as part of the site formation works for the Columbarium as well as Crematorium and other associated facilities is a DP in Item I.1(b) of Schedule 2, Part I of EIAO (a drainage channel or river training and diversion works which discharges or discharge into an area which is less than 300m from the nearest boundary of an existing conservation area).
(2) Crematorium		Crematorium is a DP in Item N.4 of Schedule 2, Part I of EIAO (a crematorium).
(3) Viaducts	Viaduct F (270m)	Viaducts F, B, C and D are DPs in Item A.8 of Schedule 2, Part I of EIAO (a road or railway bridge more than 100m in length between abutments).
	Viaduct B (325m)	
	Viaduct C (175m)	
	Viaduct D (125m)	
(4) Road widening works along Choi Yuen Road		The widening of Choi Yuen Road, which is a district distributor road, is a DP in Item A.1 of Schedule 2, Part I of EIAO (a road which is an expressway, trunk road, primary distributor road or district distributor road including new roads, and major extensions or improvements to existing road).

5.7.2 It should be noted that this Summary does not include the Environmental Impact Assessment (EIA) study for any of these identified potential DPs under the Environmental Impact Assessment Ordinance (EIAO). Detailed assessment for the potential DPs identified during the PER will be conducted under a separate consultancy at a later stage.

5.7.3 Two EIA studies are intended to be conducted in respective later stage of the Project. The first EIA study will cover the DP elements of item (1) River training/ diversion as part of the site formation works for Columbarium as well as Crematorium and other associated facilities, item (3) Viaducts and item (4) Road widening works along Choi Yuen Road. The assessment of the first EIA will also include all site

formation works and associated infrastructural works for development of C&C facilities (including the pedestrian walkway). The second EIA study to be conducted by the building works agent will only focus on the DP element of item (2) Crematorium.

- 5.7.4 During the preliminary review of noise, the potential noise sources at the operation phase have been identified as the operation of fixed plant equipment within the proposed C&C Development and the traffic generation due to bus services connecting MTR Sheung Shui Station and the proposed C&C Development during the festival days. With the large separation between the fixed plant equipment and the nearby noise sensitive receivers at Sandy Ridge Cemetery, no adverse noise impact would be anticipated. To facilitate the bus services at Choi Yuen Road adjoining MTR Sheung Shui Station during the festival days, widening works will be required. As the proposed road widening works at Choi Yuen Road would be a DP, detailed traffic noise impact assessment and possible noise mitigation measures such as use of low noise road surfacing and noise barriers should be studied and investigated in detail during the EIA stage.
- 5.7.5 During the preliminary review of waste management, the types of waste found to be generated during the construction of the Project include excavated material, C&D material, chemical waste and general refuse while the types of waste generated during the operation of the Project include bone ash, non-combustible residues, fly ash, chemical waste and general refuse. With the implementation of good site practices and mitigation measures, adverse environmental impacts associated with the handling, storage and disposal of such waste are not anticipated.
- 5.7.6 During the preliminary review of air quality, emissions from the operation of cremators were found to be the key air pollution concern during the operational phase of the Project. Air control system will be equipped with the cremators so as to ensure the compliance of the emission limits set out in the BPM 12/2 (06). As the operation of the cremators is classified as a DP, detailed air quality impact assessment associated with the emissions from cremators under worst case assumption should be conducted in the subsequent EIA stage. Joss paper burners will be required at the crematorium, columbarium and funeral parlour. Effective air control measures such as wet scrubber, will be installed in each burner and the removal efficiency could reach at least 90%, therefore, the air quality impact associated with operation of joss paper burners will be limited. Sufficient setback of the new roads from the Air Sensitive Receivers (ASRs) will be provided. As the proposed road widening works at Choi Yuen Road would be a DP, an air quality impact assessment will be addressed in the subsequent EIA stage.
- 5.7.7 During the preliminary review of water quality, key concerns were mainly run-off during construction phase, and domestic sewage and car park drainage during operational phase. Mitigation measures should be carried out during construction of the C&C facilities and associated facilities to prevent discharge of sediment laden site run-off and drainage into nearby WSRs. With the implementation of

good site practices and house-keeping, it is not expected that the construction of the Project will have adverse impacts on surface water quality, yet it shall be subject to the detailed EIA for the DP of river training/ diversion in the next stage. During operation phase, sewage generated by staff and visitors would be connected to the sewerage system. A sewerage impact assessment has been conducted for the Project, which proposed a sewerage system designed for use on both normal and festive days and provision of nominal chemical toilets during festive periods to shorten the waiting time of visitors for toilet facilities during festive periods. The results also indicated that there would not be any adverse impact to the existing and planned sewerage system due to the proposed C&C facilities. In view of the small scale of the proposed car park and full implementation of the precautionary and mitigation measures detailed, no adverse water quality impact is anticipated to arise from car park drainage either.

5.7.8 For the preliminary review of ecology, ecological surveys were conducted within the Study Area after a comprehensive literature review. A total of six habitats have been identified within the Study Area and four species of conservation interest were recorded in the Study Area but outside the Project Site itself, including two bird species, one mammal and one butterfly species. Potential impacts arising from the construction and operation of the Project are predicted to be habitat and vegetation loss, habitat fragmentation and isolation, disturbances of construction activities to surrounding habitat and wildlife, potential ecological barrier effect to birds and increased human activity associated with the operation of the C&C facilities. Fine-tuning of the Project boundary should be carried out in the detailed design stage to minimise the Project's encroachment onto existing woodlands. Efficient mitigation measures should also be implemented, mainly including compensatory woodland planting and habitat reinstatement. With these and other environmental and water quality related mitigation measures, potential adverse impacts on ecological resources within and in proximity to the Study Area are considered to be acceptable, which shall be subject to the detailed EIA for the DP of river training/ diversion in the next stage.

5.7.9 For the preliminary review of landscape, eleven Landscape Resources and five Landscape Character Areas were identified within the Study Area and nearby vicinity as reported in the Landscape Impact Assessment (LIA) Report. Among them, four LRs and two LCAs will be affected by the Project. Adverse landscape impacts to these LRs and LCA can be eliminated, reduced or offset to a large extent by intelligent detailed design and mitigation measures. Considerable efforts have been made to blend the proposed columbarium and crematorium facilities into the surrounding environment. Compensatory trees will be planted on the cut/fill slopes, along new roads and in car parks and cut/fill slopes carefully shaped to fit with the adjacent topography as far as possible. By year 10 of operation, impacts of the Project are predicted to be reduced to slight on LR1 (Woodland on Hillside), moderate on LR2 (Shrubby Grassland on Hillside), insignificant on LR3 (Plantation on Hillside), insignificant on LR5 (Rural Development Area), moderate on LCA1 (Natural

Vegetated Landscape) and insignificant on LCA4 (Rural Development Landscape).

- 5.7.10 Preliminary review of visual aspects found that the Project is mainly shielded from Visual Sensitive Receivers (VSRs) in the HKSAR due to the location of the proposed structures being north of Sandy Ridge so that the natural topography acts as a visual barrier for most VSRs to the west, south and east as the building height is not greater than the ridgeline for the most part. The visual impact arising from the Project was assessed and reported in the Visual Impact Assessment (VIA) Report following Hong Kong legislative requirement and only limited to Hong Kong side. No HKSAR VSR has a full view of the Project. With the implementation of mitigation measures there will be slight impacts for all HKSAR VSRs during construction phase but most of the impacts will be reduced to insignificant during operation day 1. Only residents of villages along Man Kam To Road (VSR R2) and San Uk Ling (VSR R3) may suffer slight residual impacts at operation day 1 following mitigation, but by year 10, when soft landscaping will have matured and be contributing full screening effects to the access road, the impact will be insignificant. Overall the Project is considered acceptable with mitigation measures from a visual impact perspective.
- 5.7.11 Regarding cultural heritage, the Study Area is located in the vicinity of the Yuen Leng Chai site, where significant archaeological findings identified include geometric pottery shreds, a stone arrowhead dated anywhere from the Warring States period to, and including, the Han dynasty, bronze Age geometric pottery pot fragments and two Song-Yuan burials with complete funerary objects. Two areas of low archaeological potential have been identified partly within/ in the vicinity of the Study Area. They are undisturbed foot hill areas located at the northwest of the Study Area near Lo Wu village and at the southeast of the Study Area. However, the whole of the foothill area in the northwest and part of the foothill area in the southeast are outside the Study Area and only part of the southeast low archaeological potential area falls within the Study Area. Therefore only a small part of the Study Area, in the southeast, is considered to have low archaeological potential.
- 5.7.12 If any associated project works fall within the low archaeological potential area in the northwest, the project proponent should conduct an archaeological impact assessment which, once the detailed design of the project works is available, would include a recommendation concerning the need for any archaeological work. For the low archaeological potential area in the southeast, since a road network will be constructed at this area, once the detailed design of the proposed road network is available, the project proponent is required to assess potential archaeological impacts on this area arising from the proposed road works and consider whether an archaeological survey is necessary.
- 5.7.13 Concerning the impact on built heritage, desktop review supplemented by field inspections identified one Grade 2 historic building, fifteen clan graves and one landscape feature in the Study

Area. Potential construction vibration impact to the Grade 2 historic building, four of the clan graves and one landscape feature has been identified and appropriate baseline condition survey and vibration impact assessment prior to construction commencement has been recommended to mitigate the potential impact. Removal of five clan graves may be required. Mitigation measures to avoid and minimise the impact include: refinement of design of relevant works during detailed design stage and making cartographic and photographic records prior to clan graves removal. The detailed cultural heritage impact assessment to be conducted as part of the future EIA studies for DP elements of this Project should also define the vibration limit and evaluate if mitigation measures, such as vibration monitoring, settlement monitoring and structural strengthening measures, etc., would be required during construction phase. The baseline condition survey, vibration impact assessment and mitigation measures with regard to the MacIntosh Fort, should be agreed with the AMO. With the implementation of the recommended mitigation measures, the potential construction and operation impacts arising from the proposed Project are considered of low concern from a cultural heritage point of view, subject to further study and validation in the subsequent EIA stage.

- 5.7.14 According to the PER, the proposed works under this Project would be expected to comply with relevant environmental legislation with the implementation of proper and effective mitigation measures during the construction and operational phases. Nevertheless, detailed Environmental Impact Assessments will be conducted for the potential DPs under the Environmental Impact Assessment Ordinance (EIAO), and the conclusions drawn in this PER will be further validated in the subsequent EIA stage. Therefore, it should be noted that conclusions drawn here are from the PER and subject to further study and validation in the subsequent EIA stage.

6 Implementation Program

- 6.1.1 The Project is recommended to be implemented in two phases, viz:
- Phase 1 Development – Site formation works for 8 columbarium buildings (west of Sha Ling Road), pick-up/drop-off area, crematorium, funeral parlour and visitor service centre, infrastructural works (including Choi Yuen Road widening works) and MTR modification works and associated footpath and elevated walkway connecting from Lo Wu MTR Station to the columbarium facilities
 - Phase 2 Development – Site formation works for the remaining 5 columbarium buildings (east of Sha Ling Road)
- 6.1.2 The implementation programme for the Project is summarised as follow:
- Detailed Design Stage – July 2013 to April 2016
 - Tendering Stage – April 2016 to September 2016
 - Phase 1 Development (with MTR Modification Works and excluding Building Works) – September 2016 to January 2022
 - Phase 2 Development (excluding Building Works) – September 2024 to September 2026

7 Cost Estimation

- 7.1.1 The total cost estimate of the site formation and associated infrastructural works is HK\$3,039 million (at September 2012 price level), which includes construction cost, contingency sum, cost for design and related services and some other costs. The anticipated land acquisition cost is about HK\$26.4 million (as at 1 April 2012 price).
- 7.1.2 The construction cost of Phase 1 and 2 Developments(at September 2012 price level) is:
- Phase 1 Development – HK\$2,201 million
 - Phase 2 Development – HK\$242 million
- 7.1.3 Taking into account the phasing arrangement of the works, the total project cost estimate (in MOD with provision for price fluctuation) is about HK\$4,369 million.
- 7.1.4 The annual recurrent cost of the site formation and associated infrastructural works is estimated to be HK\$ 31.7 million.

8 Land Matters

- 8.1.1 Most of the works at Sandy Ridge Cemetery and Choi Yuen Road were designed to within the government land. The land requirement for the proposed works at Sandy Ridge Cemetery and Choi Yuen Road is summarized in Tables 8.1 and 8.2 below.

Table 8.1– Land Requirement for the proposed works at Sandy Ridge Cemetery

Land Status	Land Lot No.	Land Requirement
Government Land	Sandy Ridge Cemetery	Temporary Allocation from FEHD to CEDD for construction
GLWA	GLA-TDN SVYSTN426	Allocation of 3200m ² of reserve zone to CEDD for construction may be required subject to further study in the detailed design stage.
Private Lot	551 SB RP	Partial resumption of approximate 2600m ² of land
Private Lot	DD89 547	Only required if improvement works are proposed at detailed design stage.
GLA	TDN225	Only required if improvement works are required at detailed design stage.

Table 8.2–Land Requirement for the proposed works at Choi Yuen Road

Land Status	Land Lot No.	Land Requirement
Government Land	DNM 394b	Allocation of 350m ² of government land to CEDD for construction

- 8.1.2 The proposed water main, rising main and gas pipe along Man Kam To Road will be designed to laid along the carriageway and footpath, avoiding any encroachment onto private lot.
- 8.1.3 The proposed works at or near the existing Lo Wu MTR Station and the Sheung Shui MTR Station will encroach onto the protection zone of MTRC. The detail arrangement of the works within the protection zone should be agreed with MTRC during detailed design stage.

- 8.1.4 There are 4 numbers of temporary structures (1 number on private land and 3 numbers on government land) to be cleared for the proposed works at Sandy Ridge Cemetery.
- 8.1.5 A total of 7 numbers of graves should be affected by the proposed works at Sandy Ridge Cemetery. In addition, another two pieces of land with graves along Sha Ling Road downhill side would also be affected by the proposed works. The site formation layout as well as the access road should be refined at the detailed design stage to avoid such conflict as far as practicable.

9 Conclusion

- 9.1.1 Based on the identified constraints and development scale of the Study Area, five development options which can accommodate 200,000 niches have been formulated under the Study. A Preferred Development Option has been selected, which was evaluated according to planning, engineering, environment and land matter aspects.
- 9.1.2 Subsequent technical assessments have also been carried out for the Preferred Development Option and it is assessed to be technically feasible to be implemented.
- 9.1.3 The proposed site formation and associated infrastructural works are estimated to cost about \$4,369 million (in MOD) and is recommended to be implemented in two phases for completion in January 2022 for Phase 1 and September 2026 for Phase 2.

Appendix A

Figures

"Tony Nip"
<tonynip@kfbg.org> To <okcchan@pland.gov.hk>
13/05/2013 下午 04:49 cc <dcctsang@pland.gov.hk>
"Ming Chuan Woo" <mcwoo@kfbg.org>
<roy@cahk.org.hk>
"Debby Chan" <debby@designinghongkong.com>
"Karen" <karen@greenpower.org.hk>
"Henry" <henry@greenpower.org.hk>
"Alan Leung" <ALeung@wwf.org.hk>
"Tobi Lau" <tlau@wwf.org.hk>
Sub Zonings in Frontier Closed Area
jcc
t

Dear Otto,

Nice to meet you on 2 May 2013, and we also spoke this noon.

I would like to reiterate some of the points I made during our conversation this noon, and some additional views.

Draft Ta Kwu Ling North OZP

1. As mentioned repeatedly (in our document sent to you earlier this year and also in the Feasibility Study for the land use planning for the closed area commissioned by the PlanD; PlanD (2010)), the Heung Yuen Wai Stream is of high conservation concern and should be protected (see attached figure entitled HYW). We urge that this stream and its riparian zone (at least 5 to 10 m) should NOT be covered with zonings for development/ recreation (e.g. V zone/ REC zone). We sincerely hope that the final draft of the OZP can accommodate this request; this can show that the recommendation regarding ecologically important issue made in PlanD (2010) and Environmental NGOs' view are being respected. Attached please see the natural status of the Heung Yuen Wai Stream (natural bottom, naturally vegetated riparian zone). Please be informed (again) that an endemic freshwater crab species of high conservation importance (*Somanniathelphusa zanklon*; Globally Endangered in the IUCN redlist) inhabits this stream. Also, as mentioned in our earlier meeting, we have already recommended AFCD to designate this stream to be an Ecologically Important Stream (EIS); if this comes true but at the same time it is covered with V zone/ REC zone, we are concerned that this is showing a lack of consistency.

Draft Lin Ma Hang OZP

1. In general, we consider that, after KFBG's internal discussion, it would

not be appropriate to rezone some AGR land to V zone (as a "compensation" for turning certain Lin Ma Hang Stream riparian GB zones back to CA); GB is already a conservation zoning and the intention is not for development.

2. But we would be grateful if more Lin Ma Hang Stream riparian GB zones can be turned back to CA (without "compensation").

Draft Sha Tau Kok OZP

1. In the document we sent to you earlier this year and the Feasibility Study by PlanD (PlanD 2010), we consider that you should have been aware that the streams in this OZP are of conservation interest (please see the attached figure entitled STK). We consider that these streams should not be covered with zonings for development/recreation such as V zone/ REC zone. In particular, the Ha Tam Shui Hang Stream zoning should be reverted (at least not under V zone). The original proposed zoning was AGR but now is V; we do not consider that the results of the FCA study report (PlanD 2010), especially the ecological part, have been respected based on this change.

2. Please be informed that in 2012 and later in January 2013, we have reported some suspected unauthorized cases related to Ha Tam Shui Hang Stream to relevant departments and we are greatly concerned that the situation would be worse if the Ha Tam Shui Hang Stream is entirely covered under V zone. We urge that this stream and its riparian area should not be covered with zonings for development/recreation (such as V zone/ REC zone).

You should have known that an international convention - The Convention on Biological Diversity - has been extended to Hong Kong and a high level steering group is being formed by the Environment Bureau. Senior officials from relevant government departments (including PlanD) and bureaux would join this committee. We sincerely hope that the process of the making of the FCA OZPs can respect the spirit and the requirements of this convention.

Any enquires please feel free to contact me, and I expect we would meet later before the formal public consultation process.

References:

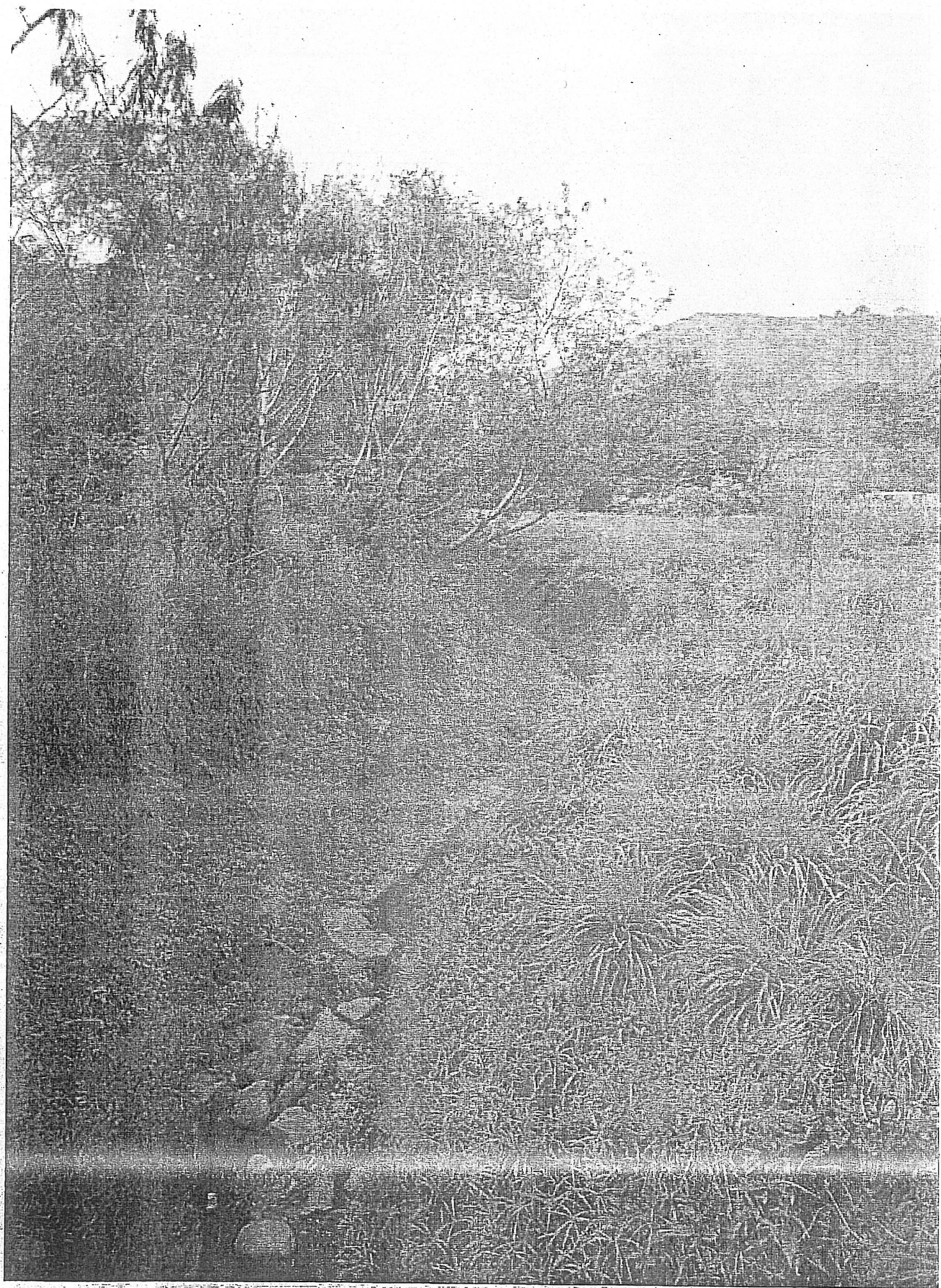
IUCN. 2012. The IUCN Red List of Threatened Species. <www.iucnredlist.org>

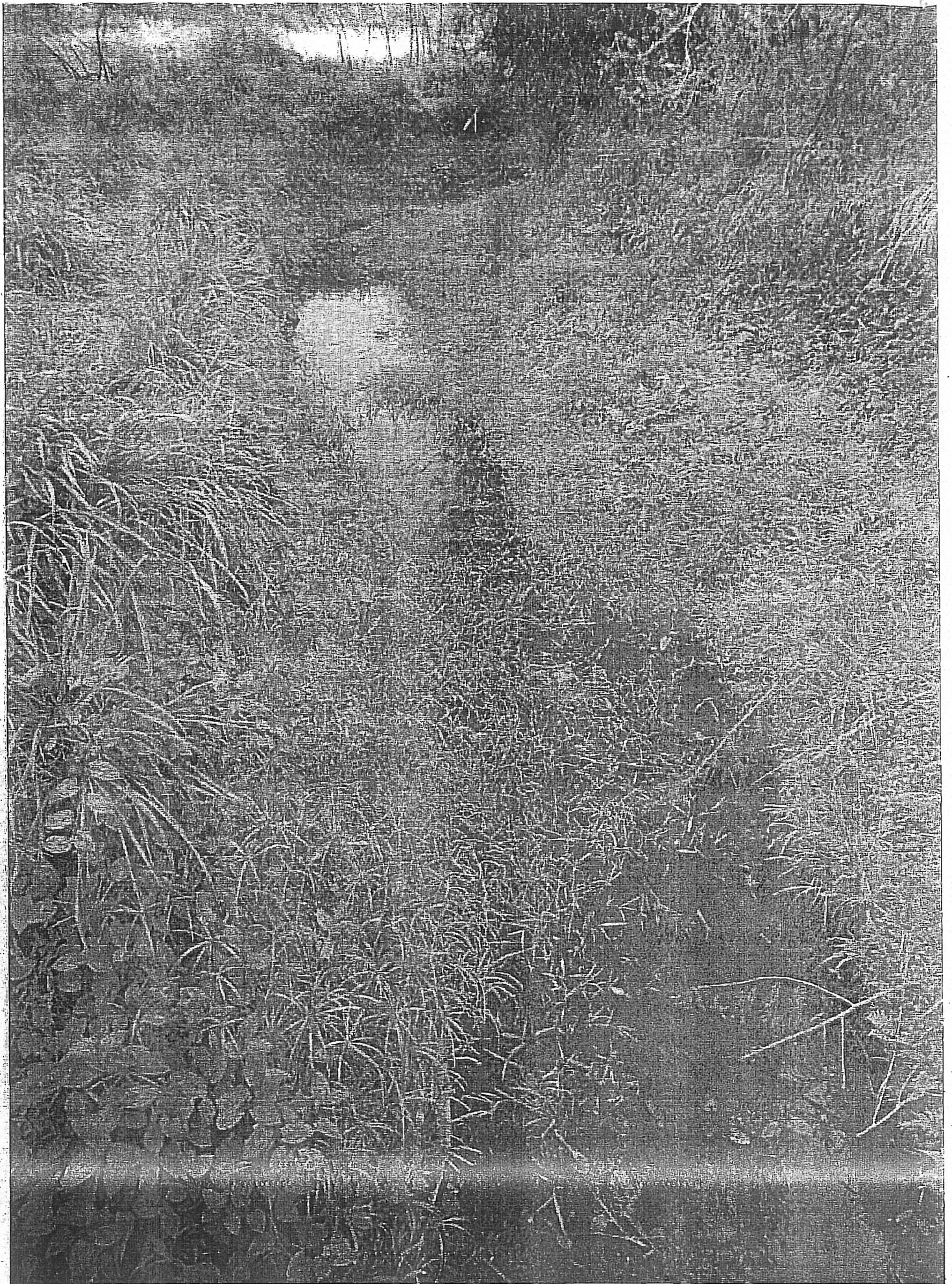
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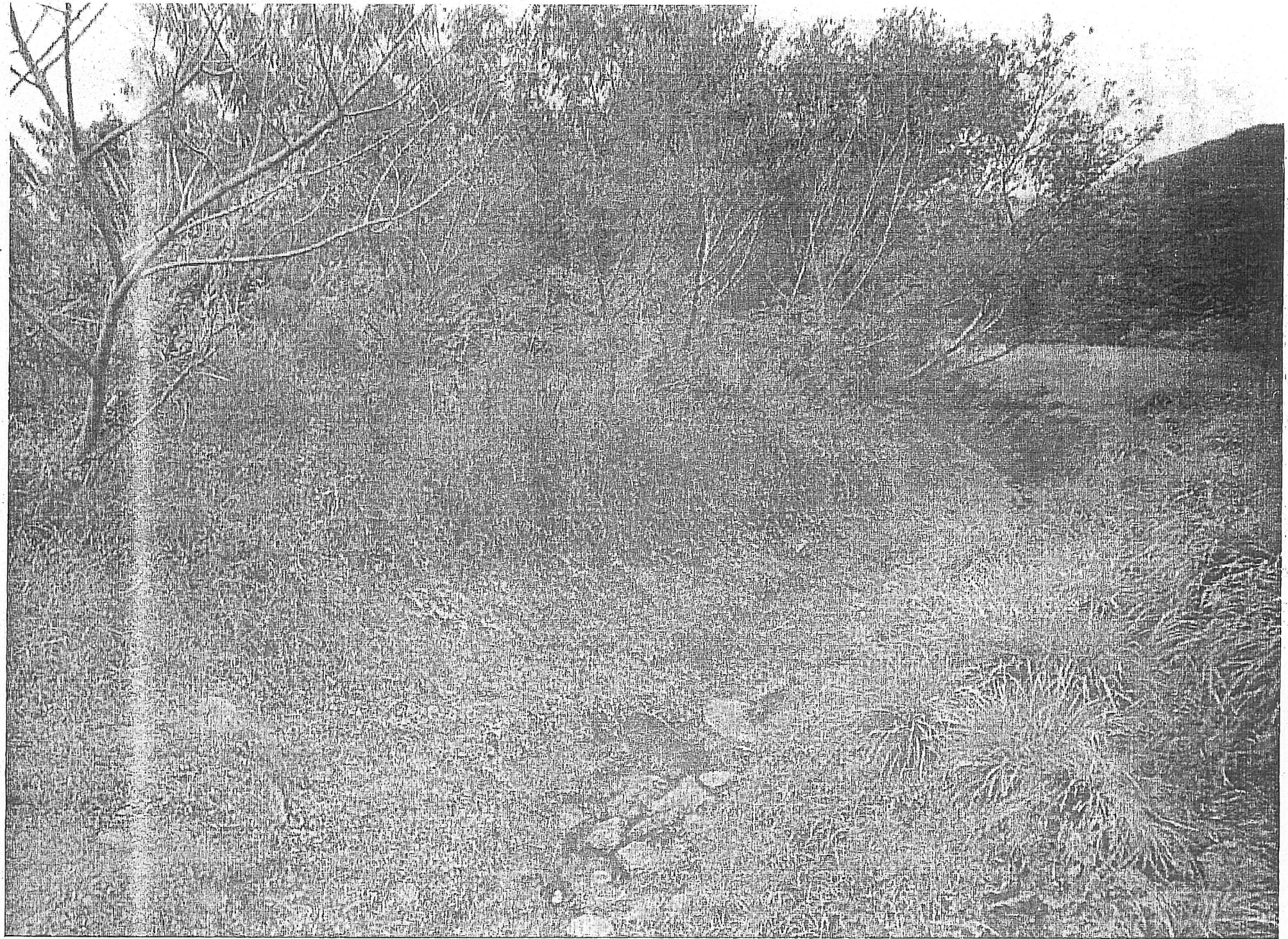
PlanD. 2010. Land Use Planning for the Closed Area - Feasibility Study (Final Report). Unpublished report submitted to Planning Department, Hong Kong Special Administrative Region.

Best Regards,

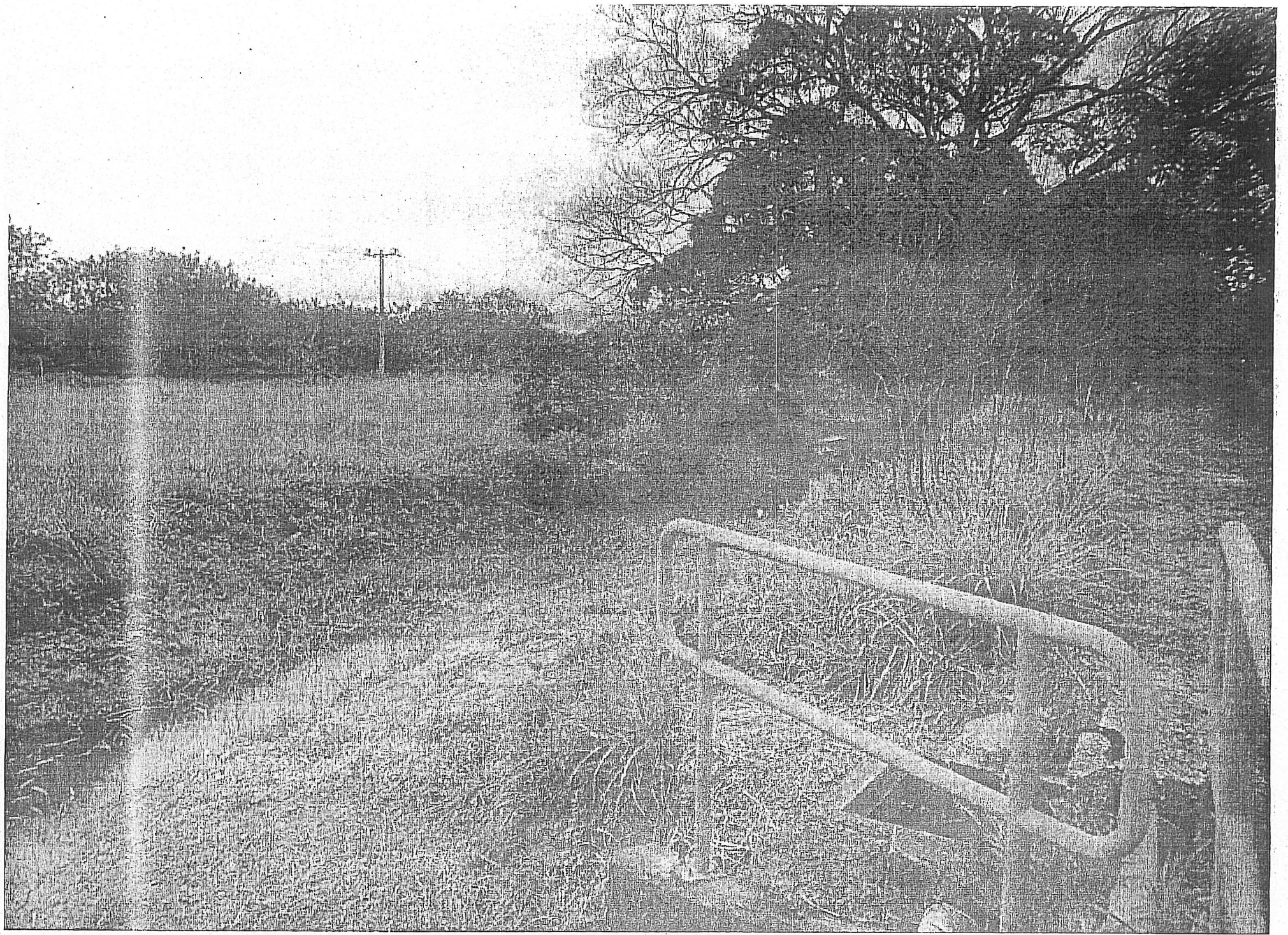
Tony Nip
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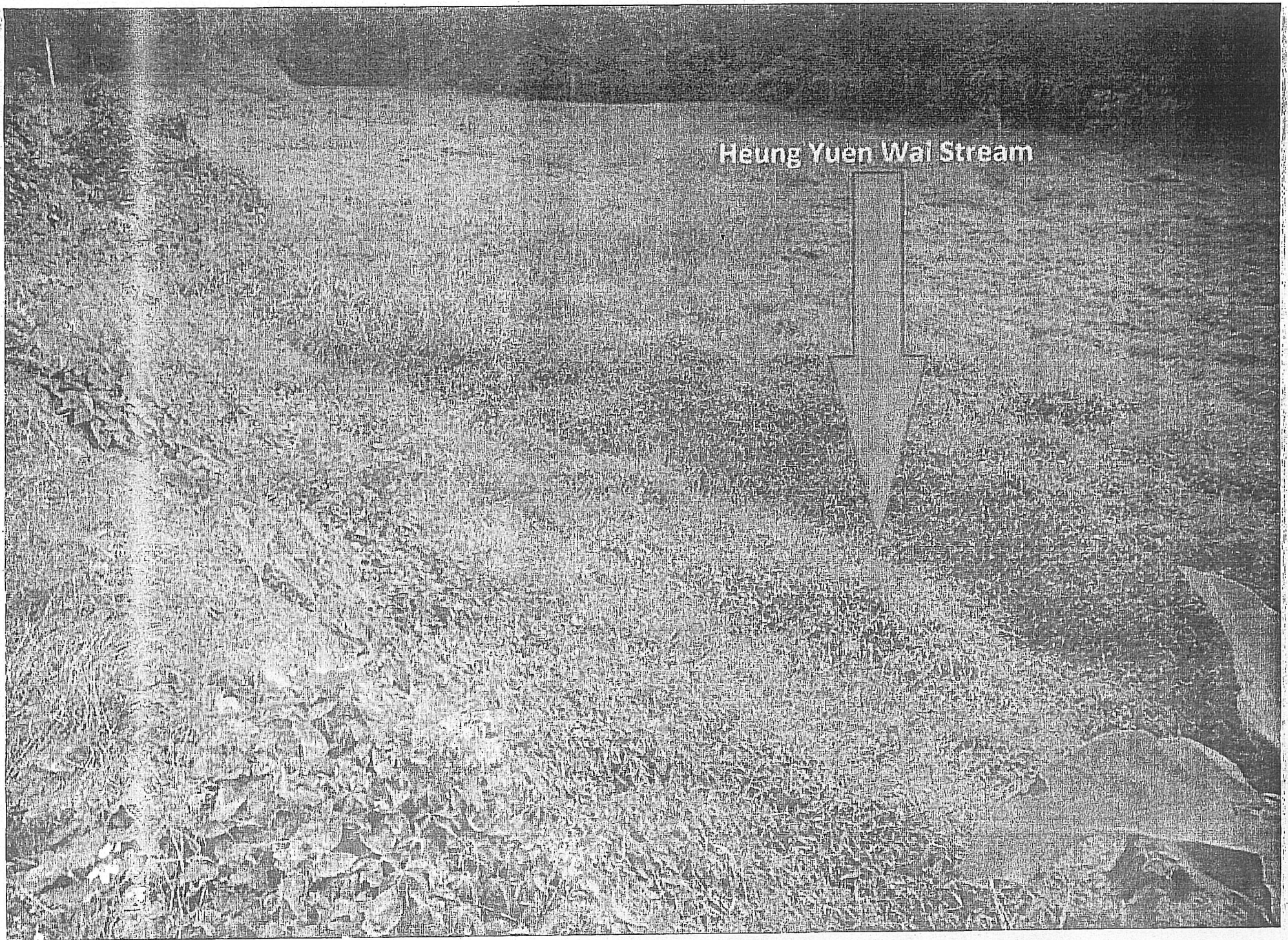


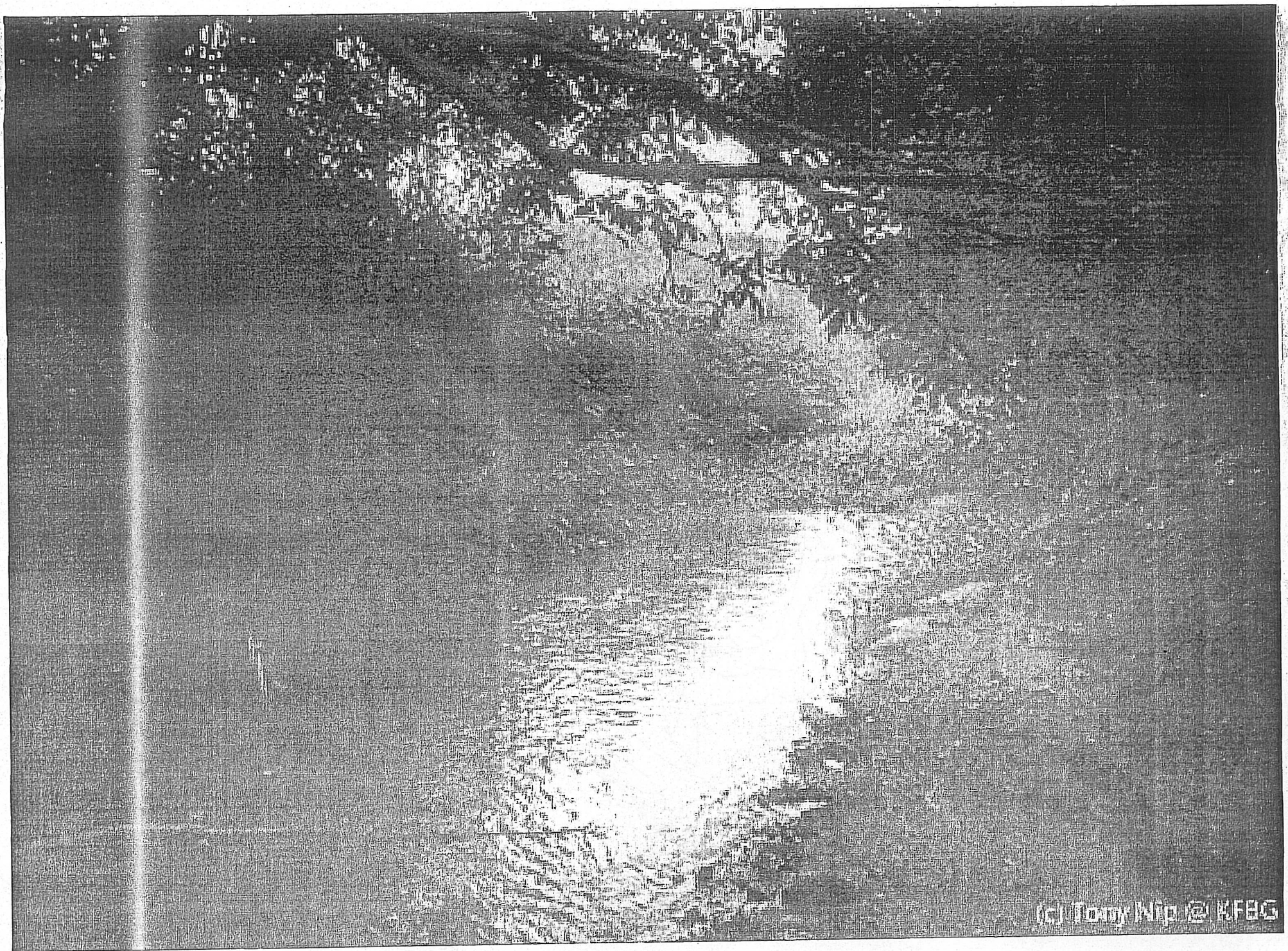




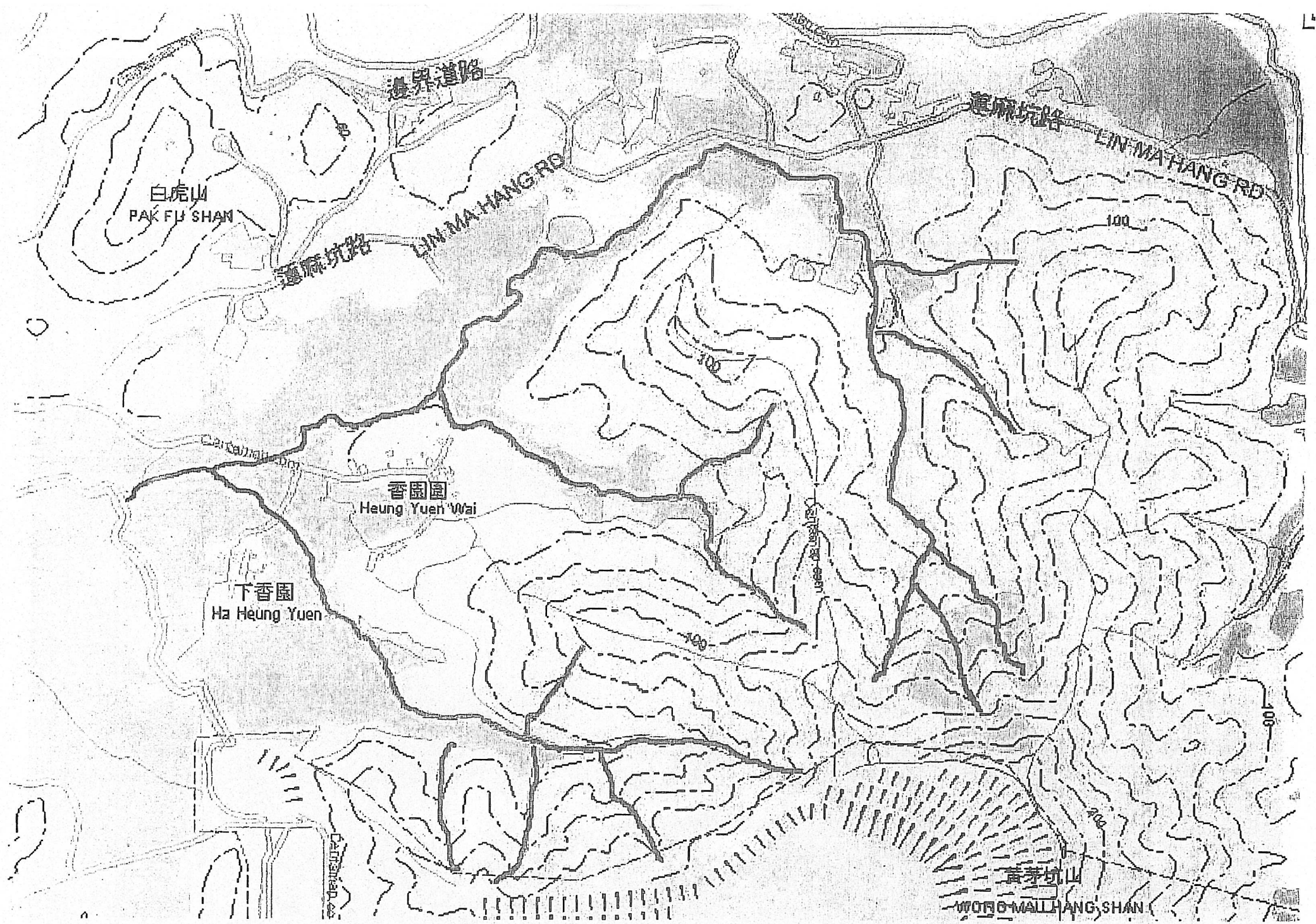


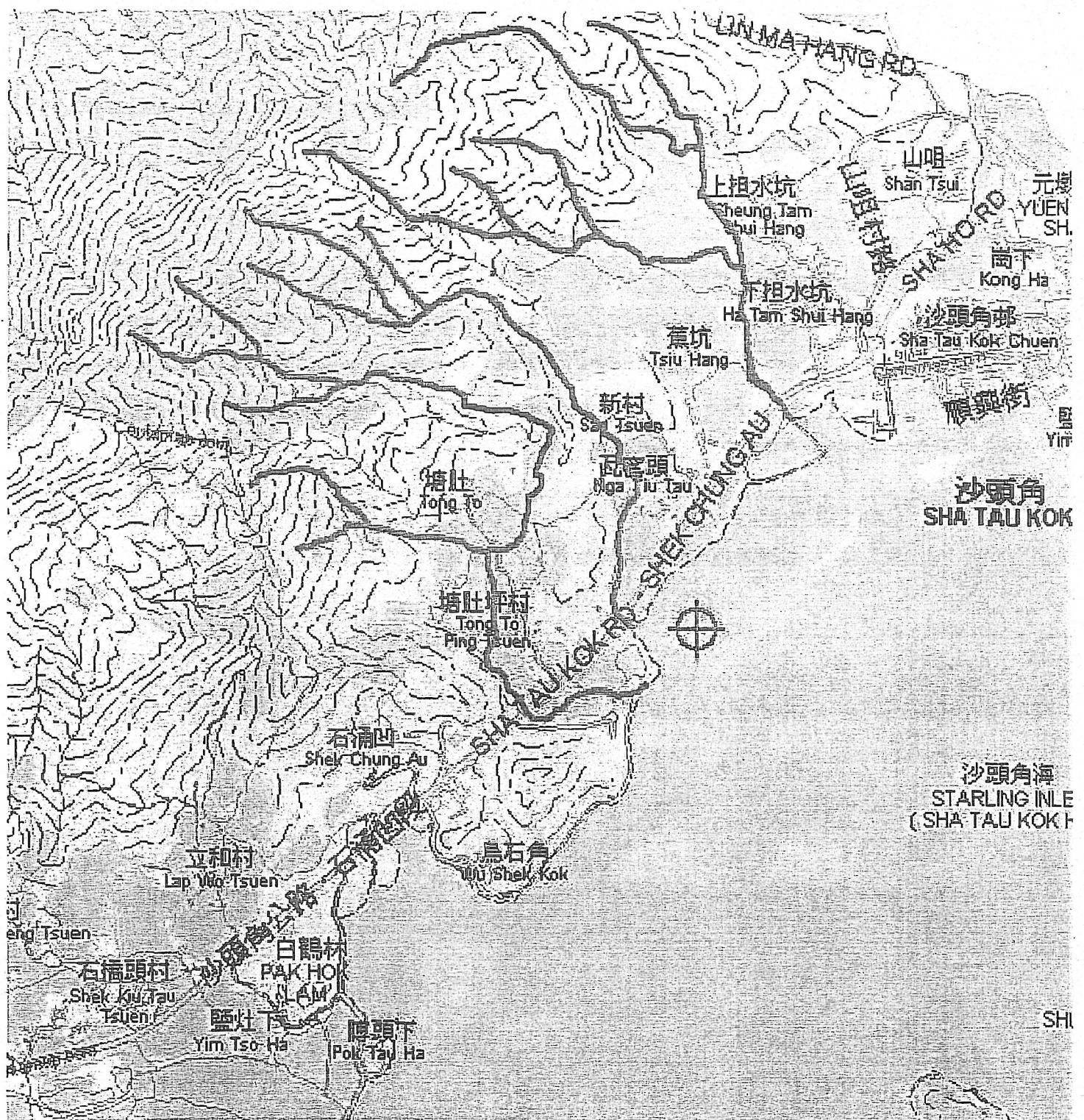
Heung Yuen Wai Stream





(C) Tony Nip @ KFBG





Attachment VIb

"Andrew Chan"
<cmchan@wwf.org.hk> To <okcchan@pland.gov.hk>
16/05/2013 18:40 cc "Alan Leung" <ALeung@wwf.org.hk>
"Tony Hung" <thung@wwf.org.hk>
"Tobi Lau" <tlau@wwf.org.hk>
Sub WWF's Comments on FCA Draft OZPs
jec
t

Dear Otto,

Thanks for arranging the focus group meeting on 2 May 2013 regarding the captioned issue. As discussed in the meeting, here attached our comments and concerns on the FCA draft OZPs for your consideration.

If you have any enquiries, please feel free to contact us. Thank you very much!

Best Regards,

Andrew Chan
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WWF Hong Kong works to ensure a better environment for present and future generations in Hong Kong (See attached file: FCA darft OZPs comments_May

2013_WWF.pdf)

16 May 2013

Comments & Recommendations on Draft FCA OZPs

Sha Tau Kok

1. Riparian Zone of the Stream between Tam Shui Hang & Tong To should be “GB” / “AGR”
 - The stream is regarded as moderate – high ecological value by TPB paper
 - Species of conservation found in the stream: *Zeuxine affinis*, Giant Mottled Eel and Mangrove Skimmer Dragonfly
 - Given no sewerage system in the area and within “V” zone, pollutants from village development will contaminate the stream and the mangroves at the estuary
 - “GB” / “AGR” is appropriate zoning to protect the riparian zone from future development.
2. Two Fish Ponds between Starling Inlet and south of Shau Tau Kok Road should be conservation zonings
 - Mangrove nearby is important habitat to globally vulnerable Mangrove Skimmer Dragonfly
 - Also, at least 15 nos. of wetland dependent avifauna species are using the fish ponds (refer to the attached WWF Letter on 27/9/2010).
 - To avoid any ecological impacts to the ponds and the mangroves nearby, conservation zoning is necessary, e.g. “CA”.

16 May 2013

Lin Ma Hang

1. Riparian zone of Lin Ma Hang SSSI should be "Conservation Area"
 - All the 20m riparian zone of Lin Ma Hang Stream (LMHS) SSSI within Lin Ma Hang Village should be zoned as "Conservation Area"
 - The importance of riparian zone to the LMHS SSSI has been repeatedly explained in green groups' joint letters (date of letter: 14 May 2012).
 - Riparian zone is important since it is an integral part of the stream ecosystem
 - Since Small House application is under Column 2, Small House development may encroach to LMHS's riparian zone if the riparian zone is "GB"
 - "CA" should be adopted to avoid any development on the riparian zones that will degrade the water quality of the LMHS SSSI.
 - Given no public sewer within the area, domestic sewerage from new Small Houses will be potentially drained into the LMHS SSSI.
 - Adopting "CA" will be an effective measure to prevent any contamination to the SSSI from future village development
 - Sha Lo Tung can be the reference that riparian zone is under conservation zoning, i.e. "SSSI" to protect the integrity of stream ecosystem and prevent any degradation from development

16 May 2013

Ta Kwu Ling North

1. All *Fung Shui* Woodlands zoned as "Conservation Area"
 - *Fung Shui* Woodlands near Kan Tau Wai and Tsung Yuen Ha should be zoned as "Conservation Area"
 - "V" zone of Kan Tau Wai has been expanded and nearly surrounded by village area. Thus, there will be development threat imposed if *Fung Shui* Woodland remains "GB"
 - Village development at Tsung Yuen Ha also threaten the *Fung Shui* Woodland nearby (zoned as "GB")
 - "CA" should be adopted to these two areas to prevent any development disturbing the woodlands
2. Heung Yuen Wai Stream to be zoned as "CA"
 - FCA study regards Heung Yuen Wai Stream (HYWS) as high ecological value
 - *Somanniathepphusa zanklon*, a Globally Endangered freshwater crab species under IUCN, inhabits in the HYW stream
 - To prevent any human disturbance and protect the endangered species, the stream course and riparian zone of HYWS should be changed from "REC" and "AGR" to "CA" and impose strict control on development
3. Concerns on Recreational landuse at the lowland between Kan Tau Wai & Heung Yuen Wai
 - There should be restriction on land filling and excavation in "REC" use.
 - We are of concern that unrestricted land fillings for recreational activities will lead to serious fly-tipping in the area.
 - Also, there will be impacts on existing drainage, ecology and landscape caused by fly-tipping.

16 May 2013

Ma Tso Lung & Hoo Hok Wai

1. Strong support to zone Hoo Hok Wai into CA(1)
 - We strongly support the zoning of CA(1) in Hoo Hok Wai and Ta Sha Lok
 - CA(1) can conserve the ecological value and function of the fish ponds which are part of the ecosystem of Deep Bay by prohibiting any development in this area
 - Therefore, CA(1) is appropriate to Hoo Hok Wai and Ta Sha Lok
2. Conservation zoning to Ma Tso Lung stream & riparian zone
 - 2 globally endangered species *Somanniathepphusa zanklon* 鎌刀束腰蟹 and *Cuora trifasciata* 金錢龜 have been found in the stream
 - Instead of "AGR", conservation zoning, e.g. "CA", is more appropriate to reflect the ecological importance of the stream in terms of these endangered species
 - As roots and stems of riparian grasses are also the habitats of this freshwater crab, riparian zone of MTL stream should also be zoned as "CA"
 - As part of the wetland ecosystem at Hoo Hok Wai, the stream should be further protected by "CA" against any development which can cause pollution to it.
3. Potential impacts of future development around Ma Tso Lung
 - Ecological impacts of LMC Loop bypass which is proposed to pass through HHW fish ponds
 - Future zoning of southern part of Ma Tso Lung where is duplicated with the proposed NENT NDA.
 - Upper MTL stream falls into the proposed NENT NDA which may be affected by the proposed development of NDA
 - PlanD should address the cumulative impacts of surrounding development plan and co-operate with different Government departments so that ecological values of habitats with high conservation interests will not be degraded.

16 May 2013

Man Kam To

1. Fung Shui woodland at Muk Wu to be zoned as "Conservation Area"
 - Fung Shui woodland in Muk Wu should be zoned as "Conservation Area" to further conserve their ecological value to local biodiversity.
 - Since the Fung Shui woodland has significant size, about 2.5 hectare, the ecological value is high and thus it should be conserved.
 - As said in the board paper, Fung Shui woodland has high susceptibility. Therefore, "Conservation Area" is needed to restrict any potential development that encroach to Fung Shui woodland
2. Chow Tin Tsuen wet agricultural land to be zoned as "GB" or "AGR"
 - The wet agricultural lands should not be zoned as "V" since they are still actively using and the lands are outside "VE"
 - They will be under great development pressure from Small Houses if remains at "V"
 - As wet agricultural lands have been declining in Hong Kong due to development, conservation zoning is necessary to keep them intact from human disturbance and maintain their ecological function
3. Concerns on Recreational landuse at Ta Kwu Ling Village & east of Fung Wong Wu
 - There should be restriction on land filling and excavation in "REC" use.
 - We are of concern that unrestricted land fillings for recreational activities will lead to serious fly-tipping in the area.
 - Also, there will be impacts on existing drainage, ecology and landscape due to fly-tipping.

"Roy Ng"
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23/05/2013 下午 12:39 cc "'Tony Nip'" <tonynip@kfbg.org>
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'Ming Chuan Woo'" <mcwoo@kfbg.org>
'Debby Chan'" <debby@designinghongkong.com>
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Sub Comments on 5 Frontier Closed Area OZPs
jec
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Dear Otto,

Thanks for arranging the meeting on 2 May 2013. While The Conservancy Association (CA) appreciates the effort by Planning Department in working on the final draft of the OZPs in Frontier Closed Area (FCA), we would reiterate some of our comments on the following items.

Draft Lin Ma Hang OZP

We support the initiative to rezone the upstream riparian zone of Lin Ma Hang SSSI into "CA" to safeguard its ecological importance. To further ensure its ecological integrity, the remaining GB along the riparian zone should also be rezone as "CA".

Draft Ma Tso Lung & Hoo Hok Wai OZP

We support that the extensive fish ponds and adjacent freshwater marshes in Hoo Hok Wai would be zoned as "CA (1)". This arrangement is appropriate to reflect the ecological value of Hoo Hok Wai wetland system and ecological linkage with adjacent wetland in Ho Sheung Heung, Lok Ma Chau Loop, San Tin, Mai Po and even other Deep Bay Area.

Draft Sha Tau Kok OZP

We are concerned that the 0.16ha and 0.39ha of Ha Tam Shui Hang Stream, originally zoned as AGR, would be rezoned as V. In the final report of Strategic Environmental Impact Assessment of FCA, this stream was once classified as "Moderate to High" so that rezoning this as V zone does not reflect the ecological importance of the stream. We especially worry that stream diversion which requires permission from TPB under AGR zone would be legitimate under the proposed V zone. We thus would not support that this stream and riparian area should be zoned as V zone in future.

Best regards,
Ng Hei Man (Roy)
Assistant Campaign Manager
The Conservancy Association

"Karen"
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cc "'Tony Nip'" <tonynip@kfbg.org>
23/05/2013 下午 02:43 "'Ming Chuan Woo'" <mcwoo@kfbg.org>
"'Debby Chan'" <debby@designinghongkong.com>
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Sub Green Power's comments on Frontier Closed Area OZPs
jec
t

Dear Mr. Otto Chan,

Thank you for meeting with the green groups on 2 May 2013 relating to the drafting of OZPs covering the FCA areas. Green Power would like to submit our comments as follows:

1. Draft Lin Ma Hang OZP

- Lin Ma Hang Stream SSSI has very high ecological value and is one of few good quality stream for freshwater fish in Hong Kong. We consider that the Administration should take an ecosystem approach and rezone the whole existing stream buffer areas from "Green Belt" (GB) zone to "Conservation Area" (CA) zone which can offer more effective protection to the Lin Ma Hang SSSI stream.
- In view of the above rezoning of the stream buffers of Lin Ma Hang Stream SSSI, the Administration may consider whether it is necessary to increase the "GB" areas within the Lin Ma Hang OZP. And if yes, the identification of areas suitable for "GB" designation should be first subject to an ecological impact assessment to confirm that the areas are not ecologically sensitive.

2. Draft Ta Kwu Ling North OZP

- As discussed in the green groups meeting on 2 May, we note that the Heung Yuen Wai Stream is of high conservation concern. KFBG has already recommended AFCD to designate this stream to be an Ecologically Important Stream (EIS).
- We therefore urge the Administration to protect the stream and its riparian zone (at least 10 m) by rezoning it from the proposed "Village Type Development" (V) zone and/or "Recreation" (REC) zone to "Conservation Area" (CA) zone to better reflect its high ecological value.

3. Draft Sha Tau Kok OZP

-As discussed in the meeting, we support the protection and conservation of the stream course near Ha Tam Shui Hang which is considered of ecological interest in local context. However, the stream and its riparian areas are currently proposed to be zoned as "Village Type Development" (V) zone, which will make the stream course vulnerable to small house development or other developments listed in Columns 1 and 2 under the "V" zone. As such, we suggest that the stream should be rezoned as "Conservation Area" (CA) zone for better protection and conservation of the stream.

-Moreover, we note that the "Agriculture" (AGR) zone on the southern-eastern side of Sha Tau Kok has been used for car parks at present. The Administration should assess whether the car parks in the "V" zone is a compatible land use with the surrounding land uses in the Sha Tau Kok area.

Thank you for your attention and consideration.

Sincerely,
Karen Woo
Conservation and Education Manager
Green Power
T: 3961 0205

Attachment VIe

Debby Chan
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ng.com>
Sent by: cc
debby.ckl@gmail.com Sub Comments on draft FCA ozp
04/06/2013 12:53 jec
t

Dear Mr Otto Chan,

We appreciate the fruitful meeting on 2 May 2013. We support the suggestions that the NGOs mentioned during the meeting, here we would like to readdress our views on the draft of the OZPs in Frontier Closed Area (FCA):

1. To fully protect the villages from the threat of flooding and the ecological important streams, including Lin Ma Hang Stream in the Lin Ma Hang OZP, Heung Yuen Wai Stream in the Ta Kwu Ling North OZP and stream passes Ha Tam Shui Hang in the Sha Tau Kok OZP, we agree the area along those streams and the riparian zones on the both side should either be zoned as SSSI or CA.

2. One additional point, all monuments in the FCA, including the Residence of Ip-Ting-Zi, should be zoned as OU annotated as Heritage Site with relevant amendment added to the Notes.

Yours sincerely,

Debby Chan

Designing Hong Kong