



圖例
NOTATION

ZONES

COMMERCIAL

COMPREHENSIVE DEVELOPMENT AREA

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP B)

RESIDENTIAL (GROUP C)

RESIDENTIAL (GROUP D)

RESIDENTIAL (GROUP E)

VILLAGE TYPE DEVELOPMENT

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

OTHER SPECIFIED USES

GREEN BELT

CONSERVATION AREA

COMMUNICATIONS

RAILWAY AND STATION (ELEVATED)

LIGHT RAIL

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

PETROL FILLING STATION

C

CDA

R(A)

R(B)

R(C)

R(D)

R(E)

V

GIC

O

OU

GB

CA

地帶

商業

綜合發展區

住宅（甲類）

住宅（乙類）

住宅（丙類）

住宅（丁類）

住宅（戊類）

鄉村式發展

政府、機構或社區

休憩用地

其他指定用途

綠化地帶

自然保育區

交通

鐵路及車站（高架）

輕鐵

主要道路及路口

高架道路

其他

規劃範圍界線

加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.89	0.15	商業
COMPREHENSIVE DEVELOPMENT AREA	6.99	1.47	綜合發展區
RESIDENTIAL (GROUP A)	21.52	4.53	住宅（甲類）
RESIDENTIAL (GROUP B)	9.54	2.01	住宅（乙類）
RESIDENTIAL (GROUP C)	2.52	0.53	住宅（丙類）
RESIDENTIAL (GROUP D)	20.36	4.29	住宅（丁類）
RESIDENTIAL (GROUP E)	2.00	0.42	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	102.78	21.84	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	6.31	1.33	政府、機構或社區
OPEN SPACE	1.93	0.41	休憩用地
OTHER SPECIFIED USES	29.66	6.25	其他指定用途
GREEN BELT	98.19	20.67	綠化地帶
CONSERVATION AREA	152.43	32.10	自然保育區
NULLAH	0.99	0.21	明渠
MAJOR ROAD ETC.	19.02	3.99	主要道路等
TOTAL PLANNING SCHEME AREA	474.93	100.00	規劃範圍總面積

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.89	0.15	商業
COMPREHENSIVE DEVELOPMENT AREA	6.99	1.47	綜合發展區
RESIDENTIAL (GROUP A)	21.52	4.53	住宅（甲類）
RESIDENTIAL (GROUP B)	9.54	2.01	住宅（乙類）
RESIDENTIAL (GROUP C)	2.52	0.53	住宅（丙類）
RESIDENTIAL (GROUP D)	20.36	4.29	住宅（丁類）
RESIDENTIAL (GROUP E)	2.00	0.42	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	102.78	21.84	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	6.31	1.33	政府、機構或社區
OPEN SPACE	1.93	0.41	休憩用地
OTHER SPECIFIED USES	29.66	6.25	其他指定用途
GREEN BELT	98.19	20.67	綠化地帶
CONSERVATION AREA	152.43	32.10	自然保育區
NULLAH	0.99	0.21	明渠
MAJOR ROAD ETC.	19.02	3.99	主要道路等
TOTAL PLANNING SCHEME AREA	474.93	100.00	規劃範圍總面積

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

行政長官會同行政會議於2022年11月8日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
8 NOVEMBER 2022

Ms Carmen KONG 江嘉敏女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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

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

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

圖則編號
PLAN No. S/TM-LTYY/12

圖例 NOTATION			地帶
COMMERCIAL		C	商業
COMPREHENSIVE DEVELOPMENT AREA		CDA	綜合發展區
RESIDENTIAL (GROUP A)		R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)		R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)		R(C)	住宅（丙類）
RESIDENTIAL (GROUP D)		R(D)	住宅（丁類）
RESIDENTIAL (GROUP E)		R(E)	住宅（戊類）
VILLAGE TYPE DEVELOPMENT		V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY		G/I/C	政府、機構或社區
OPEN SPACE		O	休憩用地
OTHER SPECIFIED USES		OU	其他指定用途
GREEN BELT		GB	綠化地帶
CONSERVATION AREA		CA	自然保育區
COMMUNICATIONS			交通
RAILWAY AND STATION (ELEVATED)		R/S STATION	鐵路及車站（高架）
LIGHT RAIL			輕鐵
MAJOR ROAD AND JUNCTION			主要道路及路口
ELEVATED ROAD			高架道路
MISCELLANEOUS			其他
BOUNDARY OF PLANNING SCHEME			規劃範圍界線
PETROL FILLING STATION		P F S	加油站
土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	0.69	0.15	商業
COMPREHENSIVE DEVELOPMENT AREA	6.99	1.47	綜合發展區
RESIDENTIAL (GROUP A)	22.72	4.78	住宅（甲類）
RESIDENTIAL (GROUP B)	8.54	1.80	住宅（乙類）
RESIDENTIAL (GROUP C)	2.52	0.53	住宅（丙類）
RESIDENTIAL (GROUP D)	20.36	4.29	住宅（丁類）
RESIDENTIAL (GROUP E)	1.81	0.38	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	102.77	21.64	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	6.31	1.33	政府、機構或社區
OPEN SPACE	1.93	0.41	休憩用地
OTHER SPECIFIED USES	29.66	6.25	其他指定用途
GREEN BELT	98.19	20.67	綠化地帶
CONSERVATION AREA	152.43	32.10	自然保育區
NULLAH	0.99	0.21	明渠
MAJOR ROAD ETC.	19.02	3.99	主要道路等
TOTAL PLANNING SCHEME AREA	474.93	100.00	規劃範圍總面積
夾附的《註釋》屬這份圖則的一部分， 現經修訂並按照城市規劃條例第 5 條展示。 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE			
核准圖編號 S / T M - L T Y Y / 1 2 的修訂 AMENDMENTS TO APPROVED PLAN No. S/TM-LTYY/12 按照城市規劃條例第 5 條展示的修訂 AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE			
修訂項目 A 項 AMENDMENT ITEM A		修訂項目 B 項 AMENDMENT ITEM B	
（參看附表） (SEE ATTACHED SCHEDULE)			
規劃署遵照城市規劃委員會指示擬備 PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD			
圖則編號 PLAN No.			S/TM-LTYY/12A

**APPROVED DRAFT LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN NO. S/TM-LTYT/12A**

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

NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~APPROVED~~ **DRAFT** LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO. S/TM-
LTTY/12A

SCHEDULE OF USES

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COMMERCIAL

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

Planning Intention

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

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.6 and a maximum building height of 12 storeys including car park (36m), or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio~~and~~/ building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

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

Planning Intention

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (c) On land designated “Comprehensive Development Area” to the west of Fuk Hang Tsuen Road near Lam Tei Tsuen, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 2.0, a maximum non-domestic plot ratio of 0.11 and a maximum building height of 15 storeys excluding car park (45m).
- (d) On land designated “Comprehensive Development Area” to the north of Yuen Long Highway near Fuk Hang Tsuen, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.54 and a maximum building height of 6 storeys over single-storey car park.
- (e) In determining the maximum domestic and non-domestic plot ratios for the purposes of paragraph (c) above and the maximum plot ratio for the purpose of paragraph (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio ~~and~~ building height restrictions stated in paragraphs (c) and (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (a) ***On land designated “Residential (Group A)”, No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5 and a maximum building height of 160mPD, or the plot ratio and height of the existing building, whichever is the greater.***
- (b) ***On land designated “Residential (Group A) 1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 100mPD, or the plot ratio and height of the existing building, whichever is the greater.***
- (c) ***On land designated “Residential (Group A) 2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 108mPD, or the plot ratio and height of the existing building, whichever is the greater.***
- (b) (d) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and Government, institution or community facilities, as required by the Government, may be disregarded.
- (c) (e) In determining the maximum plot ratio for the purposes of paragraph (a) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s), as may be required by the Government, shall be deducted from calculation of the site area.
- (d) (f) In determining the maximum plot ratio for the purposes of paragraphs (a) to (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

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

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

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

RESIDENTIAL (GROUP C)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

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

RESIDENTIAL (GROUP D)

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

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

Eating Place
Library
School
Shop and Services

(Please see next page)

RESIDENTIAL (GROUP D) (Cont'd)

Planning Intention

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

Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio ~~and~~ building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

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

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule II: for existing industrial development

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

Planning Intention

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

Remarks

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

VILLAGE TYPE DEVELOPMENT

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

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Planning Intention

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

Remarks

- (a) On land designated “Government, Institution or Community (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 35,000m² and a maximum building height of 50 mPD, or the GFA and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA ~~and~~/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

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

Planning Intention

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

OTHER SPECIFIED USES

Column 1 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 “Quarry” only

Quarry

Government Use
Public Utility Installation

Planning Intention

This zone is intended primarily for quarry use.

For “Refuse Transfer Station” only

Public Utility Installation
Refuse Transfer Station

Government Use

Planning Intention

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

For “Petrol Filling Station” only

Petrol Filling Station

Government Use
Public Utility Installation

Planning Intention

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

GREEN BELT

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

(Please see next page)

GREEN BELT (Cont'd)

Planning Intention

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

Remarks

Any diversion of stream, filling of land or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Barbecue Spot
Nature Reserve	Field Study/Education/Visitor Centre
Nature Trail	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Picnic Area	Holiday Camp
Wild Animals Protection Area	House (Redevelopment only)
	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic
	Microwave Repeater, Television
	and/or Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

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

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

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of stream, filling of land or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, ~~or~~ repair **or rebuilding** works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**~~APPROVED~~ *DRAFT* LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN NO. S/TM-LTTY/12A**

EXPLANATORY STATEMENT

~~APPROVED~~ **DRAFT** LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO.
S/TM-LTTY/12A

EXPLANATORY STATEMENT

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**APPROVED DRAFT LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN NO. S/TM-LTYYY/12A**

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ *draft* Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYYY/12A. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 The land within the Lam Tei and Yick Yuen OZP was previously included in the draft Lam Tei and Yick Yuen Development Permission Area (DPA) Plan No. DPA/TM-LTYYY/1 which was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) on 18 June 1993.
- 2.2 On 30 April 1996, the draft Lam Tei and Yick Yuen DPA Plan No. DPA/TM-LTYYY/1 was approved by the then Governor in Council under section 9(1)(a) of the Ordinance.
- 2.3 On 13 March 1995, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands, directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the area of Lam Tei and Yick Yuen.
- 2.4 On 7 June 1996, the draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 7 of the Ordinance to reflect the changing circumstances.
- 2.5 On 23 May 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Lam Tei and Yick Yuen OZP which was subsequently renumbered as S/TM-LTYYY/3.
- 2.6 On 16 December 2003, the CE in C referred the approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 4 June 2004, the draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/4 was exhibited for public inspection under section 5 of the Ordinance. On 15 April 2005, the draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/5 was exhibited for public inspection under section 7 of the Ordinance.
- 2.7 On 14 March 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved

the draft Lam Tei and Yick Yuen OZP, which was subsequently renumbered as S/TM-LTY Y/6.

- 2.8 On 8 July 2014, the CE in C referred the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 8 September 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lam Tei and Yick Yuen OZP, which was subsequently renumbered as S/TM-LTY Y/8.
- 2.10 On 26 April 2016, the CE in C referred the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/8 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.11 On 16 October 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lam Tei and Yick Yuen OZP, which was subsequently renumbered as S/TM-LTY Y/10. On 26 October 2018, the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/10 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.12 On 3 November 2020, the CE in C referred the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back of the OZP was notified in the Gazette on 13 November 2020 under section 12(2) of the Ordinance.~~ ***The OZP was then amended and exhibited for public inspection under section 5 of the Ordinance on 20 August 2021.***
- ~~2.13 On 20 August 2021, the draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/11 was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan mainly involved the rezoning of (i) two areas to the north of Hong Po Road from “Residential (Group E)” (“R(E)”) and “Green Belt” (“GB”) to “Residential (Group A)” (“R(A)”); and (ii) an area to the east of Tsing Shan Firing Range from “GB” to “Government, Institution or Community” (“G/IC”). During the two month exhibition period, a total of 421 representations were received. On 26 November 2021, the representations were published for three weeks for public comments and 11 comments were received. After giving consideration to the representations and comments on 1 August 2022, the Board decided not to propose any amendment to the draft OZP to meet the representations.~~
- 2.143 On 8 November 2022, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lam Tei and Yick Yuen OZP, which was subsequently renumbered as S/TM-LTY Y/12. On 18 November 2022, the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/12 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.14 ***On 30 May 2023, the CE in C referred the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette***

on 9 June 2023 under section 12(2) of the Ordinance.

- 2.15** *On XX XX 2025, the draft Lam Tei and Yick Yuen OZP No. S/TM-LTTY/13 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The main amendments on the Plan include (a) rezoning of a site near San Hing Road from “Residential (Group E)” (“R(E)”) and “Village Type Development” (“V”) to “Residential (Group A)1” (“R(A)1”); and (b) rezoning of a site near Light Rail Transit (LRT) Lam Tei Station from “Residential (Group B)1” (“R(B)1”) to “R(A)2”.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings for the Lam Tei and Yick Yuen area so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and control only. It is a small-scale plan and the transport alignments and boundaries between the land-use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Lam Tei and Yick Yuen area and not to overload the road network in this area.
- 3.4 The boundary of the area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. Therefore, the area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is geographical in nature and would not cause implications on development rights, particularly Small House applications.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of

the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (PlanD) and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb> ~~http://www.info.gov.hk/tpb~~ <http://www.tpb.gov.hk>.

5. **THE PLANNING SCHEME AREA**

- 5.1 The Area is about 474.93 ha. It is located in the south-western part of the North West New Territories (NWNT). It is bounded by Hung Shui Kiu/Ha Tsuen New Development Area (NDA) and Yuen Tau Shan in the north, Tan Kwai Tsuen in the north-east, Tai Lam Country Park in the east and south-east, the Tsing Shan Firing Range in the west, Fu Tai Estate, Tsz Tin Tsuen and Po Tong Ha in the south. The boundary of the Area is shown in a heavy broken line on the Plan.
- 5.2 The Area is situated to the north of Tuen Mun New Town. It extends northwards to the edge of Hung Shui Kiu/Ha Tsuen NDA and is characterised by a land-use pattern which is a mixture of brownfield operations and residential dwellings. Traditional villages and agricultural land uses exist side by side with squatter housing and brownfield operations in temporary structures. The existing road networks in the Area comprise Castle Peak Road and several other minor roads branching off from it. Yuen Long Highway (YLH) and the Kong Sham Western Highway (KSWH) traverse the Area from the north-east to south-west, and from the north-west to south-east respectively.
- 5.3 In recognition of the traditional burial right of the indigenous villagers, the existing burial grounds in the Area have been preserved.
- 5.4 The present conditions in the Area are unsatisfactory because of the proliferation of brownfield operations and other non-compatible uses, poor vehicular access, stream pollution and general visual squalor and urban sprawl.

6. **POPULATION**

Based on the ~~2016~~ **2021** Population ~~By-census~~ **Census**, the population of the Area was estimated by PlanD as about ~~22,450~~ **29,600** persons. It is estimated that the total planned population of the Area would be about ~~89,400~~ **89,700**.

7. **OPPORTUNITIES AND CONSTRAINTS**

7.1 Opportunities

- 7.1.1 The completion of Route 3, the New Territories Circular Road, YLH, the Tuen Ma Line (TML) and the ~~Light Rail (LR)~~ **LRT** network has improved the accessibility of the Area. The KSWH provides a strategic road link for the Area. The Siu Hong Station of the TML is in close proximity to the southern boundary of the Area. This increases the development potential and provides opportunities for comprehensive development in the Lam Tei and Yick Yuen area.

- 7.1.2 According to the Agriculture, Fisheries and Conservation Department, a few pockets of agricultural land in the Area are still under active cultivation and they are mainly confined to market gardening.

7.2 Constraints

- 7.2.1 ***The Drainage Improvement Works in Nai Wai was completed in May 2012.*** The construction of village sewerage along Lam Tei Main Street for the Lam Tei area was completed in 2019. ~~The Drainage Improvement Works in Nai Wai was completed in May 2012.~~ Before the basic infrastructure is completed, only low density and small-scale developments can be permitted subject to the provision of satisfactory arrangements for water supply, sewerage, drainage, flood mitigation and access facilities.
- 7.2.2 The TML, LRT and KSWH in the Area pose constraints to the developments along their alignments in terms of vehicular/pedestrian access and environmental impact. Mitigation measures will be required when nearby development proceeds.
- 7.2.3 There is an existing 400kV overhead power line running along the southern boundary of the Area. Furthermore, the alignment of the integral part of the Black Point 400kV Transmission System from Black Point to Sha Tin, runs across from Yick Yuen in the west passing through a narrow area between Chung Uk Tsuen and ~~Sun~~ **Shun** Fung Wai to the east of the Area. According to the Hong Kong Planning Standards and Guidelines (HKPSG), only low-rise development can be allowed within the 50 metres wayleave corridor of the 400kV overhead power lines. Therefore, land-use designation on the OZP has to take account of this constraint.
- 7.2.4 There are nine recognized villages in the Area and land has to be reserved to meet the forecasted Small House demand.
- 7.2.5 The potential suburban development area in Lam Tei and Yick Yuen should be confined to the plain area. The steep slopes of the Tsing Shan Firing Range and the Tai Lam Country Park are more suitable for conservation purposes.
- 7.2.6 The petrol filling station at Fuk Hang Tsuen Road is also a liquefied petroleum gas (LPG) filling station. The LPG filling station is regarded as a notifiable gas installation subject to the control of the Gas Safety Ordinance (Cap. 51). For developments in close proximity to the LPG filling station, the respective developers should conduct a detailed quantitative risk assessment to ascertain the risk levels posed by the LPG filling station and implement mitigation measures identified in the assessment to comply with the Government Risk Guidelines stated in the HKPSG.

8. GENERAL PLANNING INTENTION

- 8.1 The Area is located close to the Tuen Mun New Town. It extends northwards

from the northern fringe of Tuen Mun New Town to Hung Shui Kiu/Ha Tsuen NDA. Due to its geographical location and transport network, the general planning intention is to develop the Area for suburban development between the two existing urban centres of Tuen Mun New Town and Yuen Long Town. Castle Peak Road, the TML and the LRT traverse the Area from north to south. With the convenience of the public transport network, high density/relatively higher intensity of developments will be concentrated in the Lam Tei Local Centre area, along Castle Peak Road and near Lam Tei Interchange and public transport network. For areas further away from these centres and existing and planned infrastructural provisions, developments with less intensity will be envisaged. The general planning intention for the Area is:

- (a) to encourage upgrading of the environment through comprehensively planned developments;
- (b) to designate suburban residential developments to appropriate locations along committed and planned infrastructure corridors;
- (c) to develop and maintain Lam Tei as a local centre in order to serve the residents in the Area;
- (d) to reserve sufficient land for village expansion;
- (e) to designate land for strategic road and railway link including the LRT and the TML; and
- (f) to retain the countryside character of the upland portion of the Area.

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

9. LAND-USE ZONINGS

9.1 Commercial ("C") : Total Area : 0.69 ha

- 9.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.
- 9.1.2 An elongated parcel of land to the east of San Hing Tsuen which is sandwiched by the LRT and Castle Peak Road is zoned "C". At present, Lam Tei Vegetable Collection Depot and village type houses with commercial use are on this land. In order to be compatible with the character of the neighbourhood, developments in this zone are restricted to

a maximum plot ratio of 3.6 and a maximum building height of 12 storeys including car park (36m). ~~To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

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

- 9.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Such zoning is to facilitate the phasing out of the sporadic rural industrial activities and temporary structures which have been incompatible with the adjoining developments. Although the existing uses are tolerated, ***pursuant to sections 4A(1) and 4A(2) of the Ordinance***, any development/redevelopment proposals on sites under this zoning should be submitted to the Board in the form of a ~~Master Layout Plan~~ ***together with information specified in the Notes of the Plan*** for consideration, except as otherwise expressly provided that it is not required by the Board. When approved by the Board, a copy of the approved Master Layout Plan shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.
- 9.2.2 There are two sites zoned “CDA”. The first site (about 5.08 ha) is located to the west of Fuk Hang Tsuen Road near Lam Tei Tsuen. The development shall not result in a total development or redevelopment intensity in excess of a maximum domestic plot ratio of 2.0 for residential use and a maximum non-domestic plot ratio of 0.11 for commercial and retailing uses and a maximum building height of 15 storeys excluding car park (45m). Most of the area is largely developed, now known as The Sherwood.
- 9.2.3 The other area zoned “CDA” (about 1.91 ha) is located to the north of YLH near Fuk Hang Tsuen. To put the development under better control, the site is zoned “CDA”. The development shall not result in a total development or redevelopment in excess of a maximum plot ratio of 0.54 and a maximum building height of 6 storeys over single-storey car park.
- 9.2.4 As the two “CDA” sites are located adjacent to existing main roads, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented. ~~To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions for the two “CDA” sites may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

9.3 Residential (Group A) (“R(A)”) : Total Area : ~~21.52~~ **22.72ha**

- 9.3.1 The “R(A)” zone is intended primarily for high-density residential developments. Under this zoning, commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 9.3.2 Two sites to the north of Tuen Mun New Town ***along San Hing Road and Hong Po Road*** are intended for public housing developments. Government, institution or community (GIC) facilities including school(s), ***recreational*** and social welfare facilities as well as public transport termini will be provided within these sites. These sites are subject to a maximum plot ratio of 6.5 and a maximum building height of 160mPD.
- 9.3.3 In determining the maximum plot ratio of the development and/or redevelopments ***for the public housing development in “R(A)” zone***, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and GIC facilities, as required by the Government, may be disregarded to facilitate the provision of these facilities.
- 9.3.4 ***For the public housing development in “R(A)” zone***, an Air Ventilation Assessment – Expert Evaluation (AVA-EE) has been carried out for these sites and concluded that design measures, including building separations and setbacks, would alleviate the potential air ventilation impacts on the surrounding wind environment. A quantitative AVA shall be carried out at the detailed design stage. Requirements of the design measures and quantitative AVA shall be incorporated in the planning brief(s) for implementation as appropriate.
- 9.3.5 Planning brief(s) setting out the planning parameters and the design requirements of public housing development ***in “R(A)” zone*** will be prepared to guide the future development.
- ~~9.3.6 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.~~
- 9.3.6 ***A site near San Hing Road is zoned “R(A)1”. The development is subject to a maximum plot ratio of 5 and a maximum building height of 100mPD.***
- 9.3.7 ***A site near LRT Lam Tei Station is zoned “R(A)2”. The development is subject to a maximum plot ratio of 5 and a maximum building height of 108mPD. Besides, a 3m-wide 24-hour footpath along the northern boundary of the site for public use should be provided to facilitate east-west pedestrian connection.***
- 9.3.8 ***The plot ratio control under “R(A)1” and “R(A)2” zones is regarded as***

being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

9.4 Residential (Group B) (“R(B)”) : Total Area : ~~9.54~~ **8.54**ha

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

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

9.4.3 There are ~~3~~ **three** sub-areas within this zone.

(a) Residential (Group B) 1 (“R(B)1”): Total Area: ~~4.04~~ **3.04** ha

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

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

The parcel of land located to the south-east of Hung Shui Kiu/Ha Tsuen NDA namely Bauhinia Garden and Wo Ping San Tsuen is zoned for this purpose. Residential developments within this zone are restricted to a maximum plot ratio of 1.26, a maximum site coverage of 40% and a maximum building height of 6 storeys over single-storey car park (21m).

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

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

~~9.4.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

9.5 Residential (Group C) (“R(C)”) : Total Area : 2.52 ha

- 9.5.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.5.2 Under this zoning, residential developments are restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park. ~~To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~
- 9.5.3 Four areas on the two sides of the KSWH near Fuk Hang Tsuen Road are zoned for this purpose. At present, these areas are occupied by temporary structures for domestic purpose and rural workshops. As these four areas are located adjacent to KSWH and Fuk Hang Tsuen Road, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.

9.6 Residential (Group D) (“R(D)”) : Total Area : 20.36 ha

- 9.6.1 This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. Within this zoned area, replacement or new houses are encouraged to be constructed in permanent materials. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m).
- 9.6.2 Apart from the intention of residential upgrading, very low-rise and low-density residential development may be permitted on application to the Board. To be in line with the development intensity of existing domestic accommodation within the zoned area, residential development other than New Territories Exempted House shall not result in a total development in excess of a maximum plot ratio of 0.2, and a maximum building height of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse effects on the environment. ~~To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~
- 9.6.3 Areas surrounding Tsoi Yuen Tsuen and Fuk Hang Tsuen are zoned “R(D)”. For the areas located adjacent to industrial establishments, necessary mitigation measures should be provided to minimize industrial/residential (I/R) interface problems.

9.7 Residential (Group E) (“R(E)”) : Total Area ~~2.00~~ **1.81** ha

- 9.7.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of I/R interface problem.
- 9.7.2 Three areas to the south-west of San Hing Tsuen are zoned “R(E)”. These areas are at present intermixed with structures for residential use, open storage and workshops. Since it may not be possible to phase out all the industrial uses at once, it is important to ensure that the residential development will be environmentally acceptable and not subject to I/R interface problems. The applicant will be required to submit adequate information to demonstrate that the new development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential I/R interface problems. In addition, the applicant will have to prove to the Board that the proposed development would have no or minimal adverse impact on the area in terms of environmental quality, land-use compatibility, infrastructural provision and traffic requirement.
- 9.7.3 New development within this zone is restricted to a maximum plot ratio of 1.0, a maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m). ~~To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

9.8 Village Type Development (“V”) : Total Area : ~~102.78~~ **102.77** ha

- 9.8.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.8.2 The boundaries of the “V” zones are drawn up having regard to the existing village environs, the anticipated Small House demands for the next ten years, topography, site constraints and the provision of public services. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.

9.8.3 All recognized villages within the Area are zoned “V”. These include San Hing Tsuen, Tuen Tsz Wai, Tsing Chuen Wai, Chung Uk Tsuen, Nai Wai, ~~San~~ **Shun** Fung Wai, Lam Tei Tsuen, ~~Tuen Mun~~ **Lam Tei** San Tsuen and To Yuen Wai.

9.8.4 As the zoned areas are located adjacent to Castle Peak Road, Shun Tat Street and YLH, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.

9.9 Government, Institution or Community (“G/IC”) : Total Area : 6.31 ha

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

9.9.2 The Director of Environmental Protection (DEP) should be informed of any noise sensitive users within the “G/IC” zone which might be subject to noise impact and noise mitigation measures may be required.

9.9.3 There are five sites zoned “G/IC” in the Area and three of them are existing uses. The first site is located at San Hing Tsuen covering an ex-primary school and Tze Tong. The second site covers the existing Miu Fat Buddhist Monastery and its affiliated secondary school. The third site is a waterworks installation located ~~near~~ **to the north of** Lam Tei Quarry. ~~Another site located between the Nullah and Castle Peak Road is reserved for a primary school in the long term. The last~~ **The fourth site is located** along the western boundary of the Area ~~is zoned “G/IC” reserved for the provision of a fresh water service reservoir and a salt water service reservoir.~~ **Besides, a site located between the Nullah and Castle Peak Road is reserved for long term GIC uses.**

9.9.4 A site to the east of Fuk Hang Tsuen Road is zoned “G/IC(1)”. This area is intended for development of elderly care services. Developments within this sub-area are restricted to a maximum gross floor area of 35,000m² and a maximum building height of 50mPD. ~~To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

9.10 Open Space (“O”) : Total Area : 1.93 ha

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

9.10.2 The following areas are zoned “O”:

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

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

9.11 Other Specified Uses ("OU") : Total Area : 29.66 ha

This zone covers sites designated for specified uses.

(a) "OU" annotated "Quarry"

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

(b) "OU" annotated "Refuse Transfer Station"

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

(c) "OU" annotated "Petrol Filling Station"

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

9.12 Green Belt (“GB”) : Total Area : 98.19 ha

- 9.12.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. The zoned areas may include foothills, lower hill slopes, spurs, isolated knolls, woodland, traditional burial grounds or vegetated land which occur at the urban fringe. Limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.12.2 The “GB” zone covers an area to the north-west of Tsing Chuen Wai, and the south-western corner and south-eastern portion of the Area. The strip of land along the western side of YLH is also zoned “GB” in order to provide a buffer area for the adjoining uses.
- 9.12.3 As diversion of stream, filling of land and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

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

- 9.13.1 This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted. The area under this zoning is mainly Government land and permitted burial grounds.
- 9.13.2 Uses related to conservation purposes such as nature reserve and nature trail are permitted as of right. However, significant new developments are not permitted in this zone. Only a selective range of uses such as public convenience and tent camping ground which would have insignificant impact on environment and infrastructural provision could be permitted upon approval by the Board.
- 9.13.3 The majority of the areas under this zoning are the flanks of the western and eastern boundaries of the Area. They are sloping land adjoining Tai Lam Country Park and the Tsing Shan Firing Range.
- 9.13.4 Diversion of stream, filling of land and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

- 9.14** *For the zone(s) where minor relaxation of relevant restriction(s) is applicable, based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/site coverage/building height restrictions as stated in the relevant paragraphs above may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.*

10. TRANSPORT AND COMMUNICATION

10.1 Road and Rail Networks

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

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

10.2 Transport Provision

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

11. UTILITY SERVICES

11.1 Water Supply

The existing Water Treatment Works available in NWNT has already been fully committed. Further treatment works capacity, if required, would be made available from the future extension to the Water Treatment Works in NWNT. A site zoned “G/IC” located along the western boundary of the Area is reserved for the provision of a new fresh water service reservoir and a new salt water service reservoir. Extension of water supply system will be required if there is a substantial increase in the future water demand arising from large residential developments.

11.2 Sewerage and Sewage Treatment

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

11.3 Electricity

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

11.4 Gas

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

12. CULTURAL HERITAGE

12.1 Within the boundary of the Area, there is a Grade 1 historic building, i.e. To Ancestral Hall at Tuen Tsz Wai, as well as the Fu Tei Ha, Nai Wai Kiln, San Hing Tsuen, Tsing Chuen Wai and Tuen Tsz Wai Sites of Archaeological Interest. All of the above graded historic building and sites of archaeological interest are worthy of preservation.

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

12.3 Prior consultation with the Antiquities and Monuments Office (AMO) *of Development Bureau* should be made if any development, redevelopment or rezoning proposals might affect the above graded historic buildings/structures, new items pending grading assessment, sites of archaeological interest and their immediate environs. If disturbance to the site(s) of archaeological interest is unavoidable, an archaeological impact assessment shall be conducted to evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall be engaged to apply for a licence from the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological field investigation and proposed appropriate mitigation measures to the satisfaction of AMO.

13. IMPLEMENTATION

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

14. PLANNING CONTROL

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

Board thinks appropriate to enable it to consider the applications.

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

TOWN PLANNING BOARD
~~NOVEMBER 2022-XX 2025~~

**Extract of minutes of Rural and New Town
Planning Committee meeting on 14.7.2023**

Agenda Item 6

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/TM-LTY Y/10 Application for Amendment to the Approved Lam Tei and Yick Yuen
Outline Zoning Plan No. S/TM-LTY Y/12, To rezone the application
site from “Residential (Group E)” and “Village Type Development” to
“Residential (Group A) 1”, Lots 220 RP and 221 in D.D.130, San Hing
Road, San Hing Tsuen, Tuen Mun
(RNTPC Paper No. Y/TM-LTY Y/10A)

Presentation and Question Sessions

30. The following representatives from the Planning Department (PlanD) and the
applicant’s representatives were invited to the meeting at this point:

PlanD

Mr Raymond H.F. Au	-	District Planning Officer/Tuen Mun & Yuen Long West (DPO/TMYLW)
Ms L.C. Cheung	-	Senior Town Planner/Tuen Mun & Yuen Long West (STP/TMYLW)
Ms Eva K.Y. Tam	-	Town Planner/Tuen Mun & Yuen Long West

Applicant’s Representatives

Ove Arup & Partners Hong Kong Ltd.

Ms Yeung Wing Shan Theresa

Ms Leung Ming Yan

Ms Law Pui Lam

Ms Law Sabrina Cho Yin

31. With the aid of a PowerPoint presentation, Ms L.C. Cheung, STP/TMYLW, briefed Members on the background of the application, the proposed rezoning of the application site (the Site), departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

32. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Leung Ming Yan, the applicant's representative, made the following main points:

- (a) the Site fell within an area partly zoned "Residential (Group E)" ("R(E)") and partly zoned "Village Type Development" ("V") on the approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY Y/12 (the OZP). The "R(E)" zone was intended primarily for phasing out of existing industrial uses through redevelopment for residential use. The Site was currently used as a warehouse;
- (b) the Site was a subject of a previous section 16 application (No. A/TM-LTY Y/291) approved by the Town Planning Board (the Board) upon review in 2016 for proposed flat development with two blocks of five-storey buildings providing 16 flats (the approved scheme);
- (c) the Site had been zoned "R(E)" since 2000. The surrounding area had been undergoing gradual transformation from an industrial area into a high-density and high-rise residential neighbourhood over the past 20 years. In view that a number of proposed amendments to the OZP and applications for minor relaxation of development restrictions for higher density residential developments in the surrounding area of the Site were agreed and/or approved by the Board, for better utilisation of scarce land resources for housing development, the applicant would like to take the opportunity to optimise the approved scheme by increasing the domestic plot ratio (PR) from 1 to 5 and the building height (BH) from five storeys (26mPD) to 29 storeys (100mPD). A total of 288 flats, instead of 16 flats under the

approved scheme, could be provided in the proposed scheme;

- (d) the nearby planned San Hing Road (SHR) and Hong Po Raod (HPR) public housing development to the southwest of the Site had a maximum PR of 6.5 and a maximum BH of 160mPD. The development intensity adopted for the proposed development was to ensure a development scale compatible with the surroundings and to create a stepped BH profile serving as a transition from the high-rise public housing development in the south and west of the Site towards the village type development in the north and east;
- (e) a setback with proper landscaping at the northeastern corner of the Site along SHR would be provided with a view to enhancing pedestrian connectivity, safety, as well as streetscape and visual amenity of SHR;
- (f) new Remarks for the “Residential (Group A)1” (“R(A)1”) zone specifying the maximum PR of 5 was proposed to be incorporated in the Notes of “R(A)” zone to ensure proper control for the proposed development at the Site; and
- (g) with better utilisation of land resource, the proposed development would help address the pressing housing demand in the society. The proposed development was compatible with the changing planning circumstances in the surrounding areas. Relevant technical assessments demonstrated that the proposed development was technically feasible and would not cause adverse impacts on the surrounding areas. Concerned government departments had no objection to or no adverse comment on the application.

33. As the presentations of PlanD’s representative and the applicant’s representative had been completed, the Chairman invited questions from Members.

34. A Member asked about the planned developments in the surrounding areas of the Site, especially the development intensity of the northern area of the Site which mainly zoned “V” on the OZP. In response, Mr Raymond H.F. Au, DPO/TMYLW, said that to the immediate south and west of the Site was the planned SHR and HPR public housing development with a site area of over 20 hectares. There would be 22 residential blocks with

a maximum BH of 160mPD (32-46 storeys). To the immediate north and east of the Site was a large piece of “V” zone mainly occupied by three-storey village houses of San Hing Tsuen, Tuen Tsz Wai and Tsing Chuen Wai. Besides, there were two approved applications for proposed residential developments respectively with maximum PRs of 2.5 and 5 and maximum BHs of eight storeys and 19 storeys to the further east of the Site.

35. As the applicant and his representative had no further points to raise and there were no further questions from Members, the Chairman said that the hearing procedures of the application had been completed. The Committee would deliberate on the application in the absence of the applicant’s representatives and inform the applicant of the Committee’s decision in due course. The Chairman thanked PlanD’s representatives and the applicant’s representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

36. The Chairman recapitulated that both PlanD’s representative and the applicant’s representative mentioned that the surrounding areas of the Site had transformed into a high-density and high-rise residential neighbourhood. The planned SHR and HPR public housing development adjacent to the Site would be developed with a maximum PR of 6.5 and a maximum BH of 160mPD. The applicant seized the opportunity to review the approved scheme of the Site and optimised the development potential to a scale larger and yet compatible with the surroundings. Various technical assessments submitted by the applicant demonstrated that the proposed development was technically feasible and relevant government departments had no adverse comment on the technical assessments. Members generally agreed that the application could be approved.

37. After deliberation, the Committee decided to agree to the application, the relevant proposed amendment to the OZP, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance when opportunity arises.

**Extract of minutes of Rural and New Town
Planning Committee meeting on 10.1.2025**

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/TM-LTY Y/11 Application for Amendment to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY Y/12, To rezone the application site from “Residential (Group B) 1” to “Residential (Group B) 4” and to amend the Notes of the zone applicable to the site, Lots 523RP, 714RP, 718RP, 719RP, 721RP, 722RP, 723RP, 724RP and 725 in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun
(RNTPC Paper No. Y/TM-LTY Y/11B)

Presentation and Question Sessions

9. The following representatives from the Planning Department (PlanD) and the applicant’s representatives were invited to the meeting at this point:

PlanD

Mr Raymond H.F. Au	-	District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW)
Ms Kennie M.F. Liu	-	Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW)
Mr Steven K.S. Ma	-	Assistant Town Planner/Tuen Mun and Yuen Long West

Applicant’s Representatives

Wing Mau Tea House Limited - Applicant

Mr Raymond Fong

Mr Marco Lee

Mr William Lai

KTA Planning Limited

Mr Kenneth To

Ms Gladys Ng

CKM Asia Limited

Mr Chin Kim Meng

Ramboll Hong Kong Limited

Ms Katie Yu

Mr Ken Li

Asia Infrastructure Solutions Limited

Mr Adrian Yeung

10. The Chairperson extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

11. With the aid of a PowerPoint presentation, Ms Kennie M.F. Liu, STP/TMYLW, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Residential (Group B) 1" ("R(B)1") to "Residential (Group B) 4" ("R(B)4") to facilitate a medium-density residential development, departmental comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

[Ms Clara K.W. U joined the meeting during PlanD's presentation.]

12. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Gladys Ng, the applicant's representative, made the following main points:

- (a) the Site was located next to Light Rail Transit (LRT) Lam Tei Station at the northern fringe of Tuen Mun New Town. During the early development of Tuen Mun New Town and Yuen Long New Town, the concerned area had

been considered as a rural township . Following the development of Tin Shui Wai New Town and the more recent Hung Shui Kiu New Development Area , the area surrounding the Site had been transformed from a rural setting to an urban area with high-density developments;

- (b) there had been previously approved or agreed applications for residential developments with similar or higher development intensity in the vicinity of the Site since 2017. These included Ching Tin Estate, Wo Tin Estate and Yan Tin Estate public housing developments, which had already been built, the proposed Hong Po Road and San Hing Road public housing development (HPR and SHR PHD) with zoning amendments incorporated in the Outline Zoning Plan (OZP) in 2021, an application for minor relaxation of plot ratio (PR) and building height (BH) restrictions for permitted public housing development in Tuen Mun North (application No. A/TM/583), an application for minor relaxation of PR and BH restrictions for a private residential development to the immediate south of the Site (application No. A/TM-LTTY/426), and a rezoning application for private residential development to the west of the Site (application No. Y/TM-LTTY/10) approved/agreed in 2023. Furthermore, a Light Public Housing in Tuen Mun Area 54, which would provide 5,300 units, was scheduled for completion in 2026/27;
- (c) the proposed rezoning of the Site from “R(B)1” to “R(B)4” for medium-density residential development with a maximum PR of 5 and a maximum BH of 27 storeys excluding car park levels (107.8mPD) was generally in line with the development intensity of other planned developments at the northern fringe of Tuen Mun New Town and was considered compatible with the changing planning context of the area;
- (d) the applicant proposed to upgrade a portion of the existing substandard access road between the Site and Ng Lau Road to a 7.3m-wide road carriageway with a 2m-wide footpath and a 2m-wide cycle track, so as to provide convenient access to/from LRT Lam Tei Station. Moreover, a 3m-wide footpath with planters and lighting would be re-provided along the northern boundary of the Site to enhance pedestrian connectivity and walking environment. The footpath would be open 24 hours daily for public use;

and

- (e) significant visual impact from the proposed development was not anticipated. According to the submitted technical assessments, the proposed rezoning was technically feasible. Relevant government departments had no adverse comment on/in-principle objection to the rezoning application.

13. As the presentations of PlanD's representative and the applicant's representative had been completed, the Chairperson invited questions from Members.

Interface with the Existing Nullah

14. A Member enquired about the condition of the existing nullah along the western boundary of the Site and the mitigation measures to address the potential odour and sewage problems. In response, Mr Raymond H.F. Au, DPO/TMYLW, with the aid of some PowerPoint slides, said that according to a site visit conducted by PlanD recently, the condition of the nullah was found acceptable with no hygiene issue identified. As the applicant had committed to managing and maintaining the landscaped area within the Site abutting the nullah, any hygiene issues if identified, including mosquitos and other insects breeding during summer wet season, would be properly addressed.

15. Upon the invitation of the Chairperson, Mr Kenneth To, the applicant's representative, with the aid of some PowerPoint slides, supplemented that subsequent to the agreement of the previous rezoning application (No. Y/TM-LT/9) covering the Site, the applicant submitted a land exchange application to the Lands Department (LandsD). In response to LandsD's request, an additional narrow and elongated strip of government land located between the existing nullah and the applicant's private lots had been included in the site boundary of the current application. This strip of land would form part of the landscaped area of the proposed development. Such arrangement was consistent with the latest draft lease plan issued by LandsD during the land exchange process and would ensure that the landscaped area would be managed and maintained by the applicant in a comprehensive manner, as detailed in the submitted Landscape Master Plan.

16. The Vice-chairperson and some Members raised the following questions:

Re-provisioned Footpath

- (a) whether the proposed re-provisioned footpath along the northern boundary of Site would be convenient for the public, and whether the existing footpath bisecting the Site could be retained for public use;
- (b) whether the management and maintenance cost of the re-provisioned footpath would be borne by the applicant, and whether its design and condition would be up to standard;
- (c) the pedestrian access arrangements during the construction of the Site;
- (d) the liable party for any injury at the re-provisioned footpath, which fell within the private lots owned by the applicant;

On-site Sewage Treatment Plant (STP)

- (e) the party responsible for the cost of connecting to the public sewerage system in the future and the timeframe for the connection; and
- (f) upon connection to the public sewerage system, the arrangement for the on-site STP.

17. In response, Mr Kenneth To, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

Re-provisioned Footpath

- (a) the existing footpath would not be retained as it traversed the Site. Management issues were envisaged if the existing footpath was to be kept. Instead, a 3m-wide footpath would be re-provided along the northern boundary of the Site, equipped with lighting, and open 24 hours daily for public use. Although this involved a slight detour compared to the existing

footpath, the re-provisioned footpath would remain a convenient pedestrian connection, particularly between San Hing Tsuen and the LRT Lam Tei Station;

- (b) the design and operational requirements for the re-provisioned footpath would be stipulated under the lease and the Deed of Mutual Covenant (DMC). The re-provisioned footpath would be constructed by the applicant at its own cost, while the management and maintenance responsibilities and costs would be borne by the future residential development as stipulated under the DMC. Discussions with LandsD regarding such stipulation was already at an advanced stage under the land exchange application of the Site, and the applicant would ensure that the footpath would be managed and maintained up to standard;
- (c) the existing footpath would only be closed after the proposed re-provisioned footpath along the northern boundary of the Site was opened for public use;
- (d) according to the latest discussion with LandsD, no government department was likely to take possession of the re-provisioned footpath. As such, public liability insurance purchased under the DMC would cover injuries occurring on the re-provisioned footpath;

On-site Sewage Treatment Plant

- (e) the Environmental Protection Department had not provided a timeframe for implementing the public sewerage system in the area. Nonetheless, the cost of connecting to the future public sewerage system would be borne by the future residential development and such requirement would be stipulated in the lease; and
- (f) with reference to past practices, the STP would be decommissioned and sealed once a connection was made between the Site and the public sewerage system. The STP could not be converted for other purposes.

Previously Agreed Section 12A Application (Y/TM-LTY9/9)

18. A Member asked whether the Lam Tei and Yick Yuen OZP had been amended subsequent to the agreement of the previous rezoning application at the Site (application No. Y/TM-LTY9/9). In response, Mr Raymond H.F. Au, DPO/TMYLW, with the aid of some PowerPoint slides, said that while the previous rezoning application had been agreed by the Committee in September 2021, the Lam Tei and Yick Yuen OZP had not yet been amended as there were other planned and proposed developments within the OZP that needed to be taken into consideration. Upon receipt of the subject application in early 2024, it was noted that the application involved the same location as the previously agreed application. PlanD would consider the appropriate timing for amendment of the OZP based on the Committee's decision on the subject application.

19. Another Member asked why the applicant had not sought a maximum PR of 5 in the previous rezoning application. In response, Mr Kenneth To, the applicant's representative, with the aid of some PowerPoint slides, said that the draft Lam Tei and Yick Yuen OZP incorporating amendments for some planned development such as the HPR and SHR PHD with a maximum PR of 6.5 and a maximum BH of 160mPD was only gazetted in August 2021. At the time of the submission of the previous rezoning application (Y/TM-LTY9/9) (with a maximum PR of 2.5) in December 2019, the development parameters of the HPR and SHR PHD were not yet available to the public. Hence, it was difficult for the applicant to address departmental comments, in particular regarding the requests to take into account those uncertain planned developments in the technical assessments. The previous rezoning application was agreed by the Committee in September 2021, just one month after the gazettal of the draft Lam Tei and Yick Yuen OZP regarding the HPR and SHR PHD. Subsequently, the Committee also approved/agreed to several planning applications for higher density residential developments with maximum PRs ranging from 5 to 6.9 in the vicinity of the Site in 2023. Given the changing planning circumstances around the Site and upon reviewing the planned residential developments nearby and the capacity of the major infrastructure in the area, it was considered feasible to further increase the maximum PR of the Site from 2.5 to 5 in the current application.

Visual Impact

20. With reference to some PowerPoint slides showing the photomontages in the submitted Visual Impact Assessment (VIA), a Member enquired about the distance of viewpoint 3 from the Site. In response, Mr Raymond H.F. Au, DPO/TMYLW, said that according to the submitted VIA, most of the seven selected public viewpoints are in close proximity to the Site. Viewpoint 3 was taken dozens of metres northeast from the Site at Lam Tei Main Street. Considering that the planned HPR and SHR PHD southwest of the Site was subject to a maximum BH of 160mPD, the proposed development would not result in insurmountable visual impact and was not incompatible with the planned surrounding environment.

Others

21. A Member enquired whether the area at the southern tip of the Site excluded from the Development Site would be handed over to the Government and the reason for excluding the concerned area from the Development Site. In response, Mr Kenneth To, the applicant's representative, with the aid of some PowerPoint slides, explained that the concerned area was the existing access road falling on government land. The area would be designated as 'Brown Area' under lease, which would be maintained by the lot owner or, upon request, to be handed over to the Government upon completion of the proposed upgrading works as specified in the lease conditions.

22. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked PlanD's representatives and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

23. The Chairperson recapitulated that the Site was the subject of a previous rezoning application agreed by the Committee in 2021. Compared with the previous application, the current application mainly involved an increase in the proposed PR from 2.5 to 5 and an increase in the proposed maximum BH from 35mPD to 107.8mPD. As explained by PlanD's

representatives, there had been several planned medium to high-density residential developments in the vicinity and the wider geographical context of the Site with a maximum PR of 5 or higher over the past 4 years. Upon reviewing the planned residential developments nearby and the capacity of the major infrastructure, the applicant had submitted various technical assessments to demonstrate that the proposed rezoning was technically feasible. Relevant government departments had no in-principle objection to/no adverse comment on the application.

24. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Lam Tei and Yick Yuen Outline Zoning Plan, together with the revised Notes and the Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Provision of Major Community Facilities and Open Space in Lam Tei and Yick Yuen OZP

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP Planned Population	Provision		Surplus/ Shortfall against OZP Planned Provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	8.9 ha	0.71 ha	0.71 ha	-8.19 ha
Local Open Space	10 ha per 100,000 persons [#]	8.9 ha	2.16 ha	10.73 ha	1.83 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	1	0	1	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	0	1	1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	0	0	1	1
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	0	1	N.A.
Library	1 district library for every 200,000 persons (assessed on a district basis)	0	0	1	1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP Planned Population	Provision		Surplus/ Shortfall against OZP Planned Provision
			Existing Provision	Planned Provision (including Existing Provision)	
Kindergarten / Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	55 classrooms	8 classrooms	53 classrooms	-2 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by Education Bureau (EDB) on a district/school network basis)	115 classrooms	0 classrooms	30 classrooms	-85 classrooms ^{&}
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial-wide basis)	79 classrooms	25 classrooms	25 classrooms	-54 classrooms ^{&}
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority (HA) on a regional/cluster basis)	493 beds	0	0	-493 beds [^] (Will be catered for in the 2nd Ten-year Hospital Development Plan based on Hospital Authority's assessment on a regional/ cluster basis)
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by Social Welfare Department (SWD) on a local basis)	355 places	0	200	-155 places [~] (a long-term target assessed on a wider spatial context by SWD)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP Planned Population	Provision		Surplus/ Shortfall against OZP Planned Provision
			Existing Provision	Planned Provision (including Existing Provision)	
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	1	0	1	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	0	0	0	0
District Elderly Community Centre	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	0	0	N.A.
Neighbourhood Elderly Centre	One in a cluster of new and redeveloped housing areas with a population of around 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	0	4	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*} (assessed by SWD on a district basis)	263 places	21 places	268 places	5 places [~]
Residential Care Home for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	326 beds	63 beds	2,537 beds	2,211 beds [~]

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP Planned Population	Provision		Surplus/ Shortfall against OZP Planned Provision
			Existing Provision	Planned Provision (including Existing Provision)	
Pre-school Rehabilitation Services	23 subvented service places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	82 places	0	60 places	-22 places~ (a long-term target assessed on a wider spatial context by SWD)
Day Rehabilitation Services	23 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	174 places	0	0	-174 places~ (a long-term target assessed on a wider spatial context by SWD)
Residential Care Services	36 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	273 places	28	68	-205 places~ (a long-term target assessed on a wider spatial context by SWD)
Community Rehabilitation Day Centre	1 centre for every 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre for every 280,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre for every 310,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0

Note:

The planned resident population is about 88,500. If including transients, the overall planned population is about 89,700. All population figures have been adjusted to the nearest hundred.

Remarks:

- # The requirements exclude planned population of transients.
- & The deficit in provision is based on OZP planned population while according to the EDB, general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s).
- ^ The deficit in provision is based on OZP planned population while the HA plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in the Tuen Mun and Yuen Long district. There are a number of hospital redevelopment projects planned in the Second Ten-year Hospital Development Plan (HDP), which will provide additional beds for serving the population in the NTWC. The projected service demand will be catered for in the Second Ten-year HDP.
- ~ The deficit in provision is based on OZP planned population while the SWD adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.
- * Consisting of 40% centre-based CCS and 60% home-based CCS.

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