

Previous Application

Rejected Application

Application No.	Uses / Developments	Date of Consideration	Rejection Reason
Y/NE-MKT/1	To rezone the application site from “Agriculture”, “Green Belt” and “Government, Institution or Community” to “Other Specified Uses” annotated “Innovation and Technology Hub”	28.3.2025	R1

Rejection Reason

- R1 The application site (the Site) falls within the study of the ongoing “Remaining Phase Development of the New Territories North (NTN) – Planning and Engineering Study for NTN New Town and Man Kam To – Investigation”. Considering that the prospect for comprehensive implementation of the proposed development at the Site was uncertain taking into account the current land ownership pattern, and that the current proposal was considered not acceptable given the disproportionate residential component for the proposed innovation and technology hub, approval of the rezoning application would impose major constraints on the more comprehensive land use planning of the area as part of a New Development Area, and undermined the efficient use of the surrounding land.

OTHER SPECIFIED USES

<i>Column 1</i> <i>Uses always permitted</i>	<i>Column 2</i> <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
<i>For “Innovation and Technology Hub” Only</i>	
<i>Eating Place</i>	<i>Broadcasting, Television and/or Film Studio</i>
<i>Educational Institution</i>	<i>Government Refuse Collection Point</i>
<i>Exhibition or Convention Hall</i>	<i>Hotel</i>
<i>Flat</i>	<i>Mass Transit Railway Vent Shaft and/or</i>
<i>Government Use (not elsewhere specified)</i>	<i>Other Structure above Ground Level other than Entrances</i>
<i>Information Technology and Telecommunications Industries</i>	
<i>Institutional Use (not elsewhere specified)</i>	
<i>Office</i>	
<i>Place of Entertainment</i>	
<i>Place of Recreation, Sports or Culture</i>	
<i>Private Club</i>	
<i>Public Transport Terminus or Station</i>	
<i>Public Utility Installation</i>	
<i>Public Vehicle Park (excluding container vehicle)</i>	
<i>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</i>	
<i>Research, Design and Development Centre</i>	
<i>Residential Institution</i>	
<i>School</i>	
<i>Shop and Services</i>	
<i>Social Welfare Facility</i>	
<i>Training Centre</i>	
<i>Utility Installation for Private Project</i>	

(Please see next page)

<i>Figure No.</i> 6.2a	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – Notes of the “Other Specified Uses” annotated with “Innovation and Technology Hub” Zone (Sheet 1 of 2)
ARUP	<i>Date</i> May 2026	<i>Source</i> Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

OTHER SPECIFIED USES (Con'd)

Planning Intention

The zone is intended primarily for establishing an Innovation and Technology Hub which accommodates a variety of innovation and technology uses, including research and development, office, data centre, commercial, and other related business and complementary facilities with a landscaped, high-quality living and working environment to promote high technology business development.

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 non-domestic gross floor area of 365,180m², a maximum domestic gross floor area of 138,450m² and maximum building heights specified below:*

<u>Sub-area</u>	<u>Restrictions</u>
1	Maximum 90 meters above Principal Datum in height
2	Maximum 80 meters above Principal Datum in height
3	Maximum 110 meters above Principal Datum in height
4	Maximum 120 meters above Principal Datum in height

- (b) *In determining the relevant maximum gross floor areas 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, caretaker's office and caretaker's quarters and utility installation for private project, 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) *In determining the relevant maximum gross floor areas for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as public transport interchange as required by the Government, and Government, institution or community facilities including school(s) will be disregarded.*
- (d) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

Figure No. 6.2b	Scale -	Figure Title Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – Notes of the “Other Specified Uses” annotated with “Innovation and Technology Hub” Zone (Sheet 2 of 2)
ARUP	Date May 2026	Source Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

- 9.1.3 Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 9.1.4 In order to address the potential impacts from developments on existing stream courses in general, concerned departments including Agriculture, Fisheries and Conservation Department and Planning Department should be consulted when processing Small House grant and applications in close proximity to existing stream courses, to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 9.1.5 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.
- 9.1.6 Part of the area under this zoning falls on Muk Wu Nga Yiu Kilns Site of Archaeological Interest. Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau (DEVB) should be made if any development, redevelopment or rezoning proposals might affect the above site of archaeological interest and their immediate environs.

9.2 “Government, Institution or Community” (“G/IC”) : Total Area 11.11 ha

- 9.2.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.2.2 Major existing facilities under this zoning include Ling Ying Public School, two Water Supplies Department’s pumping stations at Muk Wu and River Ganges, Hong Kong Police Force (HKPF) Man Kam To Operation Base, MacIntosh Forts at Nam Hang and Nga Yiu, a livestock monitoring station, an animal inspection station and food inspection facilities at Man Kam To BCP. Two disused schools, i.e. ex-Sam Wo Public School at Lin Ma Hang Road near Muk Wu and ex-Lo Wu Public School, are also zoned “G/IC”, which can be put to adaptive re-use for other government, institution and community uses, including farmland rehabilitation and organic farm centre to promote eco-tourism. As detailed planning proceeds, land may be designated from other uses to this zoning to meet the envisaged demands of the growing population in the Area.
- 9.2.3 The MacIntosh Forts are located within Government land and currently occupied by radio and communication equipment for the use of HKPF. The “G/IC” zone is to reflect their current use. Given their historic building status, they are worthy of preservation. According to the Northern

Figure No. 6.3a	Scale -	Figure Title Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – Explanatory Statement of the “Government, Institution or Community” Zone
ARUP	Date May 2026	Source Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

9.4 “Other Specified Uses” (“OU”) : Total Area 121.54 ha

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

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

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

“OU (Cemetery, Columbarium, Crematorium and Funeral Related Uses)” : Total Area 80.49 ha

9.4.2 This zone is intended primarily for the provision of land for cemetery and related uses. The existing Sandy Ridge Cemetery is included under this zone.

“OU (Innovation and Technology)” (“OU(I&T)”) : Total Area 11.59 ha

9.4.3 This zone is primarily intended to provide development space for data centres and related purposes. A site, situated to the north of Man Kam To Road and southeast of Yuen Leng Chai and MacIntosh Fort (Nam Hang), at Sandy Ridge within the Northern Metropolis, near Lo Wu is zoned “OU(I&T)”. It is intended to be developed as a data facility cluster for data centres and related uses.

9.4.4 An Engineering Feasibility Study has been conducted and demonstrated that the proposed data centres and related uses with a maximum Gross Floor Area (GFA) of 250,000m² and a maximum building height of 115mPD is technically feasible. Further increase in GFA would be subject to confirmation of the technical feasibility at the detailed design stage.

9.4.5 The development parameters and layout for individual land parcel(s) will be subject to detailed design by the future project proponent(s). Necessary restrictions may be imposed through relevant statutory and/or administrative control in order to ensure the development is under proper control.

“OU (Railway)” : Total Area 6.73 ha

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

“OU (Innovative & Technology Hub)” : Total Area 12.58 ha

9.4.7 About 12.58 ha of land in the area to the northwest of Chow Tin Tsuen at the foot of the Lo Shue Ling by the lower course of Ping Yuen River are zoned “OU” annotated “Innovation and Technology Hub” (“OU(I&T

Figure No. 6.3b	Scale -	Figure Title	Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – Explanatory Statement of the “Other Specified Uses” annotated with “Innovation and Technology Hub” Zone
ARUP	Date May 2026	Source	Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

Hub)”). This zoning is intended primarily to provide development spaces for the industries where Hong Kong enjoys clear advantage, such as innovative and high-technological industries. The Innovation and Technology Hub aims to establish a base for the clustering of innovation and technology industry-related business, by providing floor space for research and development uses, offices, and data services platforms, and other related business and complementary facilities, in an extensively landscaped high-quality living and working environment so as to attract technology companies and talents to set up their offices and work here. Ancillary/ supporting facilities such as retail, restaurants, and residential institution would also be provided within the zone.

9.4.8 *Development within this zone is subject to a maximum non-domestic gross floor area of 365,180m² and a maximum domestic gross floor area of 138,450m². To ensure the compatibility with the existing built and natural environment, development restrictions on the building height are stipulated in the Notes for each of the four sub-areas.*

9.4.9 *In order to facilitate the provision of GIC facilities, in determining the maximum gross floor area of the development and/or redevelopment, any floor space that is constructed or intended for use solely as Government, institution or community facilities will be disregarded.*

9.4.10 *To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the gross floor area and building height restrictions stated above may be considered by the Board through the planning permission system. Each proposal will be considered on the individual planning merits.*

9.5 “Agriculture” (“AGR”) : Total Area 47.56 ha

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

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

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

Figure No.	Scale	Figure Title	Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – Explanatory Statement of the “Other Specified Uses” annotated with “Innovation and Technology Hub” Zone and “Agriculture” Zones
6.3c	-		
ARUP	Date May 2026	Source	Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

- 9.5.4 As diversion of streams or filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land for genuine
- 9.5.5 agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.
- 9.5.6 Part of the area under this zone falls on Muk Wu Nga Yiu Kilns Site of Archaeological Interest. Prior consultation with the AMO of DEVB should be made if any development, redevelopment or rezoning proposals might affect the above site of archaeological interest and its immediate environs.

9.6 “Green Belt” (“GB”) : Total Area 107.06 ha

- 9.6.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.6.2 However, limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the Board will be assessed on their individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.6.3 The “GB” zone mainly covers the mountainous areas west of the boundary crossing at Man Kam To and in Lo Shue Ling in the east, the densely vegetated areas which include fung-shui woodlands that are mainly scattered around the village settlements including Chow Tin Tsuen and Muk Wu and the permitted burial grounds for indigenous villagers. The fung-shui woodlands near Chow Tin Tsuen and Muk Wu are zoned “GB” due to their low to moderate ecological value, with low plant diversity and high susceptibility to human disturbance.
- 9.6.4 As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

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

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

Figure No.	Scale	Figure Title
6.3d	-	Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 – Explanatory Statement of the “Green Belt” Zone
ARUP	Date	Source
	May 2026	Extracted from Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

Detailed Departmental Comments

Replacement page of RNTPC
Paper No. Y/NE-MKT/2

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- ~~it is noted that Ancillary Dormitories and private residential use are proposed. The applicants should clarify the target occupants of these two types of residential uses; **the applicants have advised that the target occupants of the Ancillary Dormitories in the form of talent homes, are works, researchers, students, and personnel directly associated with the operation of the proposed innovation and technology (I&T) facilities. The applicants should clarify whether the family members (for example spouse or children) of the target occupants are intended to occupy the Ancillary Dormitories and whether the target occupants are intended to include the operators of the proposed retail use. The private residential use is intended to provide a wider range of accommodation options for I&T professionals and their family members including expatriates, visiting scholars and senior personnel working within the proposed I&T hub. The applicants should clarify whether the Ancillary Dormitories were intended to be used exclusively by parties related to the proposed I&T facilities or non-exclusively by any party. Consideration should be given in order to avoid the residential component from being transformed into a residential project;**~~
- preliminary desktop checking indicates that the application site (the Site) marginally encroaches onto the adjacent permitted burial ground and some graves are found within the Site. The applicants have to liaise with Home Affairs Department and the affected parties to resolve the interface issue of the proposed development with any of the existing graves;
- according to the Landscape and Tree Preservation Proposals, a total of 279 trees would be felled and 275 trees would be planted all within the Development Site. The applicants are reminded that compensatory plantings should be provided within private lot(s) and no Government Land (GL) should be involved. Unless otherwise specified, LandsD will not process tree preservation and removal proposal submitted for planning application;
- the various requirements under the technical assessments/reports will not be considered to be incorporated under lease unless relevant government bureaux/departments request for or are in support of these requirements and agree to be named as approval authority under lease and be responsible for monitoring the applicants' compliance both at development and subsequent operation stages;
- in the event that the application under Section 12A of the Town Planning Ordinance (TPO) is accepted or partially accepted by the Board with a set of clear development parameters (including but not limited to the proposed user, gross floor area (GFA) and car parking provisions, as appropriate) defined/firmed up and further submission to the Board (including application(s) for permission under Section 16 of the TPO after the corresponding amendment to the Outline Zoning Plan (OZP) has been made is not required, the applicants may submit request for streamlined processing of land exchange application. Depending on the circumstances of each case, LandsD at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of the administrative fee(s) (including fee payable to the Legal Advisory and Conveyancing office, if required) by the applicants, commence the streamlined processing of the land exchange application on a without prejudice and non-committal basis while Planning Department is taking forward the relevant OZP amendment; and
- the applicants are reminded that once the accepted or partially accepted proposal is reflected in the OZP and approved under Section 9 of the TPO, a formal application for land exchange by applicants to LandsD is still required. Every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the land exchange application will eventually be approved by LandsD. If the application for land exchange is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of premium and administrative fee(s).

2. Education

Comments of the Principal Education Officer (Kindergarten Education), Education Bureau (PEO(KGE), EDB):

Schedule of Accommodation (SoA) and GFA for a 6-class Kindergarten

- the SoA for Kindergarten Premises has been revised to improve the learning environment by increasing the indoor floor area for each student by 20%. The revised recommended SoA for a 6-classroom kindergarten has come into effect from October 2017 which is recommended for reserving space in developing new kindergartens as far as practicable, and is available for reference in the Appendix 3 of the “Operation Manual for Pre-primary Institutions” (**Attachment 2**). The total area for all items excluding toilet and outdoor play area as stated in the revised SoA for facilities for students and staff should be adequately provided and outdoor play area should be provided whenever possible in the proposed kindergarten. It is noted that the GFA of the proposed 6-classroom kindergarten would be about 724m². Please ensure the requirements in the above mentioned revised SoA could be met as far as practicable. For the applicants’ reference, for some kindergarten premises having marked in government, institution and community sites, the GFA for a 6-classroom kindergarten is approximately 900m²;

Safety Concerns on Loading/Unloading (L/UL) spaces for Kindergarten School Buses

- while parking and L/UL requirements for kindergarten school buses are beyond out EDB’s preview, the applicants may refer to the Table 11, Section 2 of Chapter 8 – Internal Transport Facilities” of the Hong Kong Planning Standards and Guidelines (HKPSG) for relevant requirements as necessary. The applicants are also advised to note the following safety concerns on L/UL space(s) in respect of the kindergarten students’ use:
 - (i) designated L/UL period for kindergarten school buses so as to void possible danger to kindergarten students owing to the clash in using the space with other users; and
 - (ii) the safety of kindergarten students walking between the L/UL spaces to the kindergarten premises should be ensured at all time; and
- the applicants should ascertain the premises for the proposed kindergarten can meet the various requirements laid down in the Education Ordinance (Cap. 279), Education Regulations (Cap. 279A) and relevant statutory requirements, and “Operation Manual for Pre-primary Institutions” (https://www.edb.gov.hk/attachment/en/edu-system/preprimary-kindergarten/about-preprimary-kindergarten/Operation_Manual_eng.pdf).

3. Traffic Aspects

Comments of the Commissioner for Transport (C for T):

- for Junction 15 (Lin Ma Hang Road/proposed access road), part of the proposed junction is located within the Site. The maintenance and management arrangement, as well as the associated land issues, should be further agreed with the Transport Department and relevant departments at later stage. Apart from the staggered crossing proposed by the applicants, it is noted that the applicants provided the alternative scheme demonstrating that a straight crossing arrangement is also feasible by lengthening the cycle time to approximately 150 seconds. The crossing arrangement will be further reviewed and discussed at later stage,

- the road and junction improvement works located on public roads and transport facilities, as proposed by the applicants, should be technically feasible, viable and can be implemented by the applicants; and
- the proposed road and junction design should comply with the Transport Planning and Design Manual requirements, and subject to further detailed review and comment at later stage.

4. Sewerage

Comments of the Director of Environmental Protection (DEP):

- for Noise Impact Assessment, the future developer(s) shall review the type of area as low-density residential area consisting of low-rise or isolated high-wise developments is considered more appropriate, and shall review and elaborate their recommendations on the criteria for planned noise sensitive receivers (NSRs) and existing NSRs. Given their proximity, the criteria shall be the same for consistency.
- on sewerage, it is noted that an on-site sewage treatment plant (STP) is proposed for the development. The applicants are reminded of the followings:
 - (i) the capacity of the on-site STP should be designed at all times for handling the peak flow of the proposed development;
 - (ii) the equalisation tank could be used to handle the excess flow over the peak flow;
 - (iii) backup pumps or tanks should be available for any emergency events for the on-site STP; and
 - (iv) the applicants should seek advice from the Principal Environmental Protection Officer (Regional North) of Environmental Protection Department on the effluent discharge standard and arrangement (e.g. discharge location) at suitable juncture.

5. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- existing water mains inside the Site as shown in the Water Mains Record Plan (MRP) (**Attachment 1**) may be affected. The applicants are required to either divert or protect the water mains found on the Site;
- if diversion is required, existing water mains inside the Site are needed to be diverted outside the Site to lie in GL. A strip of land of minimum 5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicants; and the applicants shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
- if diversion is not required, the following conditions will apply:
 - (i) existing water mains are affected as indicated on the MRP and no development which requires resiting of water mains will be allowed;
 - (ii) details of site formation works shall be submitted to the Director of Water Supplies (D of

WS) for approval prior to commencement of works;

- (iii) no structures shall be built or materials stored within 5m from the centre line(s) of water main(s) shown on the MRP. Free access shall be made available at all times for staff of D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- (iv) no tree or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the MRP. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
- (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
- (vi) tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains.

6. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
- the site coverage of greenery calculation should be submitted separately to the Buildings Department (BD) for approval.

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD):

- the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of the B(P)R. Noting that road upgrading works are proposed to widen the existing access road, the said works should be completed before application of Occupation Permit if the said road serves any purposes under the Buildings Ordinance (BO) (e.g. emergency vehicular access and/or site classification);
- presumably the site is abutting on a specified street having a width not less than 4.5m, the proposed plot ratio and site coverage shall not exceed the permissible under the First Schedule of B(P)R. Otherwise, the development intensity shall be determined by the BA under regulation 19(3) of the B(P)R at building plan submission stage;
- before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;

- for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- if the applicants are required to provide a right-of-way (ROW)/passage for access to adjacent lots or internal streets within Site and such ROW/passages and streets fall within the definition of street under B(P)R, the ROW/passages and streets should be deducted from the site area for the purpose of plot ratio and site coverage calculation under the BO;
- any parking spaces to be disregarded from GFA, calculation under the regulation 23(3)(b) of the B(P)R shall be subject to the requirements laid down in the Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-2;
- sustainable building design requirements and pre-requisites under PNAP APP-151 are APP-152 shall be complied with if GFA concession for green and amenity features and non-mandatory/non-essential plant rooms and services is to be exempted/disregarded;
- the applicants' attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
- if the proposed development under the application is subject to issue of a license, the applicants should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
- detailed comments will be given in the building plan submission stage.

8. Electricity Safety

Comments of the Director of Electrical & Mechanical Services (DEMS):

- the applicants should observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines at Lo Shue Ling as stipulated in Clauses 2.3.5, 2.3.6 and 2.3.24 of HKPSG Chapter 7 – Utility Services and ensure they shall be maintained at any time during and after construction;
- no scaffolding, crane and hoist shall be built or operated within 6m from the outermost conductors (up to 400kV) at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the Site. CLP Power Hong Kong Limited (CLP) shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines;
- in any time during and after construction, CLP shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming;
- the Electricity Supply Lines (Protection) Regulation (Cap. 406H) and the "Code of Practice on Working near Electricity Supply Lines" established under Cap. 406H shall be observed by the

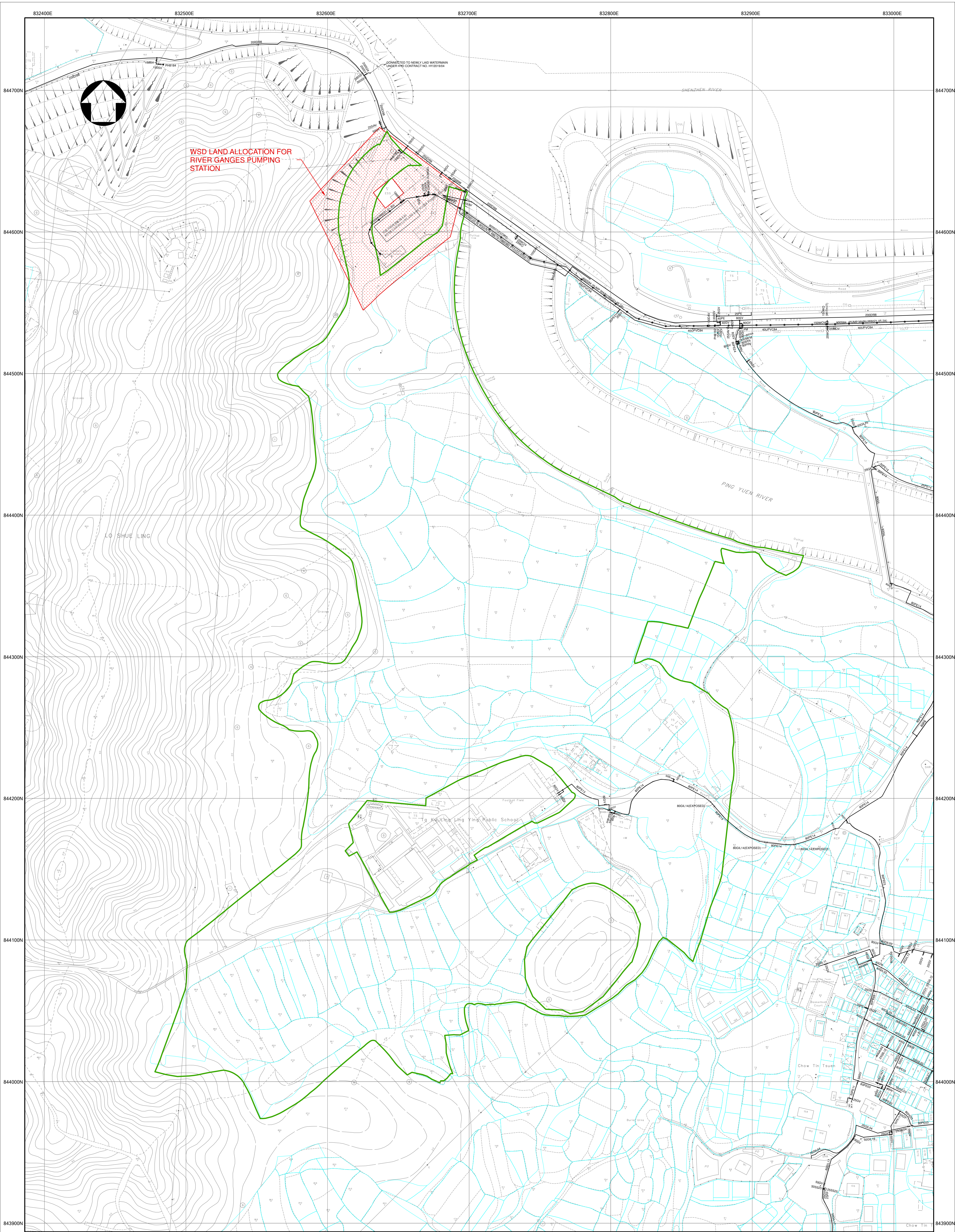
applicants and their contractors when carrying out works in the vicinity of the electricity supply lines; and

- as regards the electric and magnetic fields arising from the transmission overhead lines, the applicants should be warned of possible undue interference to some electronic equipment in the vicinity, if any.

9. Fire Safety

Comments of the Director of Fire Services (D of FS):

- he has no comment on the application subject to water supplies for firefighting and fire service installations being provided to the satisfaction of D of FS;
- detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- the provision of emergency vehicular access shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by BD.



- NOTES: 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY, WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
6. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
7. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
8. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.

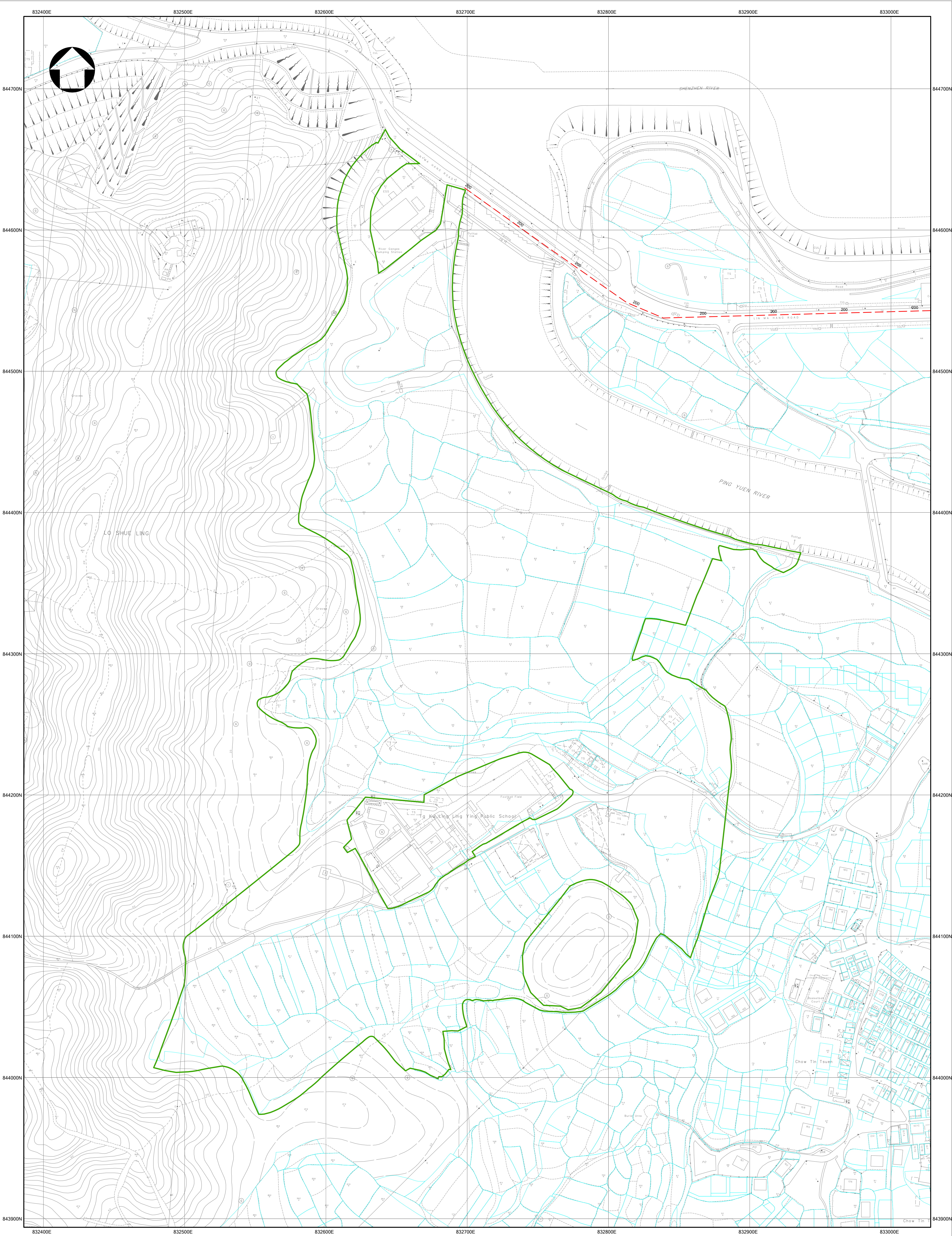
SUBJECT SITE
PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-12D, 13C, 17B & 18A
FILE REF: (20) IN WSD/M/SP 3051/528/14S/24 PT.1
REF. CODE: 24W26M SHEET 1 OF 1 SCALE 1:1200



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Water Supplies Department



NOTES: 1. PROPOSED FRESH WATER MAINS SHOWN THUS ---
2. NO PROPOSED SALT WATER MAINS IN THE VICINITY OF THE SITE.
3. FOR PROPOSED WATER MAINS, PLEASE REFER TO PLANNING REPORT NO(S). 3/2012.

SUBJECT SITE

PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

SUPPLEMENTARY INFORMATION OF PROPOSED WATER MAINS
PART COPY OF SURVEY SHEET NO(S).

3-NW-12D, 13C, 17B & 18A

FILE REF: (20) IN WSD/M/SP 3051/528/145/24 PT.1

REF. CODE: 51W25P SHEET 1 OF 1 SCALE 1:1200



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Water Supplies Department

New Recommended Schedule of Accommodation for a 6-classroom Kindergarten

<u>Item</u>	<u>Area</u> (m ²)	<u>No.</u>	<u>Remarks</u>
Classroom	41 each	6	Maximum class size is 30. During the afternoon nap time of a whole-day class, the maximum number of children to be accommodated is 20. The design should be flexible where feasible, such as the use of folding/sliding partitions between classrooms, the provision of a washbasin and storage space for students' use in each classroom.
Multi-purpose Area/Room(s)	41	-	Multi-purpose area/room(s) should be provided to meet the operational needs or for core students learning activities such as music and art activities. Provision of washbasin as necessary, e.g. for art activities.
Small Group Teaching Room	15	1	A small group teaching room should be provided for individual coaching/small group learning to cater for student diversity.
Principal Office	7	1	
Staff Office	38	1	
Administrative Office	9	1	
General Store	22	1	For storage of play equipment, etc. as well as storage of beds, bedding and related items for whole-day students. As for kindergarten operating half-day courses only, the general store could be of 18m ² .
Medical Room/ Sick bay	11	1	A washbasin is required. Floor finish is suggested to be at least 4mm thick seamless vinyl flooring for hygiene and easy maintenance purposes.
Kitchen (with a separate food store)	24	1	For whole-day kindergartens which intend to serve cooked meals in school, a kitchen which meets the requirements of the Buildings Department/Housing Department, Fire Services Department, Department of Health and other relevant departments should be provided. Refer to Appendix 7 for the basic facilities of the kitchen. A separate food store (of 20% of kitchen area) should also be provided. As for kindergarten operating half-day courses only, the kitchen could be replaced by a pantry with the size of 10m ² .
Laundry	15	-	For whole-day kindergartens, accommodation such as laundry would be desirable.
Toilet	as appropriate	-	According to the First Schedule of the Education Regulations, the requirements for latrines and urinals are as follows: (a) For boys – One pan and two urinals for every 30 boys. Where urinals are not provided, one pan shall be provided for every 20 boys; (b) For girls – One pan for every 20 girls; In addition, a washbasin should be provided for every 30 boys or 25 girls in a kindergarten. Toilet and sanitary facilities should be adequately provided for staff in accordance with the requirements of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations.
Indoor Play Area	123	-	Indoor play area should be provided at the rate of not less than 50% of the total classroom space.
Outdoor Play Area	-	-	Outdoor play area with direct access from the classrooms should be provided whenever possible.