

Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities
Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories
Section 12A Application for Amendment of Plan

For Illustration Only

S/TP/31

RESIDENTIAL (GROUP B) 13

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

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 a building, both excluding floors containing wholly or mainly car parking, loading /unloading bays and/or plant room:

Eating Place
 Off-course Betting Centre
 Office
 Place of Entertainment
 Public Vehicle Park
 (excluding container vehicle)
 School
 Shop and Services

Planning Intention

This zone is intended primarily for medium-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 a building.

(Please see next page)

Figure 6.2a The Proposed Amendments to the Statutory Notes of “R(B)” Zone

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RESIDENTIAL (GROUP B) 13 (Cont'd)

Remarks

- (a) On land designated "R(B)13", 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 3.44, a maximum non-domestic GFA of 800m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan for sub-area (A); and a maximum domestic plot ratio of 3.44 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan for sub-area (B), or the GFA and height of the existing building, whichever greater.
- (b) In determining the maximum GFA for the land designated "R(B)13", 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) In determining the maximum GFA for the land designated "R(B)13", any floor space that is constructed or intended solely for accommodating public vehicle park (excluding container vehicle) as required by the government may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and/or 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.

Figure 6.2b The Proposed Amendments to the Statutory Notes of "R(B)" Zone

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S/TP/31

RESIDENTIAL (GROUP B) 14

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

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 a building, both excluding floors containing wholly or mainly car parking, loading /unloading bays and/or plant room:

Eating Place
 Off-course Betting Centre
 Office
 Place of Entertainment
 School
 Shop and Services

Planning Intention

This zone is intended primarily for medium-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 a building.

Figure 6.2c The Proposed Amendments to the Statutory Notes of “R(B)” Zone

For Illustration Only

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RESIDENTIAL (GROUP B) 14 (Cont'd)

Remarks

- (a) On land designated "R(B)14", 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 1.57, a maximum non-domestic GFA of 376m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (b) In determining the maximum GFA for the land designated "R(B)14", 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/or 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.
- (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Figure 6.2d The Proposed Amendments to the Statutory Notes of "R(B)" Zone

For Illustration Only

S/TP/31

RECREATION

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

Planning Intention

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

Figure 6.3a The Proposed Amendments to the Statutory Notes of “REC” Zone

Detailed Comments from Relevant Government Departments

- (a) Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
- (i) the proposal must not obstruct overland flow or existing flow paths. All existing flow paths as well as the runoff falling onto and passing through the site will be intercepted and disposed of via proper discharge points. Free flow condition of the adjacent drains, channels and watercourses should be maintained at all time;
 - (ii) the applicant should comply with “DSD Technical Circular No. 1/2017 Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage Systems” if the proposed works involve the construction of permanent or temporary works within, over or adjacent to DSD’s stormwater drainage systems;
 - (iii) the applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system;
 - (iv) the applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom; and
 - (v) the applicant is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains from the site. Any blockage or damage of public drains arising from the construction works shall be made good at the cost of the applicant and to our satisfaction.
- (b) Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
- (i) before any new building works are to be carried out on the application site (the Site), the prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works, designated

exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise, they are Unauthorized Building Works (UBWs). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;

- (ii) 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 UBWs 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;
- (iii) Area A and Area B shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
- (iv) presumably the Site will abut on specified street(s) of not less than 4.5m wide, the development intensity shall not exceed the permissible under the First Schedule of B(P)R. Otherwise, if the sites for Area A and Area B do not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under regulation 19(3) of B(P)R;
- (v) in view of the size of the Site, area of any internal streets/ roads required under section 16(1)(p) of the BO should be deducted from the site area for the purpose of plot ratio (PR) and site coverage (SC) calculations under the BO;
- (vi) each phase of the development for Area A should be self-sustainable under the BO;
- (vii) if the proposed PR is based on the assumption that Gross Floor Area (GFA) exemption will be granted for green/amenity features and non-mandatory/non-essential plant room, etc., the pre-requisites under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and APP-152 should be complied with;
- (viii) recreation facilities may be exempted from GFA calculation under BO if they comply with the requirements under PNAP APP-42 and APP-104;
- (ix) the proposed residential care for home early (RCHE) may be subject to the issuance of a license. Please be reminded that any proposed building works on the application site intended to be used for such purpose is required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (x) the RCHE which is for habitation is domestic use under the BO. The

modification of Regulations 19, 20, 21, 22 and 25 of the B(P)R for treating RCHE as a non-domestic building for the purpose of SC, PR calculation and provision of open space may be granted subject to the compliance with the requirements under PNAP APP-172;

- (xi) disregarding carparking spaces, loading & unloading lay-by from GFA calculation under BO will be considered on the basis of the criteria set out in PNAP APP-2 and APP-111 during building plans submission stage;
 - (xii) he reserves the comment on the high headroom of over 5m for the ground floor of residential blocks and first floor of commercial & public vehicle park in the planning application stage and detailed comment under the BO on the high headroom issue will be carried out at building plan submission stage;
 - (xiii) the discharge of foul water and surface water shall comply with regulations 40 & 41 under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations; and
 - (xiv) detailed checking under the BO will be carried out at building plan submission stage.
- (c) Comments of the Director of Environmental Protection (DEP):
- (i) the NTEH owners is advised to establish sewer connections from their premises to the existing public sewers as much as practicable, subject to DSD's advice on the technical feasibility; and any written consent(s) from LandsD and other lot owners for laying and maintaining the said sewers. If these connections are considered impracticable and septic tank systems is proposed, the NTEH owners should strictly follow EPD Guidelines "ProPECC PN 1/23" for design, construction, operation, and maintenance of the septic tank systems. Owners should also make sure the systems have sufficient capacity to handle the generated sewage.
- (d) Comments of the Director of Electrical and Mechanical Services (DEMS):
- (i) the Site and the proposed rezoned areas therein fall within the consultation zone surrounding the Tai Po Gas Production Plant of the Hong Kong and China Gas Company Ltd. (HKCG). If a Quantitative Risk Assessment (QRA) had never been conducted, the project proponent / occupant is required to conduct a QRA to assess the potential risks, having considered the proposed development and implement mitigation measures if necessary for compliance with the risk guidelines of the Hong Kong Planning Standards and Guidelines;
 - (ii) the project proponent / occupant is required to observe the relevant requirements of the Electrical and Mechanical Services Department's "Guidance Note on Quantitative Risk Assessment Study for High Pressure

Town Gas Installations in Hong Kong” for carrying out the QRA. The guidance note can be downloaded via the following web-link:

<https://www.emsd.gov.hk/en/gassafety/publications/guidance/index.html>;

and

- (iii) the project proponent / occupant should liaise with HKCG in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity to the site and any required minimum set back distance away from them during the planning, design and construction stages of any related works.
- (e) Comments of the Director of Fire Services (D of FS):
- (i) no specific comment the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
 - (ii) detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans.
- (f) Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):
- (i) existing water mains inside the proposed site as shown in the MRP may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site to lie in Government land. A strip of land of minimum 1.5m 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 applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;

- No trees 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 plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. 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;
- No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
- Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.

(g) Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- (i) if the off-site traffic improvement schemes (e.g. for Junction A, B, C, D and E) recommended in Traffic Impact Assessment study are considered necessary by Transport Department (TD), they shall be implemented to the standard and satisfaction of TD and HyD by the applicant at his own costs;
- (ii) adequate drainage measures shall be provided to prevent surface water running from the Application Site to the nearby public roads and drains;
- (iii) the Site includes part of Systematic Identification of Maintenance Responsibility of Slopes in the Territory (SIMAR) feature no. 7NW-B/R35, 7NW-B/C631, 7NW-B/R345 etc. are currently maintained by his Office. The above part of the SIMAR feature should no longer be maintained by his Office once the Site is granted to the applicant. The applicant should be responsible for the application, liaison and co-ordination with Geotechnical Engineering Office of Civil Engineering and Development Department and Lands Department for the modifications of the concerned SIMAR feature including the updating of as-built drawings and maintenance manuals to delineate clearly the updated feature boundary/extent; and
- (iv) he reserves the right to provide comments on the proposed road works and highway features when the detailed design become available.

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<u>RECREATION (Cont'd)</u>	
<u>Remarks</u>	
(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 GFA of 600m² and a maximum building height in terms of number of storeys as stipulated on the Plan, or the GFA and height of the existing building, 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. (c) In determining the maximum number of storeys for the purposes of paragraphs (a) above, any basement floor(s) may be disregarded. (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and/or 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.	

Figure 6.3b The Proposed Amendments to the Statutory Notes of "REC" Zone