DRAFT LAU FAU SHAN OUTLINE ZONING PLAN NO. S/LFS/C

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

NOTES

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

(1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.

(2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

(3) For any land or building falling within the boundaries of this Plan and also previously falling within the boundaries of the plans for the Ha Tsuen Interim Development Permission Area (IDPA), the Lau Fau Shan and Tsim Bei Tsui IDPA, and the Sheung Pak Nai and Ha Pak Nai IDPA (hereafter referred to as "IDPA areas"), whichever the case may be –

(a) no action is required to make the use of such land or building conform to this Plan, if the use of such land or building was in existence immediately before the first publication in the Gazette of the notice of the Ha Tsuen IDPA Plan, the Lau Fau Shan and Tsim Bei Tsui IDPA Plan, and/or the Sheung Pak Nai and Ha Pak Nai IDPA Plan covering such land or building, 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;

(b) within the "IDPA areas", a use or development of any land or building permitted under an earlier draft or approved plan including the Ha Tsuen IDPA Plan, the Lau Fau Shan and Tsim Bei Tsui IDPA Plan, and/or the Sheung Pak Nai and Ha Pak Nai IDPA Plan, whichever the case may be, and effected or undertaken during the effective period of that plan, is always permitted under this Plan. Alternatively, a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan or plans prevailing at the time when the use or change of use was approved, is also 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; and

(c) except to the extent that subparagraph (a) or (b) applies, any use or development falling within the "IDPA areas", 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 Ha Tsuen IDPA Plan, the Lau Fau Shan and Tsim Bei Tsui IDPA Plan, and/or the Sheung Pak Nai and Ha Pak Nai IDPA Plan, whichever the case may be, without permission from the Town Planning Board.

(4) For any land or building falling within the boundaries of this Plan but not previously falling within the "IDPA areas" –

(a) no action is required to make the existing use of such land or building conform to this Plan until there is a material change of use or the building is redeveloped;

(b) in relation to subparagraph (a) above, any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board;

(c) for the purposes of subparagraph (a) above, "existing use of such land or building" means –

(i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred to as 'the first plan'),

- a use in existence before the publication of the first plan which has continued since it came into existence; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

(ii) after the publication of the first plan,

- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved; or

- a use or a change of use of an existing building in respect

of which a certificate of exemption has been issued under the Buildings Ordinance (Application to the New Territories) Ordinance for the relevant building works and such use or change of use was permitted under a plan prevailing at the time when the use or change of use was approved; and

(d) except to the extent that subparagraph (a) or (b) above applies, any use or development of such land or building, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date when such land or building was first included within the boundaries of the Tin Shui Wai Outline Zoning Plan published by notice in the Gazette without permission from the Town Planning Board.

(5) 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.

(6) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

(7) 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 paragraphs (8) and (9) in relation to areas zoned "Other Specified Uses" annotated "Coastal Protection Park", or "Site of Special Scientific Interest" or "Conservation Area" or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement 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/smart and green mass transit system stop or lay-by, cycle track, rail track, railway station entrance, railway structure below ground level, taxi rank, small unmanned aircraft take-off and landing facilities, 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, drain and grave;

(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 a draft plan including the Ha Tsuen IDPA Plan, the Lau Fau Shan and Tsim Bei Tsui IDPA Plan, and/or the Sheung Pak Nai and Ha Pak Nai IDPA Plan covering such building, whichever the case may be, 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.

(8) In areas zoned "Other Specified Uses" annotated "Coastal Protection Park",

(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, sitting out area, rain shelter, footpath, public utility pipeline, electricity mast, lamp pole and telephone booth by Government; and

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

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

(9) In areas zoned "Site of Special Scientific Interest" or "Conservation Area" or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement 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 (7)(a) to (7)(d) and (7)(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 "Other Specified Uses" annotated "Coastal Protection Park" or "Site of Special Scientific Interest" or "Conservation Area" or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement 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), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Other Specified Uses" annotated "Coastal Protection Park" or "Site of Special Scientific Interest" or "Conservation Area" or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement 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).

(14) (a) Any development and/or redevelopment involving the transfer of the gross floor area or plot ratio (hereafter referred to as 'TPR'), as the case may be, from one or more site(s) (hereafter referred to as 'sending site(s)') on statutory plan(s) other than the Plan to other site(s) (hereafter referred to as 'receiving site(s)') on the Plan and/or any other statutory plan(s) shall require permission from the Town Planning Board.

(b) For the purposes of subparagraph (a) above –

(i) sending site(s) may be site(s) on other statutory plan(s) the Notes of which specify that sending site(s) may be site(s) on such other statutory plan(s), and receiving site(s) may be site(s) on the Plan and/or other statutory plan(s); and

(ii) 'other statutory plan(s)' means those plan(s) prepared under the Town Planning Ordinance, the Notes of which have incorporated a paragraph to provide for TPR.

DRAFT LAU FAU SHAN OUTLINE ZONING PLAN NO. S/LFS/C

SCHEDULE OF USES

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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 Flat Government Refuse Collection Point Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle) Religious Institution (Ancestral Hall only) Residential Institution Rural Committee/Village Office School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Hospital Hotel Institutional Use (not elsewhere specified) Office Petrol Filling Station Place of Entertainment Private Club Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Religious Institution (not elsewhere specified) School (not elsewhere specified) Shop and Services (not elsewhere specified) 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 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 Recyclable Collection Centre School Shop and Services Training Centre	

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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.

Remarks

(a) On land designated "Residential (Group A)" ("R(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 (PR) of 6.9, or the PR of the existing building, whichever is the greater.

(b) On land designated "R(A)1" to "R(A)3", 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 PR specified below, or the PR of the existing building, whichever is the greater:

Sub-area	Maximum PR
R(A)1	5.8
R(A)2	5.5
R(A)3	5.3

(c) 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 building heights in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(d) In determining the maximum PR for the purposes of paragraphs (a) and (b), any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and Government, institution and community facilities, as required by the Government, may be disregarded.

(e) In determining the maximum PR 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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

(f) Based on the individual merits of a development or redevelopment proposal, relaxation of the PR and/or 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 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) Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Recyclable Collection Centre Religious Institution Rural Committee/Village Office School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

On land designated "R(B)1", "R(B)2", "R(B)3", "R(B)4" and "R(B)5", the following uses are always permitted (a) on the lowest two 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
School (Kindergarten only)
Shop and Services

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board. Some selected commercial uses are always permitted on the lowest two floors of a building or in the purpose-designed non-residential portion of an existing building to serve the residential neighbourhood.

Remarks

(a) On land designated "R(B)1" to "R(B)8", 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 (PR) specified below, or the PR of the existing building, whichever is the greater.

Sub-area	Maximum PR
R(B)1	4.1
R(B)2	3.9
R(B)3	3.5
R(B)4	3.3
R(B)5	3.0
R(B)6	2.0
R(B)7	1.5
R(B)8	1.0

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks (Cont'd)

(b) On land designated "R(B)1" to "R(B)8", 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 building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(c) In determining the maximum PR 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.

(d) Based on the individual merits of a development or redevelopment proposal, relaxation of the PR and/or 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.

(e) On land previously falling within the "Coastal Protection Area" and "Green Belt" zones on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11, any filling 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 all 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 Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area Plan without the permission from the Town Planning Board 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 Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library 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.

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building, except to the use annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio (PR) of 0.4 and a maximum building height of 3 storeys including car park, or the PR, 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 Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area Plan, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

(b) In determining the maximum PR 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, relaxation of the PR 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.

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 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 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	

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VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

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

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area (IDPA) Plan, whichever is the greater.

(b) Based on the individual merits of a development or redevelopment proposal, relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(c) Any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Lau Fau Shan and Tsim Bei Tsui IDPA Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Government, Institution or Community", "Government, Institution or Community (1)" and "Government, Institution or Community (2)" only

Ambulance Depot
Animal Quarantine Centre (in Government Building only)
Broadcasting, Television and/or Film Studio
Eating Place (Canteen, Cooked Food Centre only)
Educational Institution
Exhibition or Convention Hall
Field Study/Education/Visitor Centre
Flat (Government Staff Quarters on land designated "G/IC(2)" only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Green Fuel Station
Hospital
Institutional Use (not elsewhere specified)
Library
Market
Pier
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
Research, Design and Development Centre
Rural Committee/Village Office
School
Service Reservoir
Social Welfare Facility
Training Centre
Wholesale Trade

Animal Boarding Establishment
Animal Quarantine Centre (not elsewhere specified)
Columbarium
Correctional Institution
Crematorium
Driving School
Eating Place (not elsewhere specified)
Firing Range
Flat (not elsewhere specified)
Funeral Facility
Helicopter Fuelling Station
Helicopter Landing Pad
Holiday Camp
Hotel
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)
Marine Fuelling Station
Off-course Betting Centre
Office
Petrol Filling Station
Place of Entertainment
Private Club
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Refuse Disposal Installation (Refuse Transfer Station only)
Residential Institution
Sewage Treatment/Screening Plant
Shop and Services (not elsewhere specified)
Utility Installation for Private Project
Zoo

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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, organisations providing social services to meet community needs, and other institutional establishments.

Remarks

(a) On land designated "Government, Institution or Community (1)" and "Government, Institution or Community (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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) Based on the individual merits of a development or redevelopment proposal, 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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Government, Institution or Community (3)" only

Columbarium
Government Refuse Collection Point
Government Use (not elsewhere specified)
Public Convenience
Public Utility Installation
Religious Institution

Eating Place
Shop and Services
Social Welfare Facility
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of religious institution use and columbarium use. Any development within this zone shall be low-density and low-rise in nature and shall be compatible and blend in harmoniously with its surrounding environment.

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 gross floor area (GFA) of 636m² and a maximum building height of 3 storeys.

(b) The maximum number of niches for columbarium use shall not exceed 7,730.

(c) Based on the individual merits of a development or redevelopment proposal, relaxation of the GFA and/or building height restrictions and/or number of niches 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.

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 Barbeque Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Public Utility Installation (Flood Retention Facilities and Stormwater Pumping Station only) 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 (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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.

(Please see next page)

OPEN SPACE (Cont'd)

Remarks

(a) On land previously falling within the "Coastal Protection Area" ("CPA"), "Green Belt" ("GB") and "Residential (Group D)" ("R(D)") zones on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11, any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all 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 Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area (IDPA) Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(b) On land previously falling within the "CPA" zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12, any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all 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 Ha Tsuen IDPA Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(c) On land previously falling within the "Agriculture" ("AGR") and "R(D)" zones on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all 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 Ha Tsuen IDPA Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(d) On land previously falling within the "AGR" zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12, any filling 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 all 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 Ha Tsuen Outline Zoning Plan No. S/YL-HT/6 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OPEN SPACE (Cont'd)

Remarks (Cont'd)

(e) On land previously falling within the "R(D)" zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12, any filling 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 all 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 Lau Fau Shan Outline Zoning Plan No. S/LFS/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(f) On land previously falling within the "Conservation Area" ("CA") zone on the approved Tin Shui Wai Outline Zoning Plan No. S/TSW/18, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all 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 Tin Shui Wai Outline Zoning Plan No. S/TSW/2 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(g) On land previously falling within the "CA" zone on the approved Tin Shui Wai Outline Zoning Plan No. S/TSW/18, any filling 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 all 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 Tin Shui Wai Outline Zoning Plan No. S/TSW/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(h) On land previously not falling within the "CPA", "GB" and "R(D)" zones on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11, the "CPA" and "AGR" zones on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 and the "CA" zone on the approved Tin Shui Wai Outline Zoning Plan No. S/TSW/18, any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all 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 Lau Fau Shan Outline Zoning Plan No. S/LFS/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Mixed Use" Only

Schedule I: for non-residential building or non-residential portion of a building upon development/redevelopment/conversion

Ambulance Depot
Commercial Bathhouse/
Massage Establishment
(in non-residential building only)
Eating Place
Educational Institution
Exhibition or Convention Hall
Government Use (not elsewhere specified)
Hotel
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)
Railway Vent Shaft and/or
Other Structure above Ground Level
other than Entrances
Recyclable Collection Centre
Religious Institution
School
Shop and Services
Social Welfare Facility (excluding those
involving residential care)
Training Centre
Utility Installation for Private Project
Wholesale Trade

Broadcasting, Television and/or Film Studio
Commercial Bathhouse/
Massage Establishment
(not elsewhere specified)
Flat
Government Refuse Collection Point
Hospital
Petrol Filling Station

Residential Institution
Social Welfare Facility
(not elsewhere specified)

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Mixed Use" Only (Cont'd)

Schedule II: for residential building or residential portion of a building upon development/redevelopment/conversion

Flat
Government Use (Police Reporting Centre, Post Office only)
House
Public Vehicle Park (excluding container vehicle)
Residential Institution
Social Welfare Facility (residential care facility only)
Utility Installation for Private Project

Eating Place
Educational Institution
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hotel
Institutional Use (not elsewhere specified)
Library
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Transport Terminus or Station
Public Utility Installation
Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Religious Institution
School
Shop and Services
Social Welfare Facility (not elsewhere specified)
Training Centre

Planning Intention

This zone is intended primarily for medium-to-high density residential development and commercial development at centrally located and transit-integrated sites. Flexibility for the development/redevelopment/conversion of residential or other uses, or a combination of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from causing nuisance to the residents.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" Only (Cont'd)

Remarks

(a) On land designated "Other Specified Uses" annotated "Mixed Use (1)" ("OU(MU)1") to "OU(MU)3", 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) /plot ratio (PR) specified below, or the GFA/PR of the existing building, whichever is the greater:

Sub-area	Maximum GFA/PR
"OU(MU)1"	62,000m^2
"OU(MU)2"	PR of 7 (of which domestic PR shall not exceed 6)
"OU(MU)3"	PR of 4.1 (of which domestic PR shall not exceed 3.6)

(b) On land designated "OU(MU)1" to "OU(MU)3", 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 building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(c) In determining the maximum GFA or PR 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 benefits 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 public vehicle parks, public transport facilities, railway facilities and Government, institution and community facilities, as required by the Government, may be disregarded.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" Only (Cont'd)

Remarks (Cont'd)

(d) Based on the individual merits of a development or redevelopment proposal, relaxation of the GFA, PR and/or 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.

(e) Upon development/redevelopment/conversion of a building to a mixed use development, the residential and non-residential portions within a building shall be physically segregated through appropriate building design. The provision of residential and non-residential uses on the same floor will not be permitted. Based on the individual merits of a development or redevelopment proposal, relaxation of the requirement for physical segregation and no inter-mixing on the same floor may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Railway Station with Commercial and Residential Development" Only

Ambulance Depot
Eating Place
Educational Institution
Exhibition or Convention Hall
Flat
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hotel
House
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
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)
Railway Station
Recyclable Collection Centre
Railway Track
Religious Institution
Residential Institution
School
Shop and Services
Social Welfare Facility
Training Centre
Utility Installation for Private Project

Broadcasting, Television and/or Film Studio
Commercial Bathhouse/ Massage Establishment
Petrol Filling Station

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Railway Station with Commercial and Residential Development" Only (Cont'd)

Planning Intention

This zone is primarily intended for integrated development of the area for a railway station with commercial and residential developments.

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 gross floor area (GFA) of 319,000m^2 (of which domestic GFA shall not exceed 254,000m^2), or the GFA of the existing building, whichever is the greater.

(b) 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 building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(c) 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 benefits 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 public vehicle parks, public transport facilities, covered walkway, railway facilities and Government, institution and community facilities, as required by the Government, may be disregarded.

(d) Based on the individual merits of a development or redevelopment proposal, relaxation of the GFA and/or 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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Digital Technology Hub" Only

Ambulance Depot
Broadcasting, Television and/or Film Studio
Creative Industries
Eating Place
Educational Institution
Exhibition or Convention Hall
Flat (Staff Quarters only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Green Fuel Station
Hotel
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
Non-polluting Industrial Use (excluding industrial undertaking involving the use/storage of Dangerous Goods)
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)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre
Religious Institution
Research, Design and Development Centre
Residential Institution
School
Shop and Services
Social Welfare Facility
Training Centre
Utility Installation for Private Project

Commercial Bathhouse/ Massage Establishment
Dangerous Goods Godown
Flat (not elsewhere specified)
Helicopter Landing Pad
Industrial Use (not elsewhere specified)
Off-course Betting Centre

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Digital Technology Hub" Only (Cont'd)

Warehouse (excluding Dangerous Goods Godown)
Wholesale Trade

Planning Intention

This zone is intended primarily to provide development space for accommodating a variety of digital technology uses, including commercial, office, design, research and development uses, data centre, promoting business and service innovation development, with supporting talent accommodations and commercial/retail facilities, and a performance venue.

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 gross floor area (GFA) of 902,000m^2, or the GFA of the existing building, whichever is the greater.

(b) 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 building height in terms of metres above Principal Datum or number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(c) 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 benefits 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 public vehicle parks, public transport facilities, railway facilities and Government, institution and community facilities, as required by the Government, may also be disregarded.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Digital Technology Hub" Only (Cont'd)

Remarks (Cont'd)

(d) Based on the individual merits of a development or redevelopment proposal, relaxation of the GFA and/or building height stated in paragraphs (a) and (b) above and/or 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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Seafood Market/Tourism Related Uses" Only

Agricultural Use
Eating Place
Exhibition or Convention Hall
Field Study/Education/Visitor Centre
Government Refuse Collection Point
Government Use (not elsewhere specified)
Holiday Camp
Hotel
Pier
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park
(excluding container vehicle)
Religious Institution
Research, Design and Development Centre
Shop and Services
Tent Camping Ground
Utility Installation for Private Project
Wholesale Trade
Commercial Bathhouse/
Massage Establishment
Educational Institution
Flat
Institution Use (not elsewhere specified)
Off-course Betting Centre
Recyclable Collection Centre
Residential Institution
Rural Committee/Village Office
School
Social Welfare Facility
Theme Park

Planning Intention

This zone is intended primarily to facilitate and support the transformation and upgrading of Lau Fau Shan's traditional seafood trade and food and beverage establishments, and tourism related uses. On land designated "Other Specified Uses" annotated "Seafood Market/Tourism Related Uses (2)" ("OU(SMT)2"), the site is intended for an outdoor area with temporary stalls as an extension of the seafood market.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Seafood Market/Tourism Related Uses" Only (Cont'd)

Remarks

(a) On land designated "OU(SMT)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 (PR) of 1.5, or the PR of the existing building, whichever is the greater.

(b) On land designated "OU(SMT)2", no permanent building development/structure is allowed. Based on the individual merits of a development or redevelopment proposal, relaxation of this requirement may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(c) 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 building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(d) In determining the maximum PR 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. Any floor space that is constructed or intended for use solely as Government, institution and community facilities, as required by the Government, may also be disregarded.

(e) Based on the individual merits of a development or redevelopment proposal, relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Eco-Tourism Related Uses (1) to (5)" Only

Agricultural Use
Barbeque Spot
Commercial Bathhouse/
Massage Establishment
(in non-residential building only)
Eating Place
Field Study/Education/Visitor Centre
Flat (on land designated "Eco-Tourism
Related Uses (1), (3) and (4)" only)
Government Use (not elsewhere specified)
Holiday Camp
Hotel
House (on land designated "Eco-Tourism
Related Uses (1), (3) and (4)" only)
Nature Reserve
Nature Trail
On-Farm Domestic Structure
Picnic Area
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park
(excluding container vehicle)
Research, Design and Development Centre
(ecological/aquaculture related use only)
Rural Committee/Village Office
School
Shop and Services
Tent Camping Ground
Theme Park
Utility Installation for Private Project

Flat (not elsewhere specified)
House (not elsewhere specified)
Institution Use (not elsewhere specified)
Religious Institution
Social Welfare Facility

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Eco-Tourism Related Uses (6)" Only

Agricultural Use
Barbeque Spot
Commercial Bathhouse/
Massage Establishment
(in non-residential building only)
Eating Place
Field Study/Education/Visitor Centre
Government Use (not elsewhere specified)
Holiday Camp
Hotel
Nature Reserve
Nature Trail
On-Farm Domestic Structure
Picnic Area
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Convenience
Public Utility Installation
Shop and Services
Tent Camping Ground
Theme Park
Utility Installation for Private Project

House
Institution Use (not elsewhere specified)
Public Transport Terminus or Station
Public Vehicle Park
(excluding container vehicle)
School
Social Welfare Facility

Planning Intention

This zone is intended for the development of low-to-medium density eco-tourism and recreation related uses, including but not limited to, retail, dining and entertainment uses, hotels, resorts intended to capture the demand for various recreational experiences while also including activities and recreational programmes that leverage the natural assets and scenic views of Pak Nai and Tsim Bei Tsui. To balance financial viability and eco-tourism, residential use is allowed in "Other Specified Uses" annotated "Eco-Tourism Related Uses (1)" ("OU(ET)1"), "OU(ET)3" and "OU(ET)4".

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Eco-Tourism Related Uses" Only (Cont'd)

Remarks

(a) On land designated "OU(ET)1" to "OU(ET)6", 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 (PR) specified below and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the PR and height of the existing building, whichever is the greater:

Sub-area	Maximum PR
OU(ET)1	1.5 (of which domestic PR shall not exceed 0.75)
OU(ET)2	1.0
OU(ET)3	1.0 (of which domestic PR shall not exceed 0.5)
OU(ET)4	0.4 (of which domestic PR shall not exceed 0.2)
OU(ET)5	0.4
OU(ET)6	0.2

(b) In determining the maximum PR 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. Any floor space that is constructed or intended for use solely as Government, institution and community facilities, as required by the Government, may also be disregarded.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Eco-Tourism Related Uses" Only (Cont'd)

Remarks (Cont'd)

(c) Based on the individual merits of a development or redevelopment proposal, relaxation of the PR, building height and/or non-building area restrictions stated in paragraph (a) above and/or as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(d) On land designated "OU(ET)6", any diversion of stream, 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 all 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 Lau Fau Shan Outline Zoning Plan No. S/LFS/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(e) On land previously falling within the "Coastal Protection Area" ("CPA") and "Green Belt" ("GB") zones on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11, any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all 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 Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area (IDPA) Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(f) On land previously falling within the "GB" zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12, any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all 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 Ha Tsuen IDPA Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Eco-Tourism Related Uses" Only (Cont'd)

Remarks (Cont'd)

(g) On land previously falling within the "Agriculture" ("AGR") zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all 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 Ha Tsuen IDPA Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(h) On land previously falling within the "AGR" zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12, any filling 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 all 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 draft Ha Tsuen Outline Zoning Plan No. S/YL-HT/6 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(i) On land previously not falling within the "CPA" and "GB" zones on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 and the "GB" and "AGR" zones on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12, any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all 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 Lau Fau Shan Outline Zoning Plan No. S/LFS/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Coastal Protection Park" Only

Agricultural Use (other than Plant Nursery)
Coastal Protection Park (co-ordinated or implemented by Government only)
Government Use
Nature Reserve
Nature Trail
On-Farm Domestic Structure
Picnic Area
Public Convenience
Public Utility Installation
Wild Animals Protection Area
Eating Place
Field Study/Education/Visitor Centre
Holiday Camp
House (Redevelopment only)
Pier
Place of Recreation, Sports or Culture (Fishing Ground and Hobby Farm only)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Research, Design and Development Centre (ecological/aquaculture related use only)
Shop and Services
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the establishment and management of the Landside Portion of the Coastal Protection Park to conserve, protect, restore and enhance ecologically sensitive coastal and wetland habitats for the benefits of biodiversity, ecosystem services and nature conservation, while also serving as an outdoor space leveraging the rural characteristics and unique scenery to promote eco-tourism, eco-education and eco-recreation. It also aims to safeguard the ecological integrity, connectivity and resilience of the Deep Bay coastal landscape while maintaining its environmental, cultural and educational values, as well as sustaining existing compatible uses. Visitor facilities, nature-based educational/recreational uses and other supporting uses for the Coastal Protection Park as co-ordinated or implemented by Government are always permitted while similar uses initiated by other project proponents may be permitted on application to the Town Planning Board.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Coastal Protection Park" Only (Cont'd)

Remarks

(a) Any diversion of stream, 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 all 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 Lau Fau Shan Outline Zoning Plan No. S/LFS/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(b) On land previously falling within the "Coastal Protection Area" ("CPA") zone on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11, the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12, and the approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9,

(i) 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 Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area (IDPA) Plan, Ha Tsuen IDPA Plan or Sheung Pak Nai and Ha Pak Nai IDPA Plan, whichever the case may be; and

(ii) any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all 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 notices of the Lau Fau Shan and Tsim Bei Tsui IDPA Plan, Ha Tsuen IDPA Plan or Sheung Pak Nai and Ha Pak Nai IDPA Plan, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(c) On land previously falling within the "Agriculture" ("AGR") zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 and the approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all 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 Ha Tsuen IDPA Plan or Sheung Pak Nai and Ha Pak Nai IDPA Plan, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Coastal Protection Park" Only (Cont'd)

Remarks (Cont'd)

(d) On land previously falling within the "AGR" zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 and the approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, any filling 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 all 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 Ha Tsuen Outline Zoning Plan No. S/YL-HT/6 or the draft Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/7, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(e) On land previously falling within the "AGR" zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 and the approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, any 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 all 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 Lau Fau Shan Outline Zoning Plan No. S/LFS/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(f) On land not previously falling within the "CPA" zone on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11, the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 and the approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, and "AGR" zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 and the approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all 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 Lau Fau Shan Outline Zoning Plan No. S/LFS/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Comprehensive Development and Wetland Enhancement Area" Only

Agricultural Use (Fish Pond Culture only)	Eating Place
Nature Reserve	Field Study/Education/Visitor Centre
Wetland Habitat	Flat
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	House (other than New Territories Exempted House)
	Nature Trail
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Religious Institution
	School
	Shop and Services
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended for conservation and enhancement of ecological value and functions of the existing fish ponds or wetland through consideration of application for development or redevelopment under the "private-public partnership approach". Low-density private residential or passive recreational development within this zone in exchange for committed long-term conservation and management of the remaining fish ponds or wetland within the development site may be permitted subject to the "no-net-loss in wetland" principle and planning permission from the Town Planning Board. Any new building should be located farthest away from Deep Bay.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Comprehensive Development and Wetland Enhancement Area" Only (Cont'd)

Remarks

(a) Application for permission of use or development shall be in the form of a comprehensive development scheme with minimum pond filling and no decline in the wetland function of the fish ponds within and near the development site. An applicant shall prepare a layout plan and any other documents showing the following information for consideration of the Town Planning Board:

(i) the proposed land uses, development parameters, the nature, position and heights of all buildings to be erected in the area;

(ii) a wetland conservation and enhancement scheme, including its detailed design, wetland buffer proposals, a long-term maintenance and management plan, and monitoring and implementation mechanism;

(iii) an environmental impact study report, including but not limiting to an ecological impact assessment and a visual impact assessment, to examine any possible environmental, ecological and visual problems that may be caused to or by the proposed development or redevelopment during construction and after completion and the proposed mitigation measures to tackle them;

(iv) landscape proposals;

(v) a traffic impact study report to examine any possible traffic problems that may be caused by the proposed development or redevelopment and the proposed measures to tackle them;

(vi) a drainage and sewerage impact study report to examine any possible flooding, drainage, sewerage and associated problems that may be caused to or by the proposed development or redevelopment and the proposed mitigation measures to tackle them;

(vii) programming, phasing and implementation schedule of each component of the proposed development or redevelopment (including the wetland conservation and enhancement scheme); and

(viii) such other information as may be required by the Town Planning Board.

(b) 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 148,000m^2.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Comprehensive Development and Wetland Enhancement Area" Only (Cont'd)

Remarks (Cont'd)

(c) In determining the maximum GFA 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) Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Helicopter Landing Pad" Only	
Helicopter Landing Pad	Government Use Public Utility Installation

Planning Intention

This zone is intended primarily for the provision of helicopter landing pad serving the needs of the district.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For All Other Sites (Not Listed Above)

As Specified on the Plan	Government Use (not elsewhere specified) Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is intended primarily to provide/reserve land for specific purposes and uses.

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 building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) Based on the individual merits of a development or redevelopment proposal, 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.

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 Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Barbecue Spot Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

(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

(a) On land previously falling within the "Coastal Protection Area" ("CPA") zone on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 and the approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area (IDPA) Plan or Sheung Pak Nai and Ha Pak Nai IDPA Plan, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(b) On land previously falling within the "Green Belt" ("GB") zone on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 and the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12, any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Lau Fau Shan and Tsim Bei Tsui IDPA Plan or Ha Tsuen IDPA Plan, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(c) On land previously falling within the "Agriculture" ("AGR") zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 and the approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Ha Tsuen IDPA Plan or Sheung Pak Nai and Ha Pak Nai IDPA Plan, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

GREEN BELT (Cont'd)

Remarks (Cont'd)

(d) On land previously falling within the "AGR" zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 and the approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, any filling 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 Ha Tsuen Outline Zoning Plan No. S/YL-HT/6 or the draft Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/7, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(e) On land previously falling within the "AGR" zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 and the approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, any 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 Lau Fau Shan Outline Zoning Plan No. S/LFS/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(f) On land not previously falling within the "CPA" zone on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 and the approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, "GB" zone on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 and the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 and "AGR" zone on the approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 and the approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Lau Fau Shan Outline Zoning Plan No. S/LFS/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (Fish Pond Culture only) Nature Reserve On-Farm Domestic Structure Wetland Habitat Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Nature Trail Public Convenience Public Utility Installation Utility Installation for Private Project

Planning Intention

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

Remarks

(a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area (IDPA) Plan.

(b) Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Lau Fau Shan and Tsim Bei Tsui IDPA Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Public Utility Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.