

Consultation on Amendments shown on
Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/7

1. Purpose

The purpose of this paper is to consult Members on the amendments shown on the draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYT/7 (the draft plan).

2. Background

- 2.1 On 2.9.2014, the Planning Department consulted the Tuen Mun District Council (TMDC) on the proposed amendments to the approved Lam Tei and Yick Yuen OZP No. S/TM-LTYT/6. The proposed amendments included: the rezoning of a site at San Hing Road, Lam Tei for a proposed comprehensive public housing development; the rezoning of a site to the east of Fuk Hang Tsuen Road for a proposed elderly care centre; and the rezoning of areas within the “Comprehensive Development Area” (“CDA”) zone covering The Sherwood, as well as an area mainly beneath the elevated section of Kong Sham Western Highway, to reflect the completed developments. The Housing Department also consulted the TMDC on the same day on its proposed comprehensive public housing development with associated education and social welfare facilities at San Hing Road.
- 2.2 After discussion, TMDC requested to consider withholding the proposed amendment related to the San Hing Road public housing development for the moment. For the other proposed amendments, the TMDC had no objection.
- 2.3 On 28.11.2014, the Rural and New Town Planning Committee of the Town Planning Board (TPB) agreed to the amendment items in relation to the proposed elderly care centre as well as the elevated section of Kong Sham Western Highway. The proposed amendment items in relation to the “CDA” zone of The Sherwood is excluded from current amendments as there is no urgency.

3. Amendment Items

- 3.1 Item A on the draft plan involves the rezoning of an area to the east of Fuk Hang Tsuen Road (about 1.24 ha) to “Government, Institution or Community

(1)” (“G/IC(1)”). In this connection, the Remarks of the Notes for the “G/IC” zone are revised to incorporate the development restrictions for the “G/IC(1)” sub-zone, i.e. a maximum gross floor area of 35,000 m² and a maximum building height of 50 mPD, and a minor relaxation clause for the restrictions.

- 3.2 Item B on the draft plan involves the rezoning of an area mainly beneath an elevated section of Kong Sham Western Highway (about 5.27ha) to an area shown as ‘Road’.
- 3.3 In the Remarks of the Notes for the “CDA” and “Residential” zones, the revision to the exemption clause for plot ratio or site coverage calculation in relation to caretaker’s quarters to better indicate that caretaker’s quarters ancillary to domestic use may be disregarded.
- 3.4 In the Notes for the concerned zones, the revision to the Chinese translation of the user term ‘Flat’ from ‘分層樓宇’ to ‘分層住宅’ to clarify the concerned building is for domestic purpose.

4. Giving Views

- 4.1 Pursuant to section 5 of the Town Planning Ordinance, the draft plan has been exhibited on 12 December 2014 for a period of 2 months until 12 February 2015. During this period, the draft plan is deposited at the Secretariat of the Town Planning Board, the Planning Enquiry Counters in North Point and Sha Tin, the Tuen Mun and Yuen Long West District Planning Office, the Tuen Mun District Office, and the Tuen Mun Rural Committee for public inspection during normal office hours. The draft plan can also be viewed on the Town Planning Board’s website (<http://www.info.gov.hk/tpb>).
- 4.2 If the TMDC or its members has/have views, please send representation in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong **on or before 12 February 2015**. The representation shall indicate:
 - (a) the particular matter in any of the amendments to which the representation relates;
 - (b) the nature of and reasons for the representation; and
 - (c) the amendments (if any) proposed to the draft plan.

5. Attachments

Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/7 together with Schedule of Amendments, its Notes and Explanatory Statement

**Tuen Mun and Yuen Long West District Planning Office
Planning Department
January 2015**

DRAFT LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN NO. S/TM-LTTY/7

Amendments

Notes

Schedule of Uses

Explanatory Statement

**SCHEDULE OF AMENDMENTS TO THE
APPROVED LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN NO. S/TM-LTTY/6
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of an area to the east of Fuk Hang Tseun Road from “Residential (Group C)” (“R(C)”), “Government, Institution or Community” (“G/IC”) and “Residential (Group D)” (“R(D)”) to “Government, Institution or Community (1)” (“G/IC(1)”).
- Item B – Rezoning of an area mainly beneath an elevated section of Kong Sham Western Highway from “R(C)”, “R(D)” and “G/IC” to an area shown as ‘Road’.

Since the construction works of the Deep Bay Link and the widening of Yuen Long Highway between Lam Tei and Shap Pat Heung Interchange (section between Lam Tei and Tan Kwai Tsuen) have been completed, opportunity is taken to delete the annotations indicating their authorization by the Chief Executive in Council under the Roads (Works, Use and Compensation) Ordinance and to incorporate the alignment of the roads on the Plan for information.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks for the “G/IC” zone to incorporate development restrictions for “G/IC(1)” sub-zone and a minor relaxation clause for the restrictions.
- (b) Revision to the exemption clause for plot ratio or site coverage calculation in relation to caretaker's quarters in the Remarks of the Notes for the “Comprehensive Development Area” (“CDA”), “Residential (Group B)” (“R(B)”), “R(C)”, “R(D)” and “Residential (Group E)” (“R(E)”) zones.
- (c) Revision to the Chinese translation of the user term ‘Flat’ from ‘分層樓宇’ to ‘分層住宅’ in the Notes for the “C”, “CDA”, “R(B)”, “R(C)”, “R(D)”, “R(E)”, “Village Type Development”, “G/IC” and “Green Belt” zones.

Town Planning Board

12 December 2014

DRAFT LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN NO. S/TM-LTTY/7

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

NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Draft Lam Tei and Yick Yuen
Outline Zoning Plan No. S/TM-LTTY/7

Schedule of Uses

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COMMERCIAL

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|--|---|
| Ambulance Depot Commercial Bathhouse/Massage Establishment 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 Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade | Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Hospital 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 Residential Institution |

Planning Intention

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

(Please see next page)

COMMERCIAL (Cont'd)Remarks

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

COMPREHENSIVE DEVELOPMENT AREA

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

Planning Intention

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)Remarks

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)Remarks (cont'd)

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

RESIDENTIAL (GROUP B)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)Remarks

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

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

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

RESIDENTIAL (GROUP C)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)Remarks

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

RESIDENTIAL (GROUP D)

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

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

Eating Place
Library
School
Shop and Services

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP D) (Cont'd)Remarks

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

RESIDENTIAL (GROUP E)

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

Schedule I: for open-air development or for building other than industrial building

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|---|--|
| Ambulance Depot | Eating Place |
| Government Use (Police Reporting Centre, Post Office only) | Educational Institution |
| Rural Committee/Village Office | Flat |
| Utility Installation for Private Project | Government Refuse Collection Point |
| | Government Use (not elsewhere specified) |
| | House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) |
| | Institutional Use (not elsewhere specified) |
| | Library |
| | Market |
| | Office |
| | Petrol Filling Station |
| | Place of Entertainment |
| | Place of Recreation, Sports or Culture |
| | Private Club |
| | Public Clinic |
| | Public Convenience |
| | Public Transport Terminus or Station |
| | Public Utility Installation |
| | Public Vehicle Park (excluding container vehicle) |
| | Recyclable Collection Centre |
| | Religious Institution |
| | Residential Institution |
| | School |
| | Shop and Services |
| | Social Welfare Facility |
| | Training Centre |

Schedule II: for existing industrial development

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

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)Planning Intention

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

Remarks

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

VILLAGE TYPE DEVELOPMENT

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

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)Planning Intention

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

Remarks

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

GOVERNMENT, INSTITUTION OR COMMUNITY

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|--|---|
| Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market 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 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) 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 Utility Installation for Private Project Zoo |

Planning Intention

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)Remarks

- (a) On land designated “Government, Institution or Community (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 35,000 m² and a maximum building height of 50 mPD, or the GFA and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

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

Planning Intention

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

OTHER SPECIFIED USES

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

For “Quarry” only

Quarry

Government Use
Public Utility InstallationPlanning Intention

This zone is intended primarily for quarry use.

For “Refuse Transfer Station” onlyPublic Utility Installation
Refuse Transfer Station

Government Use

Planning Intention

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

For “Petrol Filling Station” only

Petrol Filling Station

Government Use
Public Utility InstallationPlanning Intention

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

GREEN BELT

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

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.

(Please see next page)

GREEN BELT (Cont'd)Remarks

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

CONSERVATION AREA

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

Planning Intention

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

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

Remarks

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

DRAFT LAM TEI AND YICK YUEN OUTLINE ZONING PLAN
NO. S/TM-LTTY/7

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

DRAFT LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO. S/TM-LTTY/7

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DRAFT LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO. S/TM-LTYYY/7

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYYY/7. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 The land within the Lam Tei and Yick Yuen OZP was previously included in the draft Lam Tei and Yick Yuen Development Permission Area (DPA) Plan No. DPA/TM-LTYYY/1 which was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) on 18 June 1993.
- 2.2 On 30 April 1996, the draft Lam Tei and Yick Yuen DPA Plan No. DPA/TM-LTYYY/1 was approved by the then Governor in Council under section 9(1)(a) of the Ordinance.
- 2.3 On 13 March 1995, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands, directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the area of Lam Tei and Yick Yuen.
- 2.4 On 7 June 1996, the draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended under section 7 of the Ordinance on 6 August 1999 to reflect the changing circumstances.
- 2.5 On 23 May 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Lam Tei and Yick Yuen OZP which was subsequently renumbered as S/TM-LTYYY/3.
- 2.6 On 16 December 2003, the CE in C referred the approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited under section 5 or 7 of the Ordinance to reflect the changing circumstance.
- 2.7 On 14 March 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lam Tei and Yick Yuen OZP, which was subsequently renumbered as S/TM-LTYYY/6. On 24 March 2006, the approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/6 was exhibited under section 9(5) of the

Ordinance.

- 2.8 On 8 July 2014, the CE in C referred the approved Lam Tei and Yick Yuen OZP No. S/TM-LTTY/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 18 July 2014 under section 12(2) of the Ordinance.
- 2.9 On 12 December 2014, the draft Lam Tei and Yick Yuen OZP No. S/TM-LTTY/7 (the Plan), incorporating amendments on rezoning an area to the east of Fuk Hang Tseun Road from “Residential (Group C)” (“R(C)”), “Government, Institution or Community” (“G/IC”) and “Residential (Group D)” (“R(D)”) to “G/IC(1)”; an area mainly beneath an elevated section of Kong Sham Western Highway to an area shown as ‘Road’; and corresponding amendments to the Notes of the Plan, was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

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

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section

16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) is about 532 ha. It is located in the south-western part of the North West New Territories (NWNT). It is bounded by Hung Shui Kiu and Yuen Tau Shan in the north, Tan Kwai Tsuen in the north-east, Tai Lam Country Park in the east, the Tsing Shan Firing Range in the west, Fu Tai Estate, Tze Tin Tsuen and Po Tong Ha in the south. The boundary of the Area is shown in a heavy broken line on the Plan.
- 5.2 The Area is situated to the north of Tuen Mun New Town. It extends northwards to the edge of Hung Shui Kiu and is characterised by a land-use pattern which is a mixture of industrial workshops and residential dwellings. Traditional villages and agricultural land uses exist side by side with squatter housing and industrial workshops in temporary structures. The existing road networks in the Area comprise Castle Peak Road and several other minor roads branching off from it. Yuen Long Highway and the Kong Sham Western Highway traverse the Area from the north-east to south-west, and from the north-west to south-east respectively.
- 5.3 In recognition of the traditional burial right of the indigenous villagers, the existing burial grounds in the Area have been preserved.
- 5.4 The present conditions in the Area are unsatisfactory because of the proliferation of container storage and other non-compatible uses, poor vehicular access, stream pollution and general visual squalor and urban sprawl.

6. POPULATION

- 6.1 According to the 2011 census, the population of the Area was about 24,200 persons. The population concentrates along Fuk Hang Tsuen Road, in and around nine recognized villages in the Area including Chung Uk Tsuen, Sun Fung Wai, Nai Wai, Tsing Chuen Wai, Tuen Tsz Wai, San Hing Tsuen, Lam Tei Tsuen, Tuen Mun San Tsuen (also known as Lam Tei San Tsuen) and To Yuen Wai as well as the non-indigenous villages such as Yick Yuen Tsuen, Tsoi Yuen Tsuen, Fuk Hang Tsuen and Fu Tei Ha Tsuen.
- 6.2 Apart from usual natural growth in the existing villages, future expansion of population of the Area will be concentrated in the areas zoned for residential use along Castle Peak Road and areas to the north-east and north-west of Lam Tei Interchange. It is estimated that the planned population for the Area would be about 28,600 persons. There is no definite programme for this anticipated level of population built-up and the planned population growth and distribution will be for long-term consideration.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

- 7.1.1 The completion of Route 3, the New Territories Circular Road, Yuen Long Highway, the West Rail and the Light Rail network has improved the accessibility of the Area. The Kong Sham Western Highway provides a strategic road link for the Area. The Siu Hong Station of the West Rail is in close proximity to the southern boundary of the Area. This increases the development potential and provides opportunities for comprehensive development in the Lam Tei and Yick Yuen area.
- 7.1.2 According to the Agriculture, Fisheries and Conservation Department, a few pockets of agricultural land in the Area are still under active cultivation and they are mainly confined to market gardening.

7.2 Constraints

- 7.2.1 There is a proposed sewerage project, including construction of village sewerage along Lam Tei Main Street, for the Lam Tei area. Subject to availability of land and fund, the project will tentatively commence in early 2015 and complete in late 2019. As for drainage projects, the Widening of Drainage Channel at Tan Kwai Tsuen was completed in mid-2004. The Drainage Improvement Works in Nai Wai was completed in May 2012. Before the basic infrastructure is completed, only low density and small-scale developments can be permitted subject to the provision of satisfactory arrangements for water supply, sewerage, drainage, flood mitigation and access facilities.
- 7.2.2 The West Rail alignment, the Light Rail alignment and the Kong Sham Western Highway in the Area pose constraints to the developments along their alignments in terms of vehicular/pedestrian access and environmental impact. Mitigation measures will be required when nearby development proceeds.
- 7.2.3 There is an existing 400kV overhead power line running along the southern boundary of the Area. Furthermore, the alignment of the integral part of the Black Point 400kV Transmission System from Black Point to Sha Tin, runs across from Yick Yuen in the west passing through a narrow area between Chung Uk Tsuen and Sun Fung Wai to the east of the Area. According to the Hong Kong Planning Standards and Guidelines (HKPSG), only low-rise development can be allowed within the 50 metres wayleave corridor of the 400kV overhead power lines. Therefore, land-use designation on the OZP has to take account of this constraint.
- 7.2.4 There are nine recognized villages in the Area and land has to be reserved to meet the forecasted Small House demand.
- 7.2.5 The potential suburban development area in Lam Tei and Yick Yuen should be confined to the plain area. The steep slopes of the Tsing Shan

Firing Range and the Tai Lam Country Park are more suitable for conservation purposes.

- 7.2.6 The petrol filling station at Fuk Hang Tsuen Road is also a liquefied petroleum gas (LPG) filling station. The LPG filling station is regarded as a notifiable gas installation subject to the control of the Gas Safety Ordinance (Cap. 51). For developments in close proximity to the LPG filling station, the respective developers should conduct a detailed quantitative risk assessment to ascertain the risk levels posed by the LPG filling station and implement mitigation measures identified in the assessment to comply with the Government Risk Guidelines stated in the HKPSG.

8. GENERAL PLANNING INTENTION

- 8.1 The Area is situated along the Tuen Mun and Yuen Long Corridor close to the Tuen Mun New Town. It extends northwards from the northern fringe of Tuen Mun New Town to Hung Shui Kiu. Due to its geographical location and transport network, the general planning intention is to develop the Area for suburban development between the two existing urban centres of Tuen Mun New Town and Yuen Long Town. Castle Peak Road, the West Rail and the Light Rail traverse the Area from north to south. With the convenience of the public transport network, relatively higher intensity of developments will be concentrated in the Lam Tei Local Centre area, along Castle Peak Road and near public transport network. For areas further away from these centres and existing and planned infrastructural provisions, developments with less intensity will be envisaged. The general planning intention for the Area is:

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

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

historical interest have been preserved in the Area as far as possible.

9. LAND-USE ZONINGS

9.1 Commercial (“C”) : Total Area : 0.69 ha

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

9.1.2 An elongated parcel of land to the east of San Hing Tsuen which is sandwiched by the Light Rail and Castle Peak Road is zoned “C”. At present, Lam Tei Vegetable Collection Depot and village type houses with commercial use are on this land. In order to be compatible with the character of the neighbourhood, developments in this zone are restricted to a maximum plot ratio of 3.6 and a maximum building height of 12 storeys including car park (36m). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

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

9.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Such zoning is to facilitate the phasing out of the sporadic rural industrial activities and temporary structures which have been incompatible with the adjoining developments. Although the existing uses are tolerated, any development/redevelopment proposals on sites under this zoning should be submitted to the Board in the form of a master layout plan for consideration, except as otherwise expressly provided that it is not required by the Board. When approved by the Board, a copy of the approved Master Layout Plan shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

9.2.2 There are two sites zoned “CDA”. The first site (about 5.08 ha) is located to the west of Fuk Hang Tsuen Road near Lam Tei Tsuen. To enhance the concept of local centre in Lam Tei, the development within this “CDA” zone should maintain a balance of residential development, commercial development together with a market to provide adequate retail floor space and adequate open space to serve the local residents. The development shall not result in a total development or redevelopment intensity in excess of a maximum plot ratio of 2.0 for residential use and a maximum plot ratio of 0.11 for commercial and retailing uses and a maximum building height of 15 storeys excluding car park (45m). The

developer of this “CDA” zone should provide community facilities such as a kindergarten, nursery etc., public car parking spaces and undertake the construction of a market of not less than 55 stalls and a public open space of not less than 1 ha in area for public use. Development within this “CDA” zone should take account of the Lam Tei Local Centre Layout Plan in formulating the Master Layout Plan for submission to the Board for consideration. The area is largely developed. The rest of the area consists of workshops within temporary structures.

9.2.3 The other area zoned “CDA” (about 1.91 ha) is located to the north of Yuen Long Highway near Fuk Hang Tsuen. To put the development under better control, the site is zoned “CDA”. The development shall not result in a total development or redevelopment in excess of a maximum plot ratio of 0.54 and a maximum building height of 6 storeys over single-storey car park. The site is predominantly vacant under single ownership.

9.2.4 As the two “CDA” sites are located adjacent to existing main roads, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions for the two “CDA” sites may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3 Residential (Group B) (“R(B)”) : Total Area : 15.06 ha

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

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

9.3.3 There are 3 sub-areas within this zone.

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

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

(b) Residential (Group B) 2 (“R(B)2”): Total Area: 8.72 ha

Two parcels of land, one located to the south-east of Hung Shui Kiu namely Bauhinia Garden and Wo Ping San Tsuen and the other between Hung Shui Kiu and the “G/IC” zone to the north of Yick Yuen Tsuen, are zoned for this purpose. Residential developments within this zone are restricted to a maximum plot ratio of 1.26, a maximum site coverage of 40% and a maximum building height of 6 storeys over single - storey car park (21m).

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

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

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

9.4 Residential (Group C) (“R(C)”) : Total Area : 14.88 ha

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

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

9.4.3 Under this zoning, residential developments are restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.4.4 Five areas are designated as “R(C)”. The area between the “G/IC” zone to the north of Yick Yuen Tsuen and Tsing Chuen Wai abutting Castle Peak Road and four areas on the two sides of the Kong Sham Western Highway near Fuk Hang Tsuen Road are zoned for this purpose. At present, these areas are occupied by temporary structures for domestic

purpose and rural workshops.

9.5 Residential (Group D) (“R(D)”) : Total Area : 30.38 ha

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

9.6 Residential (Group E) (“R(E)”) : Total Area 11.56 ha

- 9.6.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of I/R interface problem.
- 9.6.2 An area to the south-west of San Hing Tsuen is zoned “R(E)”. The area is at present intermixed with structures for residential use, open storage and workshops. Since it may not be possible to phase out all the industrial uses at once, it is important to ensure that the residential development will be environmentally acceptable and not subject to I/R interface problems. The applicant will be required to submit adequate

information to demonstrate that the new development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential I/R interface problems. In addition, the applicant will have to prove to the Board that the proposed development would have no or minimal adverse impact on the area in terms of environmental quality, land-use compatibility, infrastructural provision and traffic requirement.

- 9.6.3 New development within this zone is restricted to a maximum plot ratio of 1.0, a maximum site coverage of 40% and a maximum building height of 4 storeys over single - storey car park (15m). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.7 Village Type Development (“V”) : Total Area : 102.78 ha

- 9.7.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.7.2 The boundaries of the “V” zones are drawn up having regard to the existing village environs, the anticipated Small House demands for the next ten years, topography, site constraints and the provision of public services. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.
- 9.7.3 All recognized villages within the Area are zoned “V”. These include San Hing Tsuen, Tuen Tsz Wai, Tsing Chuen Wai, Chung Uk Tsuen, Nai Wai, Sun Fung Wai, Lam Tei Tsuen, Tuen Mun San Tsuen and To Yuen Wai.
- 9.7.4 As the zoned areas are located adjacent to Castle Peak Road, Shun Tat Street and Yuen Long Highway, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.

9.8 Government, Institution or Community (“G/IC”): Total Area : 9.54 ha

- 9.8.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents

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

- 9.8.2 The Director of Environmental Protection should be informed of any noise sensitive users within the “G/IC” zone which might be subject to noise impact and noise mitigation measures may be required.
- 9.8.3 There are 5 sites zoned “G/IC” in the Area and three of them are existing uses. The first site is located at San Hing Tsuen covering the existing primary school and Tze Tong. The second site covers the existing Miu Fat Buddhist Monastery and its affiliated secondary school. The third site is a waterworks installation located near Lam Tei Quarry.
- 9.8.4 The other 2 sites are designated for future “G/IC” uses. One of the “G/IC” sites is reserved for a proposed primary school located between the Nullah and Castle Peak Road. The other “G/IC” site is to the north of Yick Yuen Tsuen consisting the former Yick Yuen Temporary Housing Area. Part of it is intended to accommodate 2 primary schools. These “G/IC” facilities are intended to serve also the population in the neighbouring areas in Tuen Mun and Yuen Long Corridor.
- 9.8.5 A site to the east of Fuk Hang Tsuen Road is zoned “G/IC(1)”. This area is intended for development of elderly care services. Developments within this sub-area are restricted to a maximum gross floor area of 35,000 m² and a maximum building height of 50 mPD. To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.9 Open Space (“O”) : Total Area : 2.47 ha

- 9.9.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.9.2 The following areas are zoned “O”:
- (a) Tin Ha Road Playground at the junction of Tin Ha Road and Castle Peak Road;
 - (b) Chung Uk Children’s Playground at Chung Uk Tsuen;
 - (c) Nai Wai Soccer Pitch at Nai Wai;
 - (d) Fuk Hang Playground on both sides of the junction of Fuk Hang Tsuen Road and Castle Peak Road;
 - (e) a public open space at Lam Tei Main Street; and
 - (f) a strip of land to the east of Bauhinia Garden opposite to Hung Shui Kiu.
- 9.9.3 Additional open space will be provided within the residential zonings and

“CDA” zones. The designation of open space at Lam Tei Quarry after its decommissioning would be subject to review as detailed planning proceeds.

9.10 Other Specified Uses (“OU”) : Total Area : 29.66 ha

This zone covers sites designated for specified uses.

(a) “OU” annotated “Quarry”

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

(b) “OU” annotated “Refuse Transfer Station”

This zone is intended primarily for the provision of refuse transfer station. A site at the end of Shun Tat Street and adjacent to Yuen Long Highway is zoned for this use and is currently occupied by the North West New Territories Refuse Transfer Station and its ancillary uses. The site is allocated to the Director of Environmental Protection.

(c) “OU” annotated “Petrol Filling Station”

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

9.11 Green Belt (“GB”) : Total Area : 132.48 ha

9.11.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. The zoned areas may include foothills, lower hill slopes, spurs, isolated knolls, woodland, traditional burial ground or vegetated land which occur at the urban fringe. Limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.

9.11.2 The “GB” zone covers the northern, south-western corner and western portion of the Area. The strip of land along the western side of Yuen Long Highway is also zoned “GB” in order to provide a buffer area for the adjoining uses.

- 9.11.3 As filling of land and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

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

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

10. TRANSPORT AND COMMUNICATION

10.1 Road and Rail Networks

- 10.1.1 Castle Peak Road, an important local distributor, provides pedestrian and vehicular access to the Area. Several roads branch off from Castle Peak Road serving the Area are Fuk Hang Tsuen Road, Shun Tat Street, Lam Tei Main Street and San Hing Road. Parallel to Castle Peak Road is the Light Rail network which connects the Area with Yuen Long Town and Tin Shui Wai New Town in the north and Tuen Mun New Town in the south. The completion of Route 3 and the West Rail also greatly improve the accessibility of the Area. The Kong Sham Western Highway provides a strategic road which links the Shenzhen Bay Bridge (which is also known as the Hong Kong-Shenzhen Western Corridor) at its landing point in Ngau Hom Shek with the Yuen Long Highway at Lam Tei.
- 10.1.2 It is also one of the planning intentions that the junctions especially those along Castle Peak Road should be improved through comprehensive

planning.

10.2 Transport Provision

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

11. UTILITY SERVICES

11.1 Water Supply

The existing water treatment works capacity available in the Northwest New Territories will soon be fully committed. Further treatment works capacity, if required, would be made available from the future extension to Ngau Tam Mei Water Treatment Works. Extension of water supply system will be required if there is a substantial increase in the future water demand arising from large residential developments.

11.2 Sewerage and Sewage Treatment

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

11.3 Electricity

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

11.4 Gas

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

12. CULTURAL HERITAGE

12.1 Within the Area, there are graded historic buildings, i.e. To Ancestral Hall at Tuen Tsz Wai (Grade 1) and Entrance Gate of Sun Fung Wai (Grade 3), as well as the Fu Tei Ha, Nai Wai Kiln, San Hing Tsuen, Tsing Chuen Wai and Tuen Tsz Wai Sites of Archaeological Interest. All of the above graded historic buildings and sites of archaeological interest are worthy of preservation.

- 12.2 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.
- 12.3 Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above graded historic buildings/structures, new items pending grading assessment, sites of archaeological interest and their immediate environs. If disturbance to the site(s) of archaeological interest is unavoidable, an archaeological impact assessment shall be conducted to evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall be engaged to apply for a licence from the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological field investigation and proposed appropriate mitigation measures to the satisfaction of the AMO.

13. IMPLEMENTATION

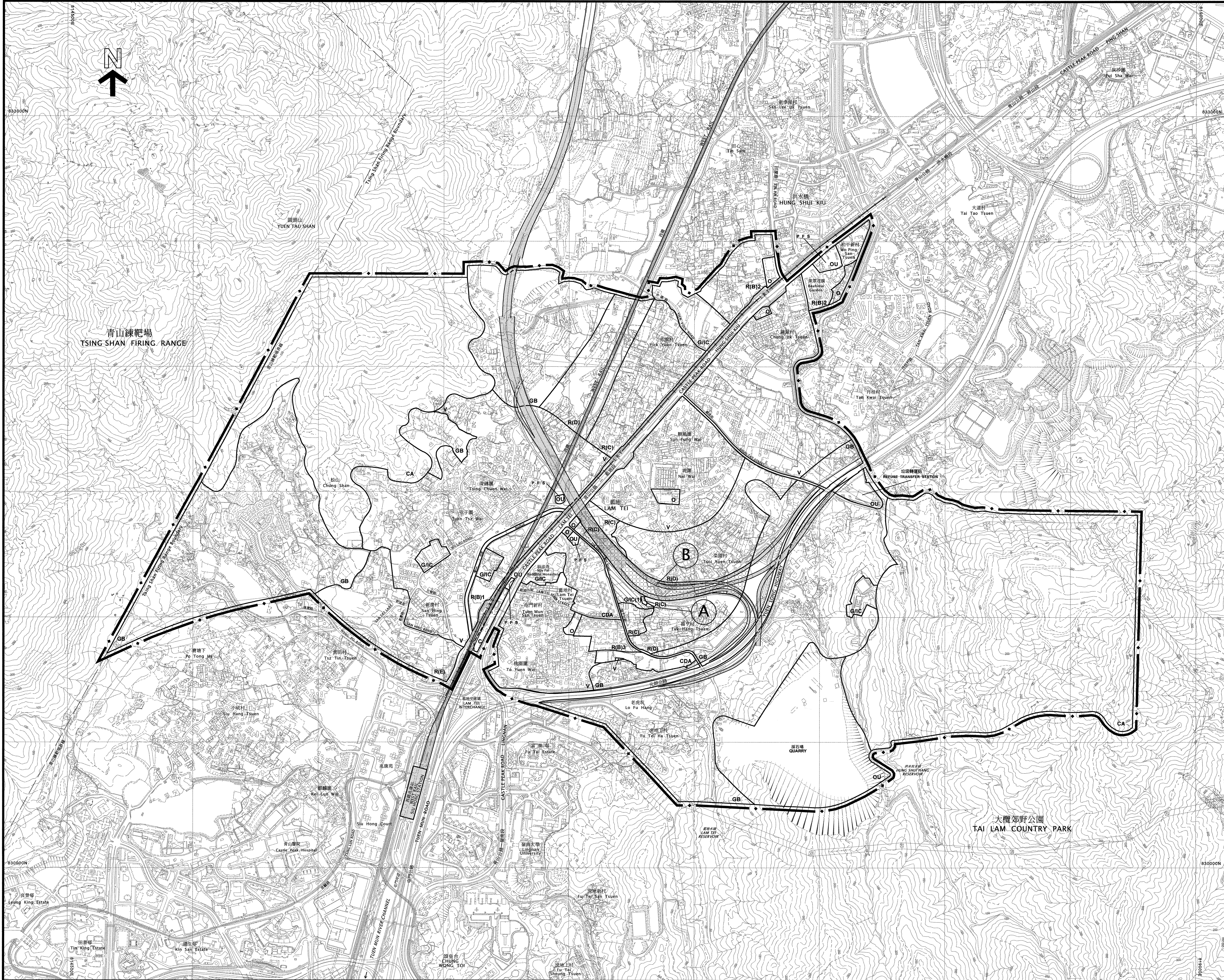
- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present there is no overall programme for the provision of infrastructure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

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to the Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance

with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and the guidelines published by the Board. The outline development plans and the layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 18 June 1993 on land included in a plan of the Lam Tei and Yick Yuen DPA, may be subject to enforcement proceedings under the Ordinance. Any filling of land and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.



圖例
NOTATION

| ZONES | | 地帶 |
|--------------------------------------|-------|------------|
| COMMERCIAL | C | 商業 |
| COMPREHENSIVE DEVELOPMENT AREA | CDA | 綜合發展區 |
| RESIDENTIAL (GROUP B) | R(B) | 住宅 (乙類) |
| RESIDENTIAL (GROUP C) | R(C) | 住宅 (丙類) |
| RESIDENTIAL (GROUP D) | R(D) | 住宅 (丁類) |
| RESIDENTIAL (GROUP E) | R(E) | 住宅 (戊類) |
| VILLAGE TYPE DEVELOPMENT | V | 鄉村式發展 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | GIC | 政府、機構或社區 |
| OPEN SPACE | O | 休憩用地 |
| OTHER SPECIFIED USES | OU | 其他指定用途 |
| GREEN BELT | GB | 綠化地帶 |
| CONSERVATION AREA | CA | 自然保育區 |
| COMMUNICATIONS | | 交通 |
| RAILWAY AND STATION (ELEVATED) | | 鐵路及車站 (高架) |
| LIGHT RAIL | | 輕鐵 |
| MAJOR ROAD AND JUNCTION | | 主要道路及路口 |
| ELEVATED ROAD | | 高架道路 |
| MISCELLANEOUS | | 其他 |
| BOUNDARY OF PLANNING SCHEME | | 規劃範圍界線 |
| PETROL FILLING STATION | P F S | 加油站 |

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

| USES | 大約面積及百分率 APPROXIMATE AREA & % | | 用途 |
|--------------------------------------|----------------------------------|--------|----------|
| | 公頃 HECTARES | % 百分率 | |
| COMMERCIAL | 0.69 | 0.13 | 商業 |
| COMPREHENSIVE DEVELOPMENT AREA | 6.99 | 1.31 | 綜合發展區 |
| RESIDENTIAL (GROUP B) | 15.06 | 2.83 | 住宅 (乙類) |
| RESIDENTIAL (GROUP C) | 14.88 | 2.80 | 住宅 (丙類) |
| RESIDENTIAL (GROUP D) | 30.38 | 5.71 | 住宅 (丁類) |
| RESIDENTIAL (GROUP E) | 11.56 | 2.17 | 住宅 (戊類) |
| VILLAGE TYPE DEVELOPMENT | 102.78 | 19.32 | 鄉村式發展 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 9.54 | 1.79 | 政府、機構或社區 |
| OPEN SPACE | 2.47 | 0.46 | 休憩用地 |
| OTHER SPECIFIED USES | 29.66 | 5.57 | 其他指定用途 |
| GREEN BELT | 132.48 | 24.90 | 綠化地帶 |
| CONSERVATION AREA | 152.43 | 28.65 | 自然保育區 |
| NULLAH | 0.99 | 0.19 | 明渠 |
| MAJOR ROAD ETC. | 22.21 | 4.17 | 主要道路等 |
| TOTAL PLANNING SCHEME AREA | 532.12 | 100.00 | 規劃範圍總面積 |

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/TM-LTYY/6 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TM-LTYY/6

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A
AMENDMENT ITEM B

(參看附表)
(SEE ATTACHED SCHEDULE)

2014年12月12日 按照城市規劃條例第5條展示的
核准圖編號 S/TM-LTYY/6 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TM-LTYY/6 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
12 DECEMBER 2014

Raymond LEE 李啟榮
SECRETARY
TOWN PLANNING BOARD

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

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

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

圖則編號
PLAN No. S/TM-LTYY/7