

**Consultation on Amendments shown on  
the Draft So Kwun Wat Outline Zoning Plan No. S/TM-SKW/12**

**1. Purpose**

The purpose of this paper is to consult Members on the amendments shown on the Draft So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/12 (the Draft Plan).

**2. Background**

2.1 Housing is a livelihood issue which is one of the prime concerns of the community. In the Policy Address, the Government proposes to continue reviewing various land uses and rezoning sites for housing development as appropriate. To meet the public's strong demand for housing, the Government has to increase the supply of land for housing development, including to conduct different stages of the Green Belt (GB) review. For example, reviewing the GB sites which are located on the fringe of urban or new development areas with a relatively lower buffer or conservation value. Though some of the GB sites are vegetated, they will have good potential for residential use as they are close to transport infrastructure and supporting facilities such as water supply and sewerage. Moreover, except for the north of Hong Kong Island and Kowloon Peninsula, which are more densely populated, the Government considers it feasible to generally increase the maximum domestic plot ratio currently permitted for the other "density zones" in the territory by around 20% as appropriate. In implementing these measures, the Government will duly consider the planning factors such as traffic and infrastructural capacities, local characteristics, existing development intensity and the various possible impacts of the proposed development on the areas concerned.

2.2 On 6 January 2015, the Planning Department (PlanD) consulted the Tuen Mun District Council (TMDC) about the proposed amendments to the So Kwun Wat OZP No. S/TM-SKW/11. The proposed amendments include rezoning a site to the north of Caste Peak Road – Tai Lam (formerly known as "to the west of the Kwun Fat Street") for housing use. The TMDC generally had no objection to the proposed amendments to the So Kwun Wat OZP. Members of TMDC expressed concern over the traffic impact and requested early consultation about the proposed amendments with the public. On 7 February 2015, representatives of PlanD attended a public forum with the local residents of Tuen Mun East. The views from TMDC, public forum and other collected views have been taken into account in the OZP amendments. The collected views were reflected to the Town Planning Board (TPB).

2.3 On 27 February 2015, the Rural and New Town Planning Committee of the TPB agreed the proposed amendments to the So Kwun Wat OZP No. S/TM-SKW/11. Pursuant to the section 5 of the Town Planning Ordinance, the Draft So Kwun Wat OZP No. S/TM-SKW/12 (**Attachment 1**) has been exhibited for public inspection on 13 March 2015.

### **3. Amendment Item**

The amendment item A on the Draft Plan is to rezone a site to the north of Castle Peak Road - Tai Lam from “Green Belt” (“GB”) to “Residential (Group B) 2” (“R(B)2”) with the stipulation of maximum building height of 80mPD. In this connection, the Remarks of the Notes are revised to incorporate the development restrictions for the “R(B)2” sub-zone, i.e. a maximum plot ratio of 3.6 and the maximum building height as shown on the Draft Plan, and a minor relaxation clause for the restrictions. The Explanatory Statement (ES) of the OZP are also amended to mainly reflect the corresponding amendments, and to update the general information of various land use zonings. The Draft So Kwun Wat OZP No. S/TM-SKW/12 is attached in **Attachment 1**. The Schedule of Amendments, Notes and ES to the Draft Plan are attached in **Attachment 2**.

### **4. Giving Views**

Pursuant to section 5 of the Town Planning Ordinance, the Draft Plan has been exhibited on 13 March 2015 for a period of two months until 13 May 2015. The Draft Plan incorporating the amendments is now available for public inspection during office hours at the Secretariat of the TPB, the Planning Enquiry Counters of the PlanD 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. The electronic version of the Draft Plan can be viewed at the TPB’s website ([www.info.gov.hk/tpb](http://www.info.gov.hk/tpb)). TMDC or members may make written representation in respect of the amendments to the Secretary of the TPB on or before 13 May 2015.

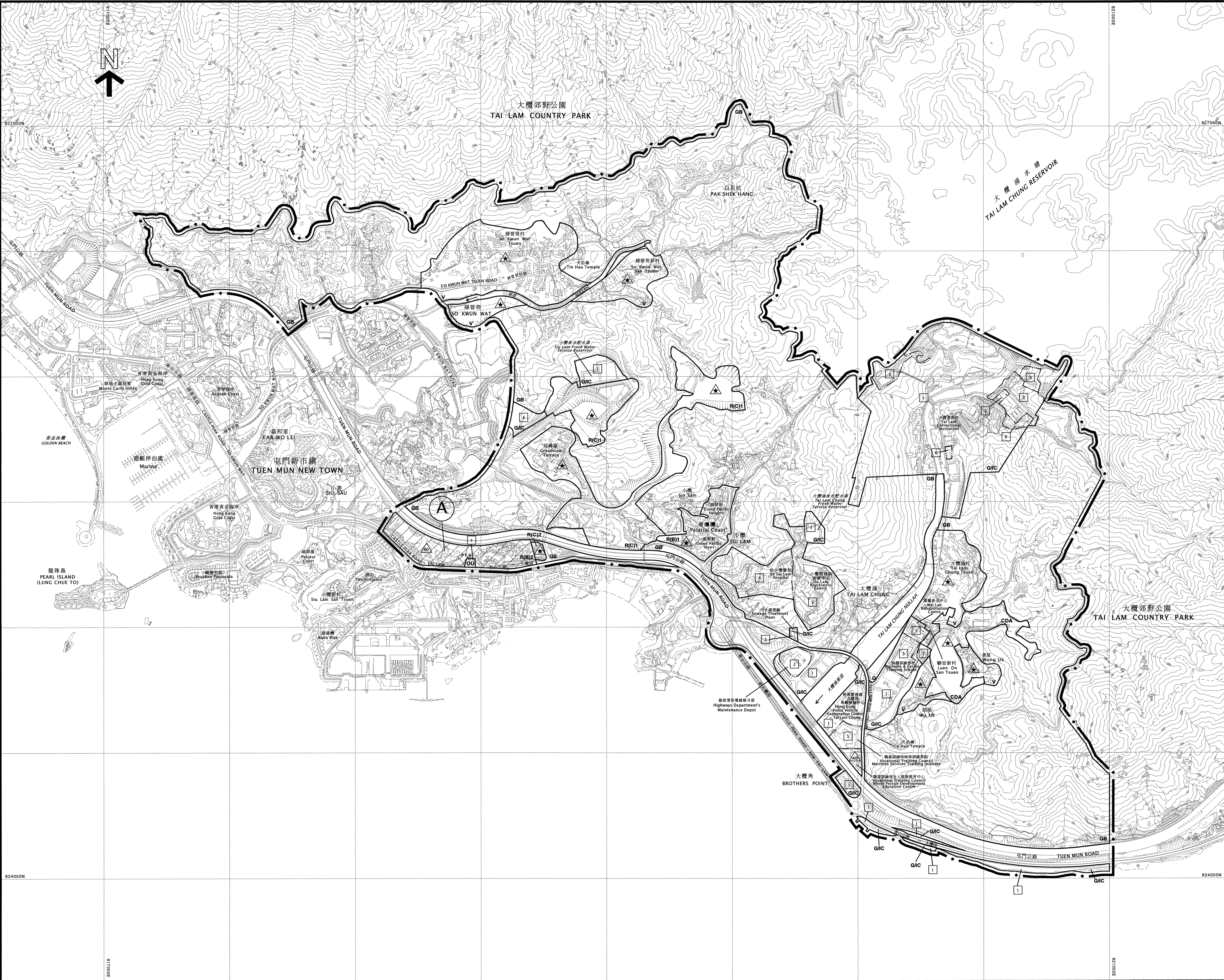
### **5. Attachments**

**Attachment 1** Draft So Kwun Wat OZP No. S/TM-SKW/12

**Attachment 2** Schedule of Amendments, Notes and Explanatory Statement to the Draft So Kwun Wat OZP No. S/TM-SKW/12

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





圖例  
NOTATION

ZONES		地帶
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）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
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
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES		《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
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	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMPREHENSIVE DEVELOPMENT AREA	6.45	1.36	綜合發展區
RESIDENTIAL (GROUP B)	10.46	2.21	住宅（乙類）
RESIDENTIAL (GROUP C)	22.13	4.67	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	32.33	6.83	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	65.75	13.88	政府、機構或社區
OPEN SPACE	0.78	0.16	休憩用地
OTHER SPECIFIED USES	0.14	0.03	其他指定用途
GREEN BELT	304.78	64.36	綠化地帶
NULLAH	9.07	1.92	明渠
MAJOR ROAD ETC.	21.69	4.58	主要道路等
TOTAL PLANNING SCHEME AREA	473.58	100.00	規劃範圍總面積

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

核准圖編號 S / T M - S K W / 1 1 的修訂  
AMENDMENT TO APPROVED PLAN No. S/TM-SKW/11

AMENDMENT 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

修訂項目 A 項

(參看附表)  
(SEE ATTACHED SCHEDULE)

2015年3月13日 按照城市規劃條例第5條展示的  
核准圖編號 S/TM-SKW/11 的修訂  
AMENDMENT TO APPROVED PLAN No. S/TM-SKW/11 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
13 MARCH 2015

Raymond LEE 李啟榮  
SECRETARY 城市規劃委員會秘書  
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的掃管笏分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
SO KWUN WAT - 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-SKW/12



**SCHEDULE OF AMENDMENTS TO  
THE APPROVED SO KWUN WAT OUTLINE ZONING PLAN NO. S/TM-SKW/11  
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 a site to the north of Castle Peak Road – Tai Lam from “Green Belt” to “Residential (Group B) 2” (“R(B)2”) with stipulation of building height restriction.

Since the reconstruction and improvement of Tuen Mun Road 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.

**II. Amendment to the Notes of the Plan**

Revision to the Remarks of the Notes for the “Residential (Group B)” zone to incorporate development restrictions and provision for minor relaxation of such restrictions for “R(B)2” sub-zone.

Town Planning Board

13 March 2015



**DRAFT SO KWUN WAT**  
**OUTLINE ZONING PLAN NO. S/TM-SKW/12**

(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) Any use or development of land or building falling within the boundaries of the Plan but not 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 first draft outline zoning plan without permission from the Town Planning Board.
- (7) 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.
- (8) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (9) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones :
  - (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 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.

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(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) 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), 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 SO KWUN WAT  
OUTLINE ZONING PLAN NO. S/TM-SKW/12

Schedule of Uses

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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
	<p>Eating Place</p> <p>Educational Institution</p> <p>Flat</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>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)</p> <p>Institutional Use (not elsewhere specified)</p> <p>Library</p> <p>Market</p> <p>Off Course Betting Centre</p> <p>Office</p> <p>Place of Entertainment</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Recyclable Collection Centre</p> <p>Religious Institution</p> <p>Residential Institution</p> <p>Rural Committee /Village Office</p> <p>School</p> <p>Shop and Services</p> <p>Social Welfare Facility</p> <p>Utility Installation for Private Project</p>

(Please see next page)



COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

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, to serve the residential neighbourhood. 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.

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 impact 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.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (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.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum total gross floor area (GFA) of 105,990m<sup>2</sup> and a maximum building height of 18 storeys (70 mPD).
- (d) In determining the maximum GFA for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities, or GIC facilities, as required by the Government, may also be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	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) On land designated "Residential (Group B)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 domestic gross floor area (GFA) of 97,120m<sup>2</sup>, a maximum non-domestic GFA of 465m<sup>2</sup> and a maximum building height of 102mPD.
- (b) On land designated "Residential (Group B)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.6 and the maximum building height in terms of mPD as stipulated on the Plan.
- (c) In determining the maximum GFA/plot ratio 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 GFA/plot ratio/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.



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.

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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 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 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 Storey</u>	<u>Building Height</u>
R(C)1	0.4	—	3 storeys (excluding basement floor(s))	10.5m
R(C)2	0.6	40%	7 storeys (excluding basement floor(s))	24.5m

- (b) In determining the maximum plot ratio/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/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government 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 designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small House by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

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



GOVERNMENT, INSTITUTION OR COMMUNITY

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) (excluding basement floor(s)) or mPD as stipulated on the Plan, or the height of the existing building which was in existence on the date of the publication in the Gazette of the notice of the So Kwun Wat OZP No. S/TM-SKW/10 on 7.5.2010, 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.

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 Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

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

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Petrol Filling Station" only

Petrol Filling Station	Government Use (not elsewhere specified) Public Utility Installation
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Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey (excluding basement floor(s)) as stipulated on the Plan.
- (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.



GREEN BELT

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

(Please see next page)

GREEN BELT (Cont'd)

Planning Intention

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

Remarks

Any filling of pond/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 publication in the Gazette of the notice of the draft So Kwun Wat Outline Zoning Plan No. S/TM-SKW/10 on 7.5.2010 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



DRAFT SO KWUN WAT OUTLINE ZONING PLAN NO. S/TM-SKW/12

EXPLANATORY STATEMENT



## EXPLANATORY STATEMENT

### DRAFT SO KWUN WAT OUTLINE ZONING PLAN NO. S/TM-SKW/12

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## **DRAFT SO KWUN WAT OUTLINE ZONING PLAN NO. S/TM-SKW/12**

(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 So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/12. It reflects the planning intention 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 So Kwun Wat OZP was previously included in the draft So Kwun Wat Development Permission Area (DPA) Plan No. DPA/TM-SKW/1 which was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) on 18 June 1993.
- 2.2 On 14 May 1996, the draft So Kwun Wat DPA Plan No. DPA/TM-SKW/1 was approved by the then Governor in Council under section 9(1)(a) of the Ordinance.
- 2.3 Under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands, directed the Board on 13 March 1995, under section 3(1)(a) of the Ordinance, to prepare an OZP for the So Kwun Wat area.
- 2.4 On 7 June 1996, the draft So Kwun Wat OZP No. S/TM-SKW/1 was exhibited for public inspection under section 5 of the Ordinance.
- 2.5 On 11 May 1999, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance approved the draft OZP, which was renumbered as S/TM-SKW/2. On 22 June 1999, the CE in C referred the approved So Kwun Wat OZP No. S/TM-SKW/2 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP has been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.6 On 12 December 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft So Kwun Wat OZP, which was renumbered as S/TM-SKW/5. On 12 March 2002, the CE in C referred the approved OZP No. S/TM-SKW/5 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP has been amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 11 March 2003, the CE in C under section 9(1)(a) of the Ordinance, approved the draft So Kwun Wat OZP, which was subsequently renumbered as S/TM-SKW/7. On 8 July 2003, the CE in C referred the approved So Kwun Wat OZP No. S/TM-SKW/7 to the Board for amendment under section 12(1)(b)(ii) of the



Ordinance. Since then, the OZP has been amended once and exhibited for public inspection under section 5 of the Ordinance.

- 2.8 On 5 October 2004, the CE in C under section 9(1)(a) of the Ordinance, approved the draft So Kwun Wat OZP, which was subsequently renumbered as S/TM-SKW/9. On 3 November 2009, the CE in C referred the approved So Kwun Wat OZP No. S/TM-SKW/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.9 On 7 May 2010, the draft So Kwun Wat OZP No. S/TM-SKW/10, incorporating amendments mainly to rezone two sites at Siu Lam from “Government, Institution or Community” (“G/IC”) to “Residential (Group C)1” (“R(C)1”) and their peripheral areas from “G/IC” to “Green Belt” (“GB”), to revise the building height restrictions for “R(C)1” and “Residential (Group C)2” (“R(C)2”) zones, to impose building height restrictions on “G/IC” and “Other Specified Uses” annotated “Petrol Filling Station” (“OU(PFS)”) zones, to adjust the areas shown as “Road” and “Nullah” to reflect respectively the Tuen Mun Road improvement work and drainage project at So Kwun Wat Tsuen, and to adjust the zoning boundaries of some “G/IC” sites to be in line with their respective Government land allocation, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of two representations were received. The representations were published for three weeks for public comment until 6 August 2010, and no comment was received. On 19 November 2010, after giving consideration to the representations under section 6B(1) of the Ordinance, the Board decided not to uphold the representations.
- 2.10 On 12 April 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft So Kwun Wat OZP, which was subsequently renumbered as S/TM-SKW/11. On 6 May 2011, the approved So Kwun Wat OZP No. S/TM-SKW/11 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.11 On 29 April 2014, the CE in C referred the approved So Kwun Wat OZP No. S/TM-SKW/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back for the OZP was notified in the Gazette on 16 May 2014 under section 12(2) of the Ordinance.
- 2.12 On 13 March 2015, the draft So Kwun Wat OZP No. S/TM-SKW/12 (the Plan), incorporating amendments related to the rezoning of a site to the north of Castle Peak Road – Tai Lam from “GB” to “Residential (Group B)2” (“R(B)2”) with stipulation of development restrictions for the zone, 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 So Kwun Wat OZP area so that development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

- 3.2 The Plan is to illustrate the broad principles of development and control only. It is a small-scale plan and the transport alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted 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 calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the 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 road, drainage channel 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 to follow that of the geographical area and has no 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, covering an area of about 473.58 ha, is located to the south-east of Tuen Mun New Town. It is bounded to the north and the east by the dam of Tai Lam Chung Reservoir and the Tai Lam Country Park, to the south by Castle Peak Road and the coast, and to the west and south-west by the Tuen Mun New Town. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area is situated along the southern coast of the North West New Territories (NWNT) near the south-eastern approach to the Tuen Mun New Town. It comprises three main valleys, namely So Kwun Wat Valley, Siu Lam Valley and Tai Lam Chung Valley, with intervening spurs rising to about 120 metres above Principal Datum (mPD). Land uses in the Area comprise mainly residential areas, Government, institution or community (GIC) uses and village settlements. There are patches of farmland which are still under active cultivation in the So Kwun Wat valley.

- 5.3 The Area is fronting the sea to the south-east and various active marine traffic and navigational aids are found in the adjacent sea areas.
- 5.4 Since mid-1980's, there has been a widespread conversion of agricultural land for open storage uses in the New Territories. Such conversion of agricultural land to open storage sites has occurred in areas around So Kwun Wat Tsuen and the central flat land of Tai Lam Chung.
- 5.5 In recognition of the traditional burial right of the indigenous villagers and the locally based fishermen, some burial grounds have been preserved on the northern and eastern parts of the Area.
- 5.6 So Kwun Wat Site of Archaeological Interest and Tai Lam Site of Archaeological Interest are located within the Area. Within the boundary of the Area, there are two graded historic buildings, i.e. Hum Ying Study Hall (Grade 3) and Jun Ying Study Hall (Grade 3) in So Kwun Wat Tsuen. All the above sites of archaeological interest and graded historic buildings are worthy of preservation. 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>. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any development, redevelopment or rezoning proposals might affect the above sites of archaeological interest, graded historic buildings, new items pending grading assessment and their immediate environs. If disturbance to the sites of archaeological interest is unavoidable, the project proponent shall engage a professional archaeologist to conduct a detailed Archaeological Impact Assessment to evaluate the archaeological impact imposed by the proposed works. If necessary, the archaeologist shall apply for a licence from the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological field investigation and propose appropriate mitigation measures to the satisfaction of the AMO of the LCSD.

## 6. POPULATION

- 6.1 According to the 2011 Census, the population of the Area was about 7,600 persons. The population concentrates in the residential developments of Grand Pacific Heights and Grand Pacific Views at Siu Lam and around several recognized villages and village settlements in the Area, including So Kwun Wat Tsuen, So Kwun Wat San Tsuen, Tai Lam Chung Tsuen, Wong Uk, Wu Uk, Luen On San Tsuen and some scattered cottages. It also includes the people residing in Government institutions.
- 6.2 Apart from usual natural growth in the existing villages, future expansion of population of the Area will be concentrated in the residential developments at Siu Lam and the "Comprehensive Development Area" zone at Tai Lam Chung. It is estimated that the planned population of the Area would be about 16,955 persons.

## 7. BUILDING HEIGHT RESTRICTION IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment, to address public demand for greater certainty and transparency in the statutory planning system, and to meet the growing community aspirations for a better living environment, a review of the So Kwun Wat OZP has been taken in 2010 with a view to incorporating appropriate building height restrictions for various development zones to guide future development/redevelopment. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area and may sometimes obstruct air ventilation. In order to prevent excessively tall or out-of-context buildings, to preserve some key urban design attributes (e.g. stepped building height from the waterfront and preservation of public view to the ridgelines) and to provide better control on the building heights of developments in the Area, building height restrictions are imposed for the development zones on the Plan.
- 7.2 So Kwun Wat is generally a low-rise and low-density area. Most of the area is zoned "GB". The existing high-rise residential development in the area is within the area zoned "Residential (Group B)1" ("R(B)1"), which has a building height restriction of 102mPD. A medium-rise comprehensive residential development has been planned at Tai Lam Chung and is zoned "Comprehensive Development Area" ("CDA") and development within the "CDA" zone is subject to a maximum building height of 18 storeys (70 mPD). Another planned medium-rise residential development zoned "R(B)2" which is sandwiched between Tuen Mun Road and Castle Peak Road – Tai Lam has a building height restriction of 80mPD. The building height profile of other developable areas in So Kwun Wat is mainly low-rise. Under the extant OZP, developments within "Village Type Development" ("V") zone are restricted to 3 storeys (8.23m), developments within "R(C)1" zone are restricted to 3 storeys (excluding basement floor(s)) and 10.5m, and developments within "R(C)2" are restricted to 7 storeys (excluding basement floor(s)) and 24.5m.
- 7.3 Almost half of the developable land on the OZP is zoned "G/IC" and is mostly developed and being occupied by various GIC facilities. Major ones include the Tai Lam Correctional Institution at the northern end of Tai Lam Chung Nullah; Customs & Excise Training School, Vocational Training Council (VTC) Maritime Services Training Institute and VTC Whole Person Development Education Centre on the east bank of Tai Lam Chung Nullah; Siu Lam Psychiatric Centre, Tai Lam Chung Fresh Water Service Reservoir and a sewage treatment plant on the west bank of Tai Lam Chung Nullah. These facilities are mostly low-rise with building heights ranging from 1 to 6 storeys. To maintain the low building height profile within the Area and the semi-rural character, the "G/IC" sites have been restricted to maximum building height ranging from 1 to 6 storeys to reflect their existing building height or the building height agreed amongst relevant Government departments. The site for the VTC Whole Person Development Education Centre is restricted to 40mPD based on the design of the development. There is a petrol filling station in the Castle Peak Road – Tai Lam which is zoned "OU(PFS)". To reflect the existing building height and to make reference with the lease restriction, the "OU(PFS)" site is restricted to 1 storey.

- 7.4 In 2015, an Expert Evaluation on air ventilation assessment (AVA EE 2015) was undertaken to assess the wind environment of the Area and the likely impact of the existing and proposed building heights of the development sites within the Area. The AVA EE 2015 also assessed the air ventilation impact of future development at the site zoned "R(B)2" located to the north of Castle Peak Road – Tai Lam with specific building height restrictions.
- 7.5 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide flexibility for developments/redevelopments with planning and design merits. Each planning application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such application are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
  - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
  - (c) providing better streetscape/good quality street level public urban space;
  - (d) providing separation between buildings to enhance air and visual permeability; and
  - (e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.
- 7.6 However, for existing buildings with building heights already exceeding the building height restrictions in terms of mPD and/or number of storey(s) as shown on the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

## 8. OPPORTUNITIES AND CONSTRAINTS

### 8.1 Opportunities

Castle Peak Road and Tuen Mun Road provide access to the Area. Upgrading of Castle Peak Road from Tsuen Wan to So Kwun Wat to a dual 2-lane carriageway has been completed alleviating the previous traffic congestion problems in the Area. Besides, reconstruction and improvement works to Tuen Mun Road have also been completed.

### 8.2 Constraints

8.2.1 A new regional sewage treatment works with the associated public sewer system are being planned to serve the Tuen Mun East, including the So

Kwun Wat OZP area, in the long term. Prior to the commissioning of the new regional sewage treatment works and the associated public sewer system, the project proponents for the developments in the area may need to treat and dispose of the sewage arising from the developments to meet the requirements of the Water Pollution Control Ordinance. The project proponents for the developments may be further required to make provision for the connection of the sewage arising from the developments to the new public sewer when commissioned.

- 8.2.2 There are two recognized villages in the Area namely, So Kwun Wat Tsuen (including So Kwun Wat San Tsuen) and Tai Lam Chung Tsuen (including Wong Uk and Wu Uk). Sufficient land will have to be reserved for their future expansion.
- 8.2.3 The potential sub-urban development area in the Area is confined to the valley floors. The steep slopes extending from the Tai Lam Country Park are not suitable for development and are generally zoned "Green Belt".
- 8.2.4 As mentioned in paragraph 5.6 above, So Kwun Wat Site of Archaeological Interest and Tai Lam Site of Archaeological Interest fall within the boundary of the Plan. Within the boundary of the Area, there are two graded historic buildings, i.e. Hum Ying Study Hall (Grade 3) and Jun Ying Study Hall (Grade 3) in So Kwun Wat Tsuen. These sites of archaeological interest and graded historic buildings are worthy of preservation and any development or redevelopment affecting them should be avoided as far as possible. Prior consultation with the AMO of LCSD is required for any development or redevelopment affecting these sites of archaeological interests and graded historic buildings.
- 8.2.5 All developments within the Area are subject to the control of the Airport Height Restrictions (AHR) prescribed in Hong Kong Airport (Control of Obstructions) Ordinance (Cap.301) in respect of the Hong Kong International Airport at Chek Lap Kok. The complex pattern of AHR may result in a disparate restriction on permissible building height within the same development site. It is important to note that no building shall be permitted to exceed the prescribed AHR. In the context of AHR, "building" includes the whole, or any part, of any building, mast, hoist or crane or other structure projecting skywards such as curb and cat ladder.
- 8.2.6 Much of the Area falls within the Consultation Zone of the existing Tai Lam Chung Pre-chlorination House. The design population for the area within the Consultation Zone should be within the limit set out in the relevant study reports.

## 9. GENERAL PLANNING INTENTION

- 9.1 The planning intention for the Area is to retain the semi-rural characteristics by preserving hill slopes and other natural features and designating sub-urban type of development in appropriate areas. The types of sub-urban developments include private residential development and village housing.

- 9.2 The emphasis of planning for the Area is to encourage environmental improvement, to preserve the natural setting and to stimulate physical upgrading of the area. It is envisaged that by providing incentives through appropriate upzoning, the remaining open storage yards could be removed and the environment could thereby be improved.
- 9.3 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 and various relevant planning studies. Other than the above, buildings and places of historical and archaeological interest should be preserved in the Area as far as possible.

## 10. LAND-USE ZONINGS

### 10.1 Comprehensive Development Area ("CDA"): Total Area: 6.45 ha

- 10.1.1 The planning intention of this zone is for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. 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. Although existing uses are tolerated, pursuant to section 4A(1) of the Ordinance, any development/redevelopment on sites under this zoning requires planning permission under section 16 of the Ordinance. Pursuant to Section 4A(2) of the Ordinance, the applicant is required to submit a Master Layout Plan (MLP) together with information specified in the Notes for the approval of the Board. The intention is to ensure that development/redevelopment would be designed in a comprehensive manner, taking into account various planning considerations such as environmental quality, neighbourhood compatibility, infrastructural provision as well as traffic and phasing requirements. The approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.
- 10.1.2 There is one "CDA" in the Area which is located on the eastern side of Tai Lam Chung Nullah. The site is largely vacant. The "CDA" is intended for sub-urban residential development and village housing which are compatible with the surrounding rural environment. In order not to block the direct sight line from the walking trails in the Country Park, the maximum building height should not exceed 70mPD and 18 storeys. Furthermore, to avoid creating a wall effect, building blocks should be in the range of 3 to 18 storeys. The maximum total gross floor area for this site is restricted to 105,990m<sup>2</sup>.
- 10.1.3 The "CDA" site is in close proximity to Tai Lam Chung Tsuen, Wong Uk and Wu Uk. To meet the Small House demand, the developer concerned has to provide 80 Small House sites within the "CDA".
- 10.1.4 Care has to be taken to avoid damaging the high pressure gas main in the vicinity of the site when development of the zone proceeds.

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

10.2 Residential (Group B) (“R(B)”): Total Area: 10.46ha

- 10.2.1 The planning intention of this zone is 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. This zone covers the existing residential developments of Grand Pacific Heights and Grand Pacific Views at Siu Lam which are designated as “R(B)1”. Developments and/or redevelopments within the “R(B)1” sub-area are subject to the following restrictions.

- (i) Maximum Domestic GFA : 97,120m<sup>2</sup>
- (ii) Maximum Non-domestic GFA : 465m<sup>2</sup>
- (iii) Maximum Building Height : 102mPD

- 10.2.2 An area sandwiched between Tuen Mun Road and Castle Peak Road – Tai Lam is zoned “R(B)2”. The developments within the area are subject to a maximum plot ratio of 3.6 and the building height restriction of 80mPD. As the “R(B)2” zone is falling within an area close to the AHR under the current two-runway system in the range of 87mPD to 89mPD, all structures, including roof-top structures of the development, should not exceed the AHR. According to the AVA EE 2015, five non-building areas (NBAs) are recommended to be incorporated within the area including a 20m-wide NBA measured from the western boundary of the “R(B)2” zone, a 20m-wide NBA in alignment with Tsing Fat Street, a 20m-wide NBA to the north of the “OU(PFS)” site, a 20m-wide NBA in alignment with Tsing Tai Road, and a 20m-wide NBA in alignment with Lok Yi Street. For the alignment of these NBAs, reference should be made to the AVA EE 2015. Due to the elongated shape of the site and the site configuration, these NBAs are recommended to facilitate wind penetration through the development sites within the area under both annual and summer prevailing winds. In addition to the NBAs, the AVA EE also recommended that minimisation of podium and fulfilment of building separation requirements in accordance with the Sustainable Building Design (SBD) Guidelines should be adopted where appropriate. To take forward the recommendations of the AVA EE 2015, the requirements for NBAs or further AVA assessments will be incorporated into the lease.

- 10.2.3 To address the vehicular emission from Tuen Mun Road and Castle Peak Road, air buffer distance (20m from Tuen Mun Road and 5m from Castle Peak Road) is recommended to be provided for the “R(B)2” site to meet the Hong Kong Planning Standards and Guidelines requirements.

- 10.2.4 As the “R(B)1” zone in Siu Lam and the “R(B)2” zone located to the north of Castle Peak Road – Tai Lam are situated adjacent to Tuen Mun Road and



Castle Peak Road, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout are required.

- 10.2.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/plot ratio/building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

10.3 Residential (Group C) ("R(C)"): Total Area: 22.13 ha

- 10.3.1 The planning intention of this zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone reflects the existing and committed residential developments and reserves lands for future sub-urban residential developments with ancillary supporting facilities.

- 10.3.2 For the zoned areas located adjacent to Tuen Mun Road and Castle Peak Road, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout are required.

- 10.3.3 There are two sub-areas within this zone, namely "Residential (Group C)1" and "Residential (Group C)2". Their locations and development parameters are described as follows:

(a) "Residential (Group C)1" ("R(C)1"): Total Area: 21.83 ha

The area to the north of Tuen Mun Road at Siu Lam is zoned "R(C)1". Residential developments and/or redevelopments within this zone are restricted to the following restrictions or the plot ratio and height of the existing building, whichever is the greater:

- (i) Maximum Plot Ratio: 0.4
- (ii) Maximum Building Height: 10.5m
- (iii) Maximum No. of Storeys: 3 storeys (excluding basement floor(s))

(b) "Residential (Group C)2" ("R(C)2"): Total Area: 0.30 ha

An area to the southwest of Siu Lam and north of Castle Peak Road – Tai Lam is zoned "R(C)2". Residential developments and/or redevelopments within this zone are restricted to the following restrictions or the plot ratio, site coverage and height of the existing building, whichever is the greater:

- (i) Maximum Plot Ratio: 0.6
- (ii) Maximum Site Coverage: 40%

(iii) Maximum Building Height: 24.5m

(iv) Maximum No. of Storeys: 7 storeys (excluding basement floor(s))

10.3.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/site coverage/building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

10.3.5 However, for any existing building with plot ratio/site coverage/building height already exceeding the plot ratio/site coverage/building height restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

10.4 Village Type Development ("V"): Total Area: 32.33 ha

10.4.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within "V" 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.

10.4.2 The boundaries of the "V" zones are drawn up having regard to the existing "village environs", the anticipated Small House demand for the next ten years, traffic noise impact, 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.

10.4.3 Recognized villages in the Area include So Kwun Wat Tsuen (including So Kwun Wat San Tsuen) and Tai Lam Chung Tsuen (including Wong Uk and Wu Uk). Since some of the land within the "village environs" of Tai Lam Chung Tsuen was previously used for open storage of containers, these areas had been included within the "CDA" zone and the future developer is required to provide serviced land within the "CDA" site for Small House development. Land in the "V" zone together with the areas to be formed and serviced by the developer concerned will provide adequate land to meet the anticipated Small House demand in the Area.

10.5 Government, Institution or Community ("G/IC"): Total Area: 65.75 ha

10.5.1 The planning intention of the "G/IC" zone is primarily for the provision of Government, institution and 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.

- 10.5.2 Extensive areas along both sides of Tai Lam Chung Nullah and at Siu Lam are zoned "G/IC" to reflect the existing and planned uses. Existing GIC facilities include the Tai Lam Correctional Institution, the Siu Lam Psychiatric Centre, the Siu Lam Fresh Water Service Reservoir and its extension, the Tai Lam Chung Fresh Water Service Reservoir, the VTC Maritime Services Training Institute, the Customs and Excise Training School, the Tai Lam Chung Fire Station, the Wai Lan Rehabilitation Centre, a sewage treatment plan, and the VTC Whole Person Development Education Centre.
- 10.5.3 A site to the east of the Customs and Excise Training School and to the west of the "CDA" zone in Tai Lam Chung is reserved for the Tuen Mun Sewerage – Eastern Coastal Sewerage Extension project and other Government works. An area to the northwest of Grandview Terrace is reserved for a secondary school. The site of the ex-Siu Lam Hospital is planned for a rehabilitation complex.
- 10.5.4 The "G/IC" sites abutting Tuen Mun Road and Castle Peak Road will be exposed to high traffic noise. The Director of Environmental Protection has to be consulted if noise sensitive uses are proposed in these "G/IC" sites.
- 10.5.5 Developments and redevelopments in the "G/IC" sites are subject to building heights in terms of number of storeys (excluding basement floors(s)) or in terms of mPD as stipulated on the Plan or the height of the existing building, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

10.6 Open Space ("O"): Total Area: 0.78 ha

- 10.6.1 The planning intention of this zone is primarily to provide outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 10.6.2 A strip of land along the eastern side of Tai Lam Chung Nullah is zoned "O" which is intended to be developed into a nullah-side promenade. Additional open space will be provided within the "R(B)", "R(C)" and "CDA" zones.

10.7 Other Specified Uses ("OU"): Total Area: 0.14 ha

- 10.7.1 The planning intention of this zone is to provide land for a petrol filling station.
- 10.7.2 The petrol filling station is located to the southwest of Siu Lam and north of Castle Peak Road - Tai Lam.

- 10.7.3 Developments and redevelopments in the site are subject to building height of 1 storey (excluding basement floor(s)) as stipulated on the Plan. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

10.8 Green Belt ("GB"): Total Area: 304.78ha

- 10.8.1 The planning intention of this zone is primarily to define 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. 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. There is a general presumption against development within this zone. However, 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.
- 10.8.2 The extensive areas covered by the hilly slopes with exuberant natural vegetation within the Area are zoned "GB". Burial grounds for the indigenous villagers and locally based fishermen are also found in this zone.
- 10.8.3 As filling of pond/land and excavation of land may cause adverse impacts on the natural environment, permission from the Board is required for such activities.

11. TRANSPORT AND COMMUNICATION

11.1 Road Network

- 11.1.1 The Area is served by Castle Peak Road and Tuen Mun Road. Reconstruction and improvement works to Tuen Mun Road have been completed.
- 11.1.2 Tai Lam Chung is now served by Tai Lam Chung Road, an important local distributor. The road has to be improved to tie in with the developments in the "CDA" zone at Tai Lam Chung.

11.2 Transport Provision

The Area is currently served by buses, public light buses, and taxis. The bus-bus interchange at Tai Lam Chung is in operation to facilitate interchanging of bus passengers between bus routes on Tuen Mun Road, between bus routes on Castle Peak Road and between bus routes on Tuen Mun Road and Castle Peak Road.

## 12. UTILITY SERVICES

### 12.1 Water Supply

No capacity problem regarding water supply is envisaged, but suitable and new connections to some areas will need to be constructed by the future developers/project proponent and agreed with the relevant authorities.

### 12.2 Sewerage and Sewage Treatment

There is proposed sewerage works to extend the public sewerage network to Siu Lam and Tai Lam Chung. A new regional sewage treatment works with the associated public sewer system are being planned to serve the Tuen Mun East, including the So Kwun Wat OZP area, in the long term. Prior to the commissioning of the new regional sewage treatment works and the associated public sewer system, the project proponents for the developments in the area may need to treat and dispose of the sewage arising from the developments to meet the requirements of the Water Pollution Control Ordinance. The project proponents for the developments may be further required to make connection of the sewage arising from the development to the new public sewer at their own costs when commissioned.

### 12.3 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.

### 12.4 Gas

Gas pipelines have been installed along Castle Peak Road from So Kwun Tan to Siu Lam.

## 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 in stages 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 the Local Public Works Improvement Programmes 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 use indicated on the Plan, provided that their proposals have met 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 impacts on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this 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 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, the Technical Services Division and 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 So Kwun Wat DPA, may be subject to enforcement proceedings under the Ordinance. Any filling of pond/land and excavation of land in the relevant zone on or after the exhibition of the specific plan referred to in the Notes of the relevant zone without the permission from the Board may also be subject to enforcement proceedings.