

# LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance  
(Chapter 131)

## APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20

### INTRODUCTION

At the meeting of the Executive Council on 13 September 2022, the Council ADVISED and the Chief Executive ORDERED that the draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19A should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now A renumbered as No. S/YL-PS/20 at Annex A.

### AMENDMENTS TO THE APPROVED PING SHAN OZP NO. S/YL-PS/18 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Ping Shan OZP No. S/YL-PS/18 on 9 July 2019, the draft Ping Shan OZP No. S/YL-PS/19 (the draft OZP) incorporating amendments was exhibited on 7 May 2021 for public inspection under section 5 of the Ordinance. The major amendments include:

- (a) Amendment Item A - rezoning of a site to the west of Fuk Hi Street in Wang Chau from "Green Belt" and "Open Storage" to "Residential (Group A)5" (Wang Chau Remaining Phases (WCRP) public housing development);
- (b) Amendment Item B - rezoning of a site to the east of Tin Tsz Road (TTR) in Ping Shan north from "Recreation" ("REC") to "Residential (Group A)6" (TTR public housing development);
- (c) Amendment Item C - rezoning of a site to the north of Ha Mei San Tsuen (HMST) from "REC" to "Government, Institution or Community" ("G/IC") (infrastructural facilities for TTR public housing development); and
- (d) technical amendments<sup>1</sup> mainly to revise the Remarks in the Notes for "Conservation Area" ("CA") zone.

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<sup>1</sup> Technical amendments were made to the Remarks of the Notes to extend the exemption clause, which exempts the land/pond filling and land excavation works pertaining to public works co-ordinated or implemented by Government and minor works (i.e. maintenance, repair and rebuilding works) from the requirement of planning permission, to the "CA" Zone. Other technical amendments were also made to the Notes in accordance with the latest version of the Master Schedule of Notes to Statutory Plans.

## REPRESENTATIONS AND COMMENTS ON REPRESENTATIONS

3. During the exhibition of the draft OZP and the representations, 62 valid representations, including 60 adverse representations and 2 representations providing views, and 4 valid comments on the representations (comments), of which 3 opposed and 1 provided views, were received. The representations and comments were considered by the Board at its meeting held on 25 April 2022.

### Adverse Representations (60) and Representations Providing Views (2)

4. The major grounds and views of the representations are summarised below-

#### Amendment Items A, B and C

##### Traffic and Transportation

- (a) the existing traffic capacity would be overstrained due to additional population arising from the proposed public housing developments and other proposed residential developments in Tin Shui Wai (TSW) area;
- (b) it was suggested that a new road should be constructed to alleviate traffic congestion in Yuen Long;
- (c) there would be insufficient parking spaces to meet the increased population;

##### Environmental and Landscape Issues

- (d) the two proposed public housing developments would be subject to significant noise impacts;
- (e) it was not appropriate to locate a primary school next to a public transport interchange at the WCRP public housing development due to air pollution concern;
- (f) trees along the main roads, including those planted along TTR, should be retained to serve as natural noise barrier;
- (g) there was no information on the future planning of an area (with 700 trees) located to the south of TTR public housing development;

##### Other Technical Issues

- (h) the Government should solve the existing drainage problem in the Fuk Hi Street area;
- (i) there was insufficient information regarding the watercourses within the proposed public housing sites and it was unclear if the conversion of them into box culverts would cause adverse impact on the terrain concerned;

### Impacts on Surrounding Villages

- (j) the indigenous Wang Chau villages would be surrounded by tall buildings, resulting in 'wall effect' and affect villagers' health;
- (k) the 'fung shui' of the burial ground and villages would be affected as the proposed public housing developments were located close to the major access to the burial grounds, a number of 'fung shui' graves and the HMST ancestral altar;
- (l) the boundary of 'village environs' was shrinking and there was insufficient land for villagers to construct small houses;
- (m) the future population would induce adverse noise and traffic impacts on HMST;
- (n) the resumption of land for development of village expansion area for HMST by the Government had been suspended and the intention of land resumption for public housing development was questionable;

### Land Resumption, Compensation and Rehousing

- (o) resumption of 'Tso/Tong' land was in contravention of Article 40 of the Basic Law which protects the lawful traditional rights and interests of the indigenous inhabitants of the New Territories;
- (p) adverse impacts on the existing open storage, logistics and warehouse operations as no reprovisioning sites were provided and the Government should retain brownfield sites for operations that could not be relocated into industrial buildings;
- (q) there was concern on the rehousing and compensation arrangements for the affected squatter residents and enhanced compensation rates should be offered to the affected stakeholders;
- (r) more nearby squatters should be included in the development sites to improve the village environment;

### Provision of Government, Institution and Community Facilities (GIC) and Open Space

- (s) additional population arising from the TTR public housing development would exacerbate the current situation of the lack of community, health service and social welfare facilities;
- (t) the Government's commitment to provide GIC facilities to meet the shortfall was doubted;
- (u) many "G/IC" sites were rezoned based on the mistaken assumption that there was no deficit in community service;
- (v) one of the two primary schools proposed at the WCRP public housing development should be located at the TTR public housing development and primary schools should be located within walking distance for public housing residents;
- (w) there was insufficient information on the location of the proposed open space within the proposed public housing developments;

## Local Employment

- (x) there was a lack of employment opportunities in TSW. The proposed public housing development would only create limited and/or low-end employment opportunities and TSW residents had to commute to other districts for work which would put extra burden on the traffic capacity;

## Public Consultation

- (y) the existing brownfield operators and residents were not consulted on the development proposals;

## Other Issues In Relation To the Proposed Public Housing Developments

- (z) consideration should be given to developing the abandoned fish ponds at Fung Lok Wai and/or country park/ fringe of country park for public housing;
- (aa) village-type housing should be allowed to be developed at 'Tso/Tong' land. Alternatively, 20% of the public housing units should be reserved for villagers or 20% of the land for villagers to construct their own houses;
- (bb) the proposed housing sites should be developed for employment creation to avoid cross-district travelling for work;
- (cc) it was unclear whether the open storage operations located between the TTR public housing development and Fung Ka Wai would continue to operate and affect the proposed public housing development;

Amendment to the Notes of the "CA" zone for extending the exemption clause

- (dd) the amendment undermined the statutory gatekeeping role of the Board in controlling and the statutory rights of the public in knowing and commenting government works involving land/pond filling and excavation operations in the "CA" zone;
- (ee) the intention of the amendment was unclear; and
- (ff) there was doubt as to whether the amendment was made to individual OZPs instead of the Master Schedule of Notes in order to blind the public from noticing the same until it was too late to reverse course.

Comments on the Representations with Adverse Views (3) and Comment Providing Views (1)

5. The additional grounds/views of the comments that are not covered by the representations are summarised below-

- (a) there was opposition to the suggestion to develop Fung Lok Wai and

- country park;
- (b) amendments to the Notes of the "CA" zone contradicted its planning intention;
- (c) at least 1.5m<sup>2</sup> open space per person should be provided in the proposed public housing developments as per the recommendations under the HK2030+ Study; and
- (d) consideration should be given to providing less car parking spaces and more recreational space in the proposed public housing developments.

### The Board's Decision

6. After giving consideration to the representations and comments, the Board (i) decided not to uphold the representations; and (ii) considered that the draft OZP should not be amended to meet the representations for the following reasons –

#### Amendment Items A, B and C

- (a) the Government had been adopting a multi-pronged approach to increase housing land supply, including carrying out various land use reviews on an on-going basis. The representation sites were located at the fringe of and in close proximity to the Yuen Long Town and TSW New Town with existing public roads and supporting infrastructural facilities. Taking into account that there was no insurmountable technical problem identified for the proposed public housing developments, it was considered suitable for rezoning the representation sites for residential use with a view to increasing housing land supply (R1 to R59);
- (b) Engineering Feasibility Studies with technical assessments on the potential impacts on various aspects, including traffic, environmental, landscape, air ventilation and drainage, had been conducted and confirmed that there was no insurmountable technical problem in developing the representation sites for public housing developments. Detailed design of building block disposition, design and provision of local open space and recreational facilities, location of compensatory tree planting would be further considered at the detailed design stage (R1 to R51, R53 to R55, R60);
- (c) land resumption and compensation and rehousing arrangements were outside the scope of the subject OZP, which was to show the broad land use framework and planning intention for the area. The concerns of the affected stakeholders would be dealt with separately by the Government in firming up the implementation arrangements (R1 to R4, R6, R62);
- (d) the planned open space and GIC facilities, except hospital beds and some social welfare facilities, were generally sufficient to meet the demand of the planned population in the district in accordance with

the Hong Kong Planning Standards and Guidelines. Appropriate social welfare and community facilities would be provided in the proposed public housing developments to serve the residents and locals. The provision of social welfare and community facilities would be closely monitored by the relevant bureaux/departments (R5, R7 to R40, R42 to R51, R53, R54, R60);

Amendment to the Notes of the "CA" zone for extending the exemption clause

- (e) the amendment to the Notes to extend the exemption clause for filling of land/pond and excavation of land in relation to the "CA" zone was to streamline the planning application process/mechanism. The amendment was in line with the latest revision of the Master Schedule of Notes to Statutory Plans (R61); and

Public Consultation

- (f) the Yuen Long District Council and Ping Shan Rural Committee (PSRC) were consulted on 17 March 2021 and 9 April 2021 respectively on the proposed public housing developments and the statutory consultation process under the Ordinance was duly followed (R56 to R59).

## IMPLICATIONS OF THE PROPOSAL

7. Approval of the draft Ping Shan OZP No. S/YL-PS/19A itself has no civil service implications. The economic, financial, environmental, sustainability, family and gender implications are set out below.

8. On economic implications, the rezoning of the sites will facilitate the two proposed public housing developments, which can provide about 22,000-22,500 units to help meet the housing demand in Hong Kong.

9. On financial implications, the proposed public housing developments with supporting infrastructural facilities should have no land revenue implication. The construction cost of the proposed public housing developments will be borne by the Hong Kong Housing Authority. Funding for the capital and recurrent costs of the social welfare facilities to be provided in the proposed public housing developments will be sought in accordance with the established mechanism.

10. Regarding environmental implications, various technical assessments, including the Preliminary Environmental Review, have been conducted under the Engineering Feasibility Study to assess various impacts including environmental impacts associated with the proposed public housing developments. With the implementation of the recommended mitigation measures, no adverse environmental impact is anticipated.

11. As far as sustainability implications are concerned, the proposed public housing developments will facilitate better utilisation of land resources to meet housing needs. The proposed public housing developments may bring potential environmental impacts on the local area, and suitable mitigation measures would be adopted to alleviate any such possible impacts.

12. With regard to family implications, the increase in affordable housing units could help improve the living environment of some families and in turn foster greater family harmony. The provision of social welfare facilities in the vicinity would help meet the needs of families for such services and help the disadvantaged to enhance their families' ability to build family assets.

13. The proposed provision of social welfare facilities, including kindergartens and primary schools, at the proposed public housing developments under Amendment Items A and B, will service persons in need of both genders whose carers are usually women, if materialised. The proposal should therefore be conducive to relieving the burden of carers and facilitating their participation in the work force.

#### PUBLIC CONSULTATION

14. Prior to exhibition of the draft OZP, Housing, Town Planning and Development Committee (HTPDC) of the Yuen Long District Council was consulted on the amendments to the draft OZP on 17 March 2021. The HTPDC's concerns were mainly on issues including compensation and rehousing, traffic impact on road network, provision of public transport and cycle track as well as provision of market, retail facilities and social welfare facilities.

15. The PSRC was also consulted on 9 April 2021. The PSRC strongly objected to the proposed public housing developments and raised concerns mainly on compensation and rehousing, local employment, over-population, traffic impact on road network and 'fung shui' aspects. PSRC counter-proposed to develop Fung Lok Wai area for public housing development.

#### PUBLICITY

16. The approved PS OZP No. S/YL-PS/20 will be printed and exhibited in accordance with section 9(5) of the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

A 17. The approved PS OZP No. S/YL-PS/20 is at Annex A for Members' reference. A set of Notes listing out the uses which are always permitted and A-I those which may be permitted on application to the Board is at Enclosure I to

Annex A. Explanatory Statements in respect of the approved PS OZP is at A-II Enclosure II to Annex A.

#### ENQUIRY

18. Any enquiry on this brief can be addressed to Ms Lily YAM, Assistant Director of Planning/Board, Planning Department (Tel. No. 2231 4606).

PLANNING DEPARTMENT  
SEPTEMBER 2022



APPROVED PING SHAN OUTLINE ZONING PLAN  
NO. S/YL-PS/20

Annex A Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20

Enclosure I : Notes to the Approved Ping Shan OZP No.  
S/YL-PS/20

Enclosure II : Explanatory Statement of the Approved Ping  
Shan OZP No. S/YL-PS/20



此圖是根據《香港城市規劃條例》(第161章)第19(1)條訂立的。此圖是根據《香港城市規劃條例》(第161章)第19(1)條訂立的。此圖是根據《香港城市規劃條例》(第161章)第19(1)條訂立的。

圖例 NOTATION		地帶 COMMUNICATIONS		交通	
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區	RAILWAY AND STATION (ELEVATED)	鐵路及車站 (高架)	
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)	LIGHT RAIL	輕鐵	
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)	MAJOR ROAD AND JUNCTION	主要道路及路口	
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)	ELEVATED ROAD	高架道路	
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展	MISCELLANEOUS	其他	
OPEN STORAGE	OS	露天貯物	BOUNDARY OF PLANNING SCHEME	規劃範圍界線	
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區			
OPEN SPACE	O	休憩用地			
RECREATION	REC	康樂			
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			

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	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	25.09	7.05	綜合發展區
RESIDENTIAL (GROUP A)	28.23	7.93	住宅 (甲類)
RESIDENTIAL (GROUP B)	3.91	1.10	住宅 (乙類)
RESIDENTIAL (GROUP E)	4.54	1.28	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	86.08	24.19	鄉村式發展
OPEN STORAGE	13.14	3.69	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	13.25	3.72	政府、機構或社區
OPEN SPACE	3.46	0.97	休憩用地
RECREATION	27.41	7.70	康樂
OTHER SPECIFIED USES	1.68	0.47	其他指定用途
GREEN BELT	55.32	15.55	綠化地帶
CONSERVATION AREA	70.23	19.74	自然保育區
DRAINAGE CHANNEL	0.48	0.13	排水渠
RAILWAY	0.95	0.27	鐵路
MAJOR ROAD ETC.	22.05	6.21	主要道路等
TOTAL PLANNING SCHEME AREA	355.82	100.00	規劃範圍總面積

THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

附列的《註釋》屬這份圖則的一部分

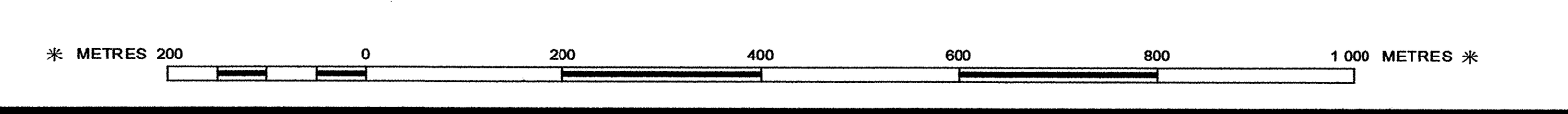
行政長官會同行政會議於2022年9月13日根據城市規劃條例第9(1)(a)條核准的圖則  
 APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(A) OF THE TOWN PLANNING ORDINANCE ON 13 SEPTEMBER 2022

Ms Carmen KONG 江嘉敏女士  
 CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的屏山分區計劃大綱圖  
 TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
 PING SHAN - OUTLINE ZONING PLAN

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. SYL-PS/20



**APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

(N.B. These form a 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 Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area (IDPA) Plan/draft Ping Shan Development Permission Area (DPA) 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 Lau Fau Shan and Tsim Bei Tsui IDPA Plan/draft Ping Shan DPA 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 Lau Fau Shan and Tsim Bei Tsui IDPA Plan/draft Ping Shan DPA 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 Lau Fau Shan and Tsim Bei Tsui IDPA Plan/draft Ping Shan DPA 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 Lau Fau Shan and Tsim Bei Tsui IDPA Plan/draft Ping Shan DPA 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).

APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20

SCHEDULE OF USES

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COMPREHENSIVE DEVELOPMENT AREA

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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 Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital 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) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

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(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 commercial, open space and other supporting facilities. 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" ("CDA") 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.

(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 the maximum plot ratio (PR) and the maximum building height specified below:

<u>Location of "CDAs"</u>	<u>Maximum PR</u>	<u>Maximum Building Height</u>
The "CDA" to the south-east of Tong Fong Tsuen and west of the junction of Ping Ha Road and Castle Peak Road	A total PR of 1.0	5 storeys including car park
The "CDA" to the north-east of the junction of Ping Ha Road and Castle Peak Road	A total PR of 1.0	5 storeys including car park
The "CDA" to the north-east of Long Tin Road	A total PR of 0.4	3 storeys including car park
The "CDA" to the west of Yung Yuen Road and north of Long Tin Road	A total PR of 0.4	3 storeys including car park
The "CDA" to the north-west of Long Ping Road	A total PR of 0.4	3 storeys including car park

- (d) The achievement of the maximum PRs is subject to the satisfactory demonstration to the Town Planning Board that a proposed development has taken account of the capacities of infrastructure and other environmental constraints on the site.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (e) In determining the maximum PR 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.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR and 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 A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Public Vehicle Park (excluding container vehicle)	Petrol Filling Station
(on land designated "R(A)4", "R(A)5" and "R(A)6" only)	Place of Entertainment
Religious Institution (Ancestral Hall only)	Private Club
Residential Institution	Public Convenience
Rural Committee/Village Office	Public Transport Terminus or Station (not elsewhere specified)
School (in free-standing purpose-designed building only) #	Public Utility Installation
Social Welfare Facility	Public Vehicle Park (excluding container vehicle)
Utility Installation for Private Project	(not elsewhere specified)
	Religious Institution (not elsewhere specified)
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

- Eating Place
- Educational Institution
- Institutional Use (not elsewhere specified)
- Off-course Betting Centre
- Office
- Place of Entertainment
- Private Club
- Public Convenience
- Recyclable Collection Centre
- School
- Shop and Services
- Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. For the “Residential (Group A) 4” zone, the planning intention is for public housing development.

Remarks

- (a) On land designated “Residential (Group A) 1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to the use annotated with #) shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.66, a maximum site coverage of 66.6% and a maximum building height of 5 storeys (15m) 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. The lowest three floors could be used for commercial and car parking purposes which could have a maximum site coverage of 100%.
- (b) On land designated “Residential (Group A) 4”, 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 6 and a maximum building height of 135mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (c) On land designated “Residential (Group A) 5”, 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 6.5 and a maximum building height of 135mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (d) On land designated “Residential (Group A) 6”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.7 and a maximum building height of 160mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (e) In determining the maximum plot ratio for the purposes of paragraphs (b) to (d) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s), as may be required by the Government, shall be deducted from calculation of the site area.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (f) In determining the maximum plot ratio for the purposes of paragraphs (b) to (d) above, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and Government, institution or community facilities, as required by the Government, may be disregarded.
- (g) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) to (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.
- (h) 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) to (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 Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) # Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution 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 (except development or redevelopment to the use annotated with #) shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 5 storeys (15m) 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 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 E)

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

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

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
	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

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

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

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) On land designated “Residential (Group E) 2”, no new development shall exceed a maximum plot ratio of 0.6 and a maximum building height of 5 storeys including car park.
- (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 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 for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio 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) # 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

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

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

OPEN STORAGE

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 Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) On-Farm Domestic Structure Open Storage (not elsewhere specified) Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) Rural Workshop Shop and Services (Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Cargo Handling and Forwarding Facility Cement Manufacturing Asphalt Plant/Concrete Batching Plant Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown Eating Place (not elsewhere specified) Industrial Use (not elsewhere specified) Open Storage of Cement/Sand Open Storage of Chemical Products/Dangerous Goods Petrol Filling Station Shop and Services (not elsewhere specified) Vehicle Stripping/Breaking Yard Wholesale Trade

Planning Intention

This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

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 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 (not elsewhere specified) 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.

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.

RECREATION

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

Planning Intention

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

Remarks

- (a) No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).

(Please see next page)



RECREATION (Cont'd)

Remarks (Cont'd)

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

GREEN BELT

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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

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(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 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 development permission area plan 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) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp 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.

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

OTHER SPECIFIED USES

For “Heritage and Cultural Tourism Related Uses” Only

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 Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Use (not elsewhere specified) Hotel House (rebuilding of New Territories Exempted House only) Institutional Use (not elsewhere specified) Library Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

Planning Intention

This zone is intended primarily to facilitate provision of heritage and cultural tourism related facilities or uses that are complementary to the Tsui Sing Lau Pagoda and Tat Tak Communal Hall as heritage attractions and visually compatible with the historical buildings.

Remarks

- (a) An applicant for permission for development on land designated “Other Specified Uses” annotated “Heritage and Cultural Tourism Related Uses” shall prepare a layout plan for the zone and other documents showing the following information for the consideration of the Town Planning Board:

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Heritage and Cultural Tourism Related Uses" Only

Remarks (Cont'd)

- (i) the area of 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 and facilities;
  - (iii) the details and extent of the 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 design proposals within the area;
  - (vi) the details and programme of supply of utilities and infrastructure to meet the need of the proposed development;
  - (vii) a heritage impact assessment to examine any possible heritage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (viii) a visual impact assessment to examine any possible visual 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 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, and types of GIC and other 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 plot ratio of 0.4 and a maximum building height of 10mPD, or the plot ratio and height of the existing building, whichever is the greater.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Heritage and Cultural Tourism Related Uses" Only

Remarks (Cont'd)

- (d) In determining the maximum plot ratio 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and 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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Historical Building Preserved for Cultural and Community Uses" Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Exhibition or Convention Hall	Government Use (not elsewhere specified)
Field Study/Education/Visitor Centre	Institutional Use (not elsewhere specified)
Library	Place of Recreation, Sports or Culture
Rural Committee/Village Office	Religious Institution
	School
	Social Welfare Facility

Planning Intention

This zone is intended to preserve the Tsui Sing Lau Pagoda and Tat Tak Communal Hall as heritage attractions with the provision of cultural and community facilities for the enjoyment of the public.

Remarks

- (a) Any addition, alteration and/or modification to the existing building (except restoration works co-ordinated or implemented by Government and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses or the existing buildings) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) No addition, alteration and/or modification to the existing building shall result in a total development in excess of the maximum building height specified below, or the height of the existing building, whichever is the greater.

<u>Site</u>	<u>Maximum Building Height</u>
Tsui Sing Lau Pagoda	3 storeys
Tat Tak Communal Hall	1 storey

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

(Please see next page)



OTHER SPECIFIED USES (Cont'd)

For "Pumping Station and Associated Facilities" only

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
As Specified on the Plan	Government Use (not elsewhere specified) Utility Installation not ancillary to the Specified Use

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Planning Intention

This zone is intended primarily for the provision of pumping station, flood pond and associated facilities.

**APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20**

**EXPLANATORY STATEMENT**

APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20

EXPLANATORY STATEMENT

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## **APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20**

(Being an Approved 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 approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20. 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 Other than a site to the north of Shing Uk Tsuen which was previously included in the Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area (IDPA) Plan and was excised from the draft Lau Fau Shan and Tsim Bei Tsui OZP for inclusion into the Ping Shan OZP, the land covering the existing planning scheme area of Ping Shan was previously included in the Ping Shan Development Permission Area (DPA) Plan.
- 2.2 On 18 June 1993, the draft Ping Shan DPA Plan No. DPA/YL-PS/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). On 28 May 1996, the then Governor in Council under section 9(1)(a) of the Ordinance approved the draft Ping Shan DPA Plan which was renumbered as DPA/YL-PS/2.
- 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 Ping Shan area.
- 2.4 On 14 June 1996, the draft Ping Shan OZP No. S/YL-PS/1 was exhibited for public inspection under section 5 of the Ordinance. The draft OZP was later amended and exhibited three times under section 7 of the Ordinance to reflect the changing circumstances.
- 2.5 On 22 February 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was renumbered as S/YL-PS/5. On 20 February 2001, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/5 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was later amended and exhibited twice under section 7 of the Ordinance to reflect the changing circumstances.

- 2.6 On 1 April 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently renumbered as S/YL-PS/9. On 8 July 2003, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently renumbered as S/YL-PS/11. On 1 June 2010, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was later amended twice and exhibited under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.8 On 8 May 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently renumbered as S/YL-PS/14. On 11 March 2014, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 2 June 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently renumbered as S/YL-PS/16. On 6 December 2016, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.10 On 16 October 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently renumbered as S/YL-PS/18. On 26 October 2018, the approved Ping Shan OZP No. S/YL-PS/18 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.11 On 9 July 2019, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/18 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 19 July 2019 under section 12(2) of the Ordinance.
- 2.12 On 7 May 2021, the draft OZP No. S/YL-PS/19, mainly incorporating amendments to rezone a site to the west of Fuk Hi Street in Wang Chau from “Green Belt” and “Open Storage” zones to “Residential (Group A)5” zone and a site to the east of Tin Tsz Road in Ping Shan north from “Recreation” zone to “Residential (Group A)6” and “Government, Institution or Community” zones for public housing developments, and corresponding amendments to the Notes, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 62 representations were received. On 23 July 2021, the representations were published for three weeks for public comments and 4 comments were received. After giving consideration to the representations and comments on 25 April 2022, the Board decided not to uphold the representations and that no amendment should be made to the draft

OZP to meet the representations.

- 2.13 On 13 September 2022, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently renumbered as S/YL-PS/20. On 23 September 2022, the approved Ping Shan OZP No. S/YL-PS/20 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land-use zonings and the transport networks for the Ping Shan 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. It is a small-scale plan and the transport 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 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 (the Area) measures about 355.82 ha. It is located in the western part of the North West New Territories (NWNT). It is bounded by the Tin Shui Wai New Town and the Hung Shui Kiu / Ha Tsuen New Development Area (NDA) in the west, Castle Peak Road in the south, Yuen Long New Town in the east and the fish ponds in Lau Fau Shan and Tsim Bei Tsui in the north. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area is divided into two portions by Long Tin Road. The portion to the south-west of Long Tin Road consists mostly of low-lying flat land and a few wooded hills near existing villages. To the north-east of Long Tin Road are a group of knolls known as Kai Shan and the foothills and lowlands adjoining the Tin Shui Wai New Town to the west and the Yuen Long New Town to the east and south-east. The Area is mainly occupied by village settlements, vegetated hillslopes and industrial workshops. Major residential developments mainly concentrate to the north of Long Tin Road and along Castle Peak Road.
- 5.3 In recognition of the traditional burial rights of the indigenous villagers, some burial grounds have been preserved near the existing recognized villages.

## **6. POPULATION**

- 6.1 Based on the 2016 Population by-census, the population of the Area was estimated by the Planning Department as about 10,150 persons. The population concentrates in and around ten recognized villages.
- 6.2 It is estimated that the total planned population would be about 83,775 persons.

## **7. OPPORTUNITIES AND CONSTRAINTS**

### **7.1 Opportunities**

- 7.1.1 The completion of the Light Rail (LR), Long Tin Road, Yuen Long Highway, Route 3 and the Mass Transit Railway Tuen Ma Line (MTR TML) have improved the accessibility of the Area. Apart from the LR network which extends to Tin Shui Wai New Town, the MTR TML passes through the Area, with Tin Shui Wai Station located to the immediate south of Tin Shui Wai New Town. All these transport facilities, together with the provision of adequate infrastructure and supporting facilities in the proposed Hung Shui Kiu / Ha Tsuen NDA have increased the development potential of the Area.

7.1.2 Most of the agricultural land in Ping Shan has been converted for vehicle park, open storage and workshop uses. Opportunities would be identified for environmental upgrading of the existing vehicle parks, open storages and workshops in the Area. One possible way is through up-zoning of these sites to provide incentives for redevelopment and environmental upgrading.

## 7.2 Constraints

7.2.1 The MTR TML poses constraints to the nearby developments in terms of access and environmental impact. Mitigation measures will be required when nearby development proceeds. Land uses designated on the OZP have to take into account the railway alignment as far as possible.

7.2.2 Areas adjoining Tin Shui Wai New Town along Ping Ha Road, Tin Fuk Road and Tin Tsz Road are located in the flood plain and flooding is evident. Development in such areas would need to incorporate drainage improvement works based on findings of drainage impact assessments.

7.2.3 There are ten recognized villages in the Area. Sufficient land has to be reserved for meeting the Small House demand as well as future expansion of these villages.

7.2.4 The potential areas for sub-urban development in Ping Shan are confined to the lowlands. The Kai Shan area is more suitable for conservation and recreational uses. In particular, the northern part of Kai Shan is within the Wetland Buffer Area of which the intention is to prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds in Deep Bay.

## 8. GENERAL PLANNING INTENTION

8.1 A large portion of the rural area in Ping Shan has been subjected to “urban transition” uses such as vehicle park, open storage, godown and workshop uses. With improvement in accessibility, these areas have potential in the long run for more comprehensive and orderly sub-urban development. As such, the general planning intentions for Ping Shan area are:

- (a) to encourage upgrading of the environment through comprehensively planned developments;
- (b) to allow developments compatible with the surroundings where basic infrastructure has been planned or made available;
- (c) to reserve sufficient land for village expansion;
- (d) to protect historical and cultural heritage sites; and



- (e) to conserve the natural landscape of the upland areas.
- 8.2 The areas along Castle Peak Road and the LR Corridor would be subject to traffic noise impact and the implementation of appropriate noise mitigation measures, such as the use of screening structures and self-protective building layout and design, to keep the environmental impacts within the established standards and guidelines is required.
- 8.3 In the designation of various zones in the Plan, 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 North West New Territories (Yuen Long District) Development Statements Study (NWNT DSS) under the NWNT Development Strategy Review. Other than the above, buildings and places of historical and archaeological interest would be preserved in the Area as far as possible.

## **9. LAND-USE ZONINGS**

- 9.1 Comprehensive Development Area (“CDA”) : Total Area : 25.09 ha
- 9.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. It 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, and except as otherwise expressly provided that it is not required by the Board, the applicant should prepare a Master Layout Plan (MLP) together with information specified in the Notes. The approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.
- 9.1.2 Five areas are zoned “CDA”. Two of them are located on the north side of Castle Peak Road at the junction with Ping Ha Road. They are currently occupied by light manufacturing factories, godowns and a few residential houses. The intention of these two “CDA” sites is to encourage the phasing out of the existing industrial uses by redevelopment to residential uses. An area bounded by Long Tin Road, Long Ping Road, and the MTR TML viaduct are divided into three “CDA” sites. The “CDA” site at the central part of the area mainly consists of clusters of residential dwellings. The eastern and western “CDA” sites of the area are occupied by temporary structures, vehicle parks, open storage yards, and workshops intermixed with scattered residential dwellings in a degraded or disorderly condition. The

intention of these three “CDA” sites is to facilitate comprehensive upgrading of the area for low-rise low-density development.

- 9.1.3 The maximum plot ratio (PR) and building height for the “CDA” sites are specified as follows:

<u>Location of “CDA” sites</u>	<u>Maximum PR</u>	<u>Maximum Building Height</u>
The “CDA” to the south-east of Tong Fong Tsuen and west of the junction of Ping Ha Road and Castle Peak Road	1.0	5 storeys including car park
The “CDA” to the north-east of the junction of Ping Ha Road and Castle Peak Road	1.0	5 storeys including car park
The “CDA” to the north-east of Long Tin Road	0.4	3 storeys including car park
The “CDA” to the west of Yung Yuen Road and north of Long Tin Road	0.4	3 storeys including car park
The “CDA” to the north-west of Long Ping Road	0.4	3 storeys including car park

- 9.1.4 For the three “CDA” zones, bounded by Long Tin Road, Long Ping Road and the MTR TML viaduct, a maximum plot ratio of 0.4 and a maximum height of 3 storeys (including car park) are designated in view of the existing environmental and infrastructure constraints. However, given their strategic location between the Tin Shui Wai and Yuen Long New Towns, a higher development intensity could be considered through the rezoning procedure subject to demonstration by further technical assessments that the currently identified constraints can be overcome. Moreover, the CDA sites are subject to adverse traffic noise, railway noise and industrial noise impacts. The building design of new developments/redevelopments should incorporate environmental mitigation measures, including self-protecting building layout design with no direct line of sight to the above-mentioned noise sources, noise barriers and adequate separation, where appropriate, to meet all relevant criteria under the Hong Kong Planning Standards and Guidelines. Planning briefs will be prepared to guide the developments.

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

9.2 Residential (Group A) (“R(A)”) : Total Area : 28.23 ha

9.2.1 Land zoned “R(A)” is intended primarily for high-density residential developments. Under this zoning, commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. There are four sub-areas within this zone:

Residential (Group A) 1 (“R(A)1”) : Total Area : 1.24 ha

- (a) An area north of Castle Peak Road near Ping Shan San Tsuen is designated for “R(A)1” use. It is intended for residential development with commercial facilities. Development within this zone is restricted to a maximum plot ratio of 2.66, a maximum site coverage of 66.6% and a maximum building height of 5 storeys (15m) including car park. The lowest three floors could be used for commercial and car parking uses which could have a maximum site coverage of 100%.

Residential (Group A) 4 (“R(A)4”) : Total Area : 5.67 ha

- (b) The “R(A)4” zone to the west of Long Ping Estate in Wang Chau is intended for public housing development. Government, institution or community (GIC) facilities, including school(s) and local open space will be provided within the site. The area is subject to a maximum plot ratio of 6 and a maximum building height of 135mPD.

Residential (Group A)5 (“R(A)5”) : Total Area : 12.09 ha

- (c) The “R(A)5” zone to the west of Fuk Hi Street in Wang Chau is intended for public housing development. GIC facilities, including school(s), and local open space will be provided within the site. The area is subject to a maximum plot ratio of 6.5 and a maximum building height of 135mPD.

Residential (Group A)6 (“R(A)6”) : Total Area : 9.23 ha

- (d) The “R(A)6” zone to the east of Tin Tsz Road in Ping Shan north is intended for public housing development. GIC facilities and local open space will be provided within the site. The area is subject to a maximum plot ratio of 6.7 and a maximum building height of 160mPD.

- 9.2.2 For “R(A)4”, “R(A)5” and “R(A)6” sub-areas, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and GIC facilities, as required by the Government, may be disregarded to facilitate the provision of these facilities. To facilitate the provision of public vehicle parking spaces to meet local demand, ‘public vehicle park (excluding container vehicle)’ use is always permitted within these sub-areas. An Air Ventilation Assessment – Expert Evaluation (AVA-EE) has been carried out for the sites. It is found that design measures, including building separations and setbacks, would alleviate the potential air ventilation impacts on the surrounding wind environment. A quantitative AVA shall be carried out at the detailed design stage. Requirements of the design measures and quantitative AVA shall be incorporated in the planning briefs for implementation as appropriate. Planning briefs setting out the planning parameters and the design requirements of public housing development at these zones will be provided to guide the future development.
- 9.2.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.
- 9.2.4 However, for any existing building with plot ratio, site coverage and building height already exceeding the plot ratio, site coverage and 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.

9.3 Residential (Group B) (“R(B)”) : Total Area : 3.91 ha

- 9.3.1 Land zoned “R(B)” is primarily intended 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 Three areas are zoned “R(B)1”. Two of them are in Ping Shan South near Ping Shan San Tsuen. The third area is located to the north of Castle Peak Road and to the west of Yung Yuen Road. Development in this zone will be restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 5 storeys (15m) including car park.
- 9.3.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

9.3.4 However, for any existing building with plot ratio, site coverage and building height already exceeding the plot ratio, site coverage and 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.

9.4 Residential (Group E) (“R(E)”): Total Area : 4.54 ha

9.4.1 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 industrial/residential (I/R) interface problem.

9.4.2 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.

9.4.3 Two areas are zoned “Residential (Group E)2”. One of these areas is to the west of Yung Yuen Road. Another area is near the interchange junction of Long Tin Road and Castle Peak Road. Development in this zone will be restricted to a maximum plot ratio of 0.6 and a maximum building height of 5 storeys including car park.

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

9.4.5 However, for any existing building with plot ratio and building height already exceeding the plot ratio and 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.

9.5 Village Type Development (“V”) : Total Area : 86.08 ha

9.5.1 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.

- 9.5.2 In recognition of the development rights of the indigenous villagers, the ten recognized villages within the Area including Ng Uk Tsuen, Shing Uk Tsuen, Tai Tseng Wai, Fung Ka Wai, Ha Mei San Tsuen, Ping Shan San Tsuen, Tong Fong Tsuen, Sheung Cheung Wai, Hang Mei Tsuen and Hang Tau Tsuen and their expansion areas are zoned “V”.
- 9.5.3 The “V” zone includes a site to the north of Shing Uk Tsuen which was excised from the Lau Fau Shan and Tsim Bei Tsui OZP.
- 9.5.4 The boundaries of the “V” zones are drawn up having regard to the existing settlements, village ‘environs’, topography, site constraints, the anticipated Small House demand for the next ten years and the provision of public services. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans where applicable.
- 9.5.5 Any proposed village type development adjacent to industrial establishments/zones should also provide necessary mitigation measures to minimize the I/R interface problems.
- 9.5.6 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.
- 9.5.7 However, for any existing building with building height already exceeding the 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.
- 9.5.8 As filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment, permission from the Board is required for such activities.

## 9.6 Open Storage (“OS”) : Total Area : 13.14 ha

- 9.6.1 This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

9.6.2 Specified open storage uses such as container storage, vehicle stripping/breaking yard and storage of dangerous goods, which may cause environmental nuisance, safety hazards or transport problems require permission from the Board. Development proposals for such purposes have to clearly demonstrate that they would have no adverse environmental, drainage, traffic and other impacts on the surrounding areas. Other open storage uses (not elsewhere specified), such as storage of agricultural products, construction materials (except open storage of cement/sand) and equipment, which will unlikely cause adverse environmental, drainage or transport problems, are always permitted.

9.6.3 The area to the south-west of Yuen Long Industrial Estate at Wang Chau is zoned "OS". It is mostly occupied by open storage of container vehicles. Any further development of similar uses in the area will be expected to provide mitigation measures to prevent environmental degradation.

9.7 Government, Institution or Community ("G/IC") : Total Area : 13.25 ha

9.7.1 This zone is intended primarily for the provision of GIC 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.

9.7.2 Land zoned "G/IC" in the Area includes the Wang Chau Service Reservoir, the Old Ping Shan Police Station (Ping Shan Tang Clan Gallery), electricity substations for railways, the Ping Shan Tin Shui Wai Leisure and Cultural Building, a proposed floodwater pumping station, a proposed floodwater retention tank, a proposed sewage pumping station and the existing and proposed schools.

9.8 Open Space ("O") : Total Area : 3.46 ha

9.8.1 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.

9.8.2 Land zoned for open space use is found in the south-west of Ping Shan San Tsuen along Castle Peak Road and north-west of the junction of Castle Peak Road and Long Tin Road. Besides providing recreational opportunities for the public, the open space sites also serve as a buffer between residential uses and other incompatible uses e.g. industrial and open storage uses. Additional open spaces will be provided within the residential sites and the "CDA" zones.

9.9 Recreation (“REC”) : Total Area : 27.41 ha

- 9.9.1 This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
- 9.9.2 Under this zoning, residential development which should be ancillary to recreational use may be permitted on application to the Board. The development intensity should be in line with the rural setting and therefore 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 demonstrate to the Board that the proposed development would have no or minimal adverse effects on the environment and infrastructure provision.
- 9.9.3 In achieving the planning objective to encourage compatible recreation activities in the Area, the area north of Fung Ka Wai between Kai Shan and Tin Shui Wai New Town is zoned “REC”.
- 9.9.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.
- 9.9.5 However, for any existing building with plot ratio and building height already exceeding the plot ratio and 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.
- 9.9.6 As filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.10 Green Belt (“GB”) : Total Area : 55.32 ha

- 9.10.1 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. 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.
- 9.10.2 The “GB” zones in the Area cover the vegetated knolls to the west of the Yuen Long Sewerage Treatment Works, the foothills and lowlands



to the south of Kai Shan, the vegetated knolls to the east, south and west of Long Tin Road and a strip of land underneath and to the north of the MTR TML viaduct near Yung Yuen Road.

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

9.11 Conservation Area (“CA”) : Total Area : 70.23 ha

9.11.1 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. There is a general presumption against development in this zone.

9.11.2 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 project with overriding public interest may be permitted. Uses related to conservation purposes such as nature reserve and nature trail are permitted as of right. Only a selective range of uses such as public convenience and tent camping ground which would have insignificant impact on the environment and infrastructural provision may be permitted with or without conditions on application to the Board.

9.11.3 Areas under this zoning comprise the hilly areas of Kai Shan. They also include the permitted burial grounds.

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

9.12 Other Specified Uses (“OU”) : Total Area : 1.68 ha

9.12.1 This zone covers land annotated for the following specific uses:

Historical Building Preserved for Cultural and Community Uses

9.12.2 The Tsui Sing Lau Pagoda and Tat Tak Communal Hall, which are declared monuments, are included in this zone. The planning intention is to preserve the Tsui Sing Lau Pagoda and Tat Tak Communal Hall as heritage attractions with the provision of cultural and community facilities for the enjoyment of the public. Developments within this zone are subject to maximum height of 3 storeys and 1 storey for Tsui Sing Lau Pagoda and Tat Tak Communal Hall respectively. Any addition, alteration and/or modification to the existing buildings (except restoration works co-ordinated or implemented by Government and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses or the existing buildings) requires permission from the Board.

### Heritage and Cultural Tourism Related Uses

9.12.3 Two pieces of land around the Tsui Sing Lau Pagoda (about 3,180 m<sup>2</sup>) and in front of the Tat Tak Communal Hall (about 1,783 m<sup>2</sup>) are under this zone. The planning intention is to facilitate provision of heritage and cultural tourism related facilities or uses that are complementary to the Tsui Sing Lau Pagoda and Tat Tak Communal Hall as heritage attractions and encourage compatible developments around the historic buildings. Developments in this zone are subject to a maximum plot ratio of 0.4 and a maximum building height of 10mPD. It is also the intention of this zone that any proposed development shall cover the whole zone. Any developments or redevelopments are required to prepare a layout plan for approval of the Board. The planning application should demonstrate the nature and scale of the proposed use/development would be compatible with the heritage setting of the historic buildings in terms of building height and design, and that the proposed developments would be sustainable in heritage, visual and traffic terms. Heritage, visual and traffic impact assessments should be undertaken to address any possible heritage, visual and traffic problems. Necessary landscape and design measures should also be provided to minimize any adverse impacts on the historical buildings.

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

9.12.5 However, for any existing building with plot ratio and building height already exceeding the plot ratio and 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.

### Pumping Station and Associated Facilities

9.12.6 This zone covers the existing Sheung Cheung Wai First and Second Floodwater Pumping Stations and the associated flood pond which are used for preventing flooding in the villages.

## **10. COMMUNICATIONS**

### **10.1 Roads and Railways**

10.1.1 The Area is mainly served by Castle Peak Road, Yuen Long Highway and the LR network. It is connected to the Deep Bay area and Tin Shui Wai New Town by Long Tin Road and Ping Ha Road. With the completion of Route 3, the accessibility of the Area has been greatly improved.

10.1.2 The MTR TML provides a sub-regional passenger link connecting the NWNT to the urban areas. It provides a domestic passenger line from Hung Hom, Kowloon to Tuen Mun via East Tsim Sha Tsui, Austin, Nam Cheong, Mei Foo, Tsuen Wan West, Kam Sheung Road, Yuen Long, Long Ping, Tin Shui Wai and Siu Hong.

10.1.3 A cycling entry/exit hub is provided at an area to the north of the MTR TML viaduct near MTR TML Tin Shui Wai Station as a part of the comprehensive cycle track system connecting NWNT with North East New Territories. The cycling entry/exit hub provides facilities including information board, cycle parking spaces, toilets, cycle rental kiosk, food kiosk, first aid kiosk, practicing area, sitting-out area and planting areas.

## 10.2 Public Transport

The Area is at present served by road- and rail-based public transport including LR, buses, minibuses and taxis linking to Tin Shui Wai New Town in the north, Hung Shui Kiu / Ha Tsuen NDA in the west, and Yuen Long New Town in the east.

## 11. UTILITY SERVICES

### 11.1 Water Supply

Wang Chau Service Reservoir is located in the Area. The existing water treatment works capacity available in the NWNT 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 development proposals for large residential developments.

### 11.2 Sewerage and Sewage Treatment

The Area is generally served by sewerage network along public carriageway while some locations in the Area are not served by sewerage network. Stringent effluent treatment and discharge standards are required to meet and on-site sewage treatment and disposal facilities are still required in these unsewered areas in the interim period before connection can be made to Government sewers. As such, future development proposals in the Ping Shan area would need to demonstrate that they have satisfactory arrangements for on-site sewage treatment and disposal facilities and for connection with the public sewerage network when it is available.

### 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 mains have been laid from Ping Ha Road via Hung Tin Road to Castle Peak Road. Piped gas supply is made available in the Area.

### 12. CULTURAL HERITAGE

- 12.1 Within the boundary of the Area, there are five declared monuments namely the Tang Ancestral Hall, Yu Kiu Ancestral Hall, Yan Tun Kong Study Hall, Tsui Sing Lau Pagoda, and Tat Tak Communal Hall, a number of graded historic buildings of the list of 1,444 historic buildings, as well as Sheung Cheung Wai Site of Archaeological Interest. The Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, and accorded grading to some buildings/structures. There are also a number of new items in addition to the list of 1,444 historic buildings which are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and new items for grading assessment have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>. Besides the list of 1,444 historic buildings, there is also a list of new items pending for grading. Several areas of archaeological potential near Ng Uk Tsuen, Tai Tseng Wai and Shing Uk Tsuen, Wang Chau and Kai Shan are situated within the Area as identified under the Final Technical Report No. 3G (TR-3G) Preferred Option and Technical Assessment – Environmental Impact Assessment Report for Planning and Engineering Study for the Public Housing Site and Yuen Long Industrial Estate Extension at Wang Chau.
- 12.2 Prior consultation with the Antiquities and Monuments Office (AMO) of the Development Bureau should be sought if any works, development, redevelopment or rezoning proposal might affect the above declared monuments, graded historic buildings, new items, site of archaeological interest, areas of archaeological potential identified and their immediate environs. If disturbance to the site of archaeological interest (SAI) is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAI. For example, whether detailed Archaeological Impact Assessment (AIA) is required. The AIA shall 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. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.
- 12.3 Besides, AMO should be alerted if there are any buildings / structures both at grade and underground which were built on or before 1969 identified within the Area. Consultation with the Commissioner for Heritage's Office (CHO) and AMO should be made if any declared monuments, graded historic buildings / structures as well as items to be graded and any other historic structures identified would be affected.

**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 uses indicated on the Plan, provided that their proposals have met the 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 Lau Fau Shan and Tsim Bei Tsui IDPA Plan/draft Ping Shan 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 Ping Shan DPA or on or after 17 August 1990 on land included in a plan of the Lau Fau Shan and Tsim Bei Tsui IDPA, may be subject to enforcement proceedings under the Ordinance. Any filling of pond/land and excavation of land in relevant zoning referred to in the Notes of relevant zone without the permission from the Board may also be subject to enforcement proceedings.

**TOWN PLANNING BOARD  
SEPTEMBER 2022**