

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11

INTRODUCTION

At the meeting of the Executive Council on 5 December 2023, the Council ADVISED and the Chief Executive ORDERED that the draft Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/10A should be approved under section 9(1)(a) of the Town Planning Ordinance. The plan is now renumbered A as S/YL-KTN/11 at Annex A.

AMENDMENTS TO THE APPROVED KAM TIN NORTH OZP NO. S/YL-KTN/9 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Kam Tin North OZP No. S/YL-KTN/9 for amendment on 3 May 2022, the draft Kam Tin North OZP No. S/YL-KTN/10 (the draft OZP) incorporating the amendments was exhibited on 6 January 2023 for public inspection under section 5 of the pre-amended Ordinance¹. The amendments incorporated in the draft OZP mainly include the rezoning of:

Public Housing Development

(a) two sites at Mo Fan Heung and Fung Kat Heung from "Industrial (Group D)" ("I(D)") and "Agriculture" to "Residential (Group A)" ("R(A)") with a maximum plot ratio (PR) of 6.7 and a maximum building height (BH) of 185mPD for public housing development, providing about 16 300 flats (Amendment Item A);

Cluster of Government, Institution and Community (GIC) Facilities

(b) a site to the south of Fung Kat Heung Road from "I(D)" to "Government, Institution or Community" ("G/IC") (Amendment Item B); and

Existing Historic Buildings of the Shum Residence

(c) a site at Fung Kat Heung from "I(D)" to "Residential (Group C)³" with a maximum PR of 0.5 and a maximum BH of 2 storeys (12m) to

¹ The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force immediately before 1 September 2023.

reflect the existing use and as-built development bulk (Amendment Item C).

3. In the "Study on Existing Profile and Operations of Brownfield Sites in the New Territories", a total of 1 579 hectares (ha) of brownfield sites were identified in the territory, among which 450 ha were shortlisted as having high or medium development potential by the Planning Department (PlanD). In light of the 2019 Policy Address, the first phase review covering 160 ha of those brownfield sites closer to the existing infrastructures was conducted, in which eight priority clusters with higher development potential for public housing developments were identified, including the sites under Amendment Items A and B. As announced in the 2022 Policy Address, the maximum domestic PR for housing land in the Northern Metropolis would be 6.5. A maximum PR of 6.7 (with domestic PR of 6.5) is stipulated for the proposed public housing development under Amendment Item A. The rezoning of the site under Amendment Item B is for providing a range of GIC facilities comprising a 30-classroom primary school, a divisional police station, a divisional fire station, a sports/leisure centre and a mini-soccer field to support the future population in the area. The site under Amendment Item C is currently occupied by the Shum Residence which comprises three Grade II historic buildings and the rezoning of the site is to reflect the existing domestic and ancillary ancestral hall uses and the as-built development bulk thereon.

4. Corresponding amendments in relation to the rezoning above, as well as textual and technical amendments, including exempting filling of land/pond or excavation of land in association with public works co-ordinated or implemented by Government and minor works (i.e. maintenance, repair or rebuilding works) from the requirement of planning application (the 'Exemption Clause') in "Conservation Area" ("CA") and "Conservation Area (1)" ("CA(1)") zones were also made to the Notes of the draft OZP. The Explanatory Statement (ES) of the draft OZP, which reflects the planning intentions and objectives of the Board for various land use zonings of the draft OZP, was also amended accordingly.

REPRESENTATIONS AND COMMENTS ON REPRESENTATIONS

5. During the exhibition of the draft OZP, five valid representations were received. The representations were published for comment on 24 March 2023 and two valid comments on the representations (comments) were received. The representations and comments were considered by the Board at its meeting held on 7 September 2023.

Supportive Representation (part) (1)

6. One representation submitted by an individual (R1 (part)) supported Amendment Item C. The major ground and suggestion are that the protection of heritage was supported, and inclusion of a clause requiring approval from the Board for demolition or remodelling of the historic buildings should be considered.

Adverse Representations (all or part) (5)

7. Five adverse representations, submitted by R1 (part) and R2 to R5, opposed or provided adverse views on Amendment Items A, B and/or the Exemption Clause. The major grounds/views/proposals are that (i) the proposed public housing development and/or GIC facilities would induce significant traffic impact on the surrounding areas, including aggravating traffic congestion, affecting pedestrian safety, and air ventilation and visual impacts and would lead to extensive tree felling; (ii) improvement to a local access road and provision of cycling path should be considered; (iii) more details should be provided to prove that the proposed drainage improvement works could support the proposed housing development and proper attenuation arrangements/measures should be proposed; (iv) the provision of community and recreational facilities was insufficient and the shortfalls on some social welfare facilities should be addressed; and (v) the Exemption Clause would lead to undesirable impacts on natural drainage channel and ponds and allow wholesale tree felling and vegetation removal.

Comments on the Representations (2)

8. There were two comments submitted by the Shap Pat Heung Rural Committee (C1) and an individual (C2) (also the representer (R1)). C1 opposed the draft OZP and C2 provided adverse views. The major concerns are that (i) the proposed development would cause adverse traffic impact on the surrounding areas, and the affected residents especially the elderly would have difficulty in relocation and adapting to the new living environment; and (ii) the need for additional public housing supply was not justified, taking into account the severe issues in public housing abuse, trend of shrinking population, economy downturn, and decline in housing market.

The Board's Decision

9. After giving consideration to the representations and comments, the Board noted the supportive views of R1 (part) and decided not to uphold R1 (part) and R2 to R5 and agreed that the draft OZP should not be amended to meet the representations for the following reasons –

Amendment Items A and B

- (a) the representation sites were amongst the priority brownfield clusters identified by the Government with high potential for public housing development. An engineering feasibility study comprising technical assessments on different aspects including traffic, environmental, drainage, landscape, visual and air ventilation had been conducted which confirmed that there was no insurmountable technical problem and no significant adverse impact induced by the development with the proposed mitigation measures implemented. Further enhancement of the development layout and design of the proposed

development would also be considered at the detailed design stage to address the representers' concerns. It was considered suitable to zone the site as "R(A)" for increasing housing supply and "G/IC" for provision of GIC facilities in support of the development (R1 to R5);

- (b) the planned provision of community and recreational facilities in the Kam Tin North area was generally sufficient to meet the need of the community except for certain social welfare facilities. Community facilities were also proposed in the GIC cluster to serve the basic needs of the future population. In the proposed public housing development at the representation sites, opportunity had been taken to reserve accommodation equivalent to about 5% of domestic gross floor area for appropriate social welfare facilities. The Social Welfare Department would continue to identify suitable sites or premises in different types of development projects in the district for the provision of welfare facilities to meet the needs of the community (R1); and

Amendment to the Notes of "CA" and "CA(1)" Zones

- (c) the amendment to the Notes to exempt the filling of land/pond or excavation of land pertaining to public works and minor works in the "CA" and "CA(1)" zones from requirement of planning permission 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, and would not undermine the statutory control on the relevant activities (R1).

IMPLICATIONS OF THE PROPOSAL

10. The approval of the draft Kam Tin North OZP No. S/YL-KTN/10A itself has no civil service implications. Amendment Item C which reflects the existing use and as-built development has no other implications. The economic, financial, environmental, sustainability, family and gender implications of Amendment Items A and B are set out below.

11. On economic implications, Amendment Item A will facilitate proposed public housing development, which will provide about 16,300 units upon completion to help meet the housing demand in Hong Kong.

12. On financial implications, funding for the site formation and infrastructure works for the proposed public housing development and GIC facilities development under Amendment Items A and B will be sought under the Capital Works Reserve Fund (CWRF) in accordance with the established mechanism. The construction cost of the public housing development under Amendment Item A will be borne by the Hong Kong Housing Authority. Funding for the capital and recurrent costs of the social welfare facilities to be incorporated in the proposed public housing development under Amendment Item A and the proposed GIC facilities under Amendment Item

B will be sought in accordance with the established mechanism. The proposed public housing development and GIC facilities under Amendment Items A and B would require land resumption and clearance, and the funding required will be sought under Head 701 of CWRP in accordance with the established mechanism.

13. On environmental implications, various technical assessments including a preliminary environmental review for the proposed public housing development and GIC facilities have been conducted to assess the potential environmental impacts of the proposed amendments. No insurmountable environmental impact associated with the proposed amendments is anticipated with the implementation of appropriate mitigation measures. The proposed developments within the amendment sites will be planned, designed, constructed and implemented in accordance with the environmental guidelines and criteria laid down in the Environment Chapter of the Hong Kong Planning Standards and Guidelines.

14. As far as sustainability implications are concerned, the proposed developments could facilitate better utilisation of land resources to meet housing and social needs. The proposed developments may generate potential environmental impacts on the local area, suitable mitigation measures should be implemented to alleviate any such possible impacts.

15. On family implications, the increase in housing units under Amendment Item A may improve the living environment and provide stable living conditions for some families, and in turn foster greater family harmony. The provision of social welfare facilities within the proposed public housing development under Amendment Item A and the GIC facilities under Amendment Item B will help meet the need of families for such services and support, and will also generate more job opportunities and options, which would help individuals to build up family assets.

16. On gender implications, the provision of social welfare facilities and GIC facilities under Amendment Items A and B will serve people in need whose carers are often women. The proposal should therefore be conducive to relieving the burden of carers and facilitating their participation in the workforce.

PUBLIC CONSULTATION

17. Both the Yuen Long District Council (YLDC) and the Kam Tin Rural Committee were not supportive of the proposals and expressed concerns on the potential traffic impact of the proposed public housing development and displacement of the existing residents and brownfield operations. YLDC also considered that the proposed public housing developments in the Yuen Long District should be assessed in a comprehensive manner to ensure that all infrastructural and technical issues could be tackled holistically.

PUBLICITY

18. The approved Kam Tin North OZP No. S/YL-KTN/11 will be printed and exhibited in accordance with section 9D(2) of the Ordinance. A press release will be issued on the day of exhibition. A spokesperson will be available for answering media enquiries.

A 19. The approved Kam Tin North OZP No. S/YL-KTN/11 is at Annex A for Members' reference. A set of Notes listing out the uses which are always permitted and those which may be permitted on application to the Board is at A-I Enclosure I to Annex A. An ES in respect of the approved Kam Tin North OZP A-II No. S/YL-KTN/11 is at Enclosure II to Annex A.

ENQUIRY

20. Any enquiry on this brief can be addressed to Ms Caroline TANG, Assistant Director of Planning/Board, PlanD (Tel. No. 2231 4606).

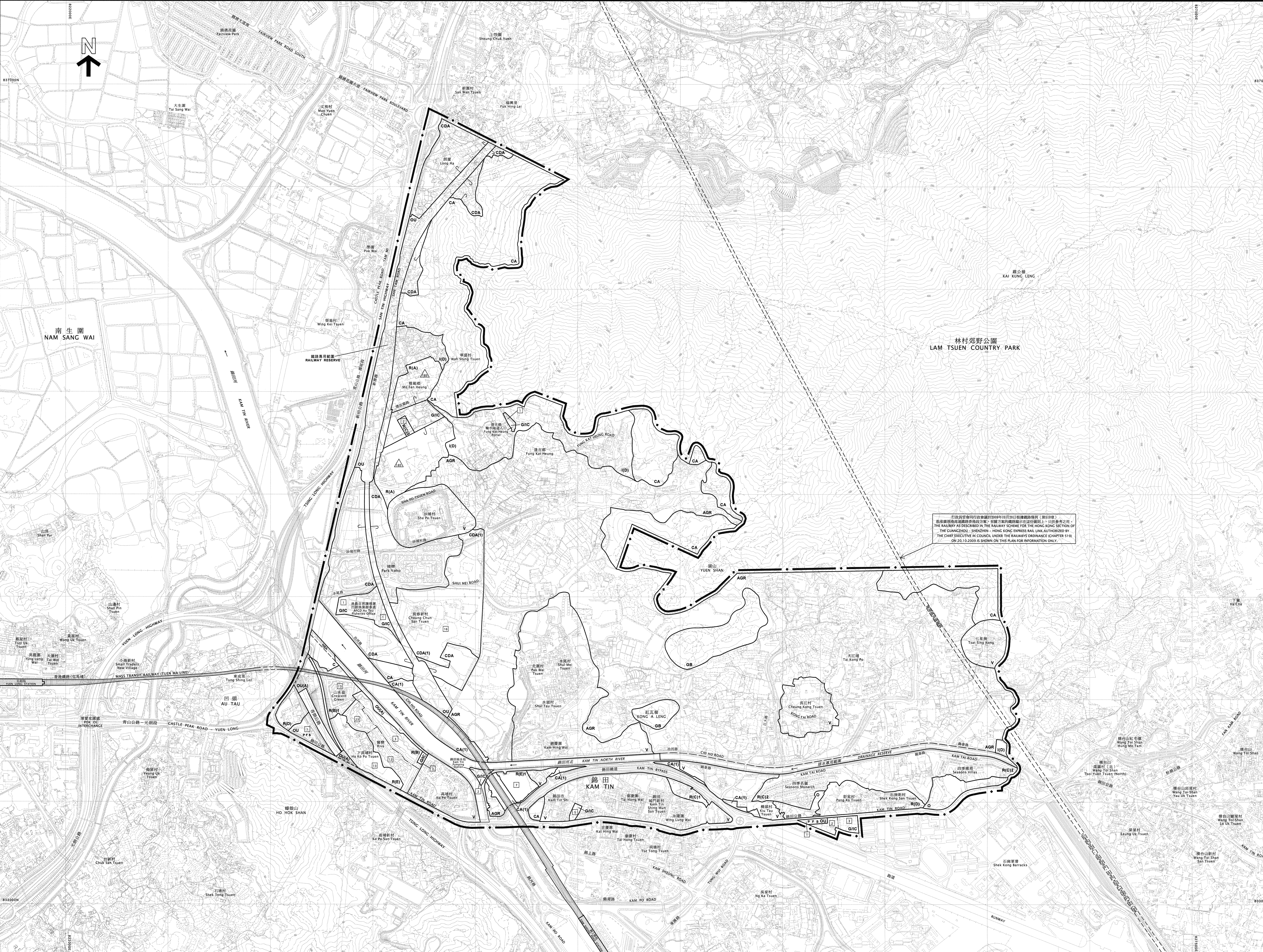
PLANNING DEPARTMENT
DECEMBER 2023

APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11

Annex A - Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11

Enclosure I : Notes of the Approved Kam Tin North OZP No. S/YL-KTN/11

Enclosure II : Explanatory Statement of the Approved Kam Tin North OZP No. S/YL-KTN/11



圖例 NOTATION

| | | |
|---|----------|---------------------|
| ZONES | | 地帶 |
| COMMERCIAL | C | 商業 |
| COMPREHENSIVE DEVELOPMENT AREA | CDA | 綜合發展區 |
| RESIDENTIAL (GROUP A) | R(A) | 住宅(甲類) |
| RESIDENTIAL (GROUP B) | R(B) | 住宅(乙類) |
| RESIDENTIAL (GROUP C) | R(C) | 住宅(丙類) |
| RESIDENTIAL (GROUP D) | R(D) | 住宅(丁類) |
| RESIDENTIAL (GROUP E) | R(E) | 住宅(戊類) |
| VILLAGE TYPE DEVELOPMENT | V | 鄉村式發展 |
| INDUSTRIAL (GROUP D) | I(D) | 工業(丁類) |
| GOVERNMENT, INSTITUTION OR COMMUNITY | GIC | 政府、機構或社區 |
| OPEN SPACE | O | 休憩用地 |
| OTHER SPECIFIED USES | OU | 其他指定用途 |
| OTHER SPECIFIED USES (AMENITY AREA) | OU(A) | 其他指定用途(美化市容地帶) |
| AGRICULTURE | AGR | 農業 |
| GREEN BELT | GB | 綠化地帶 |
| CONSERVATION AREA | CA | 自然保育區 |
| COMMUNICATIONS | | 交通 |
| RAILWAY AND STATION | [Symbol] | 鐵路及車站 |
| RAILWAY AND STATION (UNDERGROUND) | [Symbol] | 鐵路及車站(地下) |
| RAILWAY AND STATION (ELEVATED) | [Symbol] | 鐵路及車站(高架) |
| MAJOR ROAD AND JUNCTION | [Symbol] | 主要道路及路口 |
| ELEVATED ROAD | [Symbol] | 高架道路 |
| MISCELLANEOUS | | 其他 |
| BOUNDARY OF PLANNING SCHEME | [Symbol] | 規劃範圍界線 |
| DRAINAGE RESERVE | [Symbol] | 排水專用範圍 |
| BUILDING HEIGHT CONTROL ZONE BOUNDARY | [Symbol] | 建築物高度管制區界線 |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | [Symbol] | 最高建築物高度(在主水平基準上若干米) |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | [Symbol] | 最高建築物高度(樓層數目) |
| PETROL FILLING STATION | P F S | 加油站 |
| NON-BUILDING AREA | NBA | 非建築用地 |

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 | |
| COMMERCIAL | 1.50 | 0.25 | 商業 |
| COMPREHENSIVE DEVELOPMENT AREA | 57.46 | 9.59 | 綜合發展區 |
| RESIDENTIAL (GROUP A) | 12.88 | 2.12 | 住宅(甲類) |
| RESIDENTIAL (GROUP B) | 10.27 | 1.71 | 住宅(乙類) |
| RESIDENTIAL (GROUP C) | 18.70 | 3.12 | 住宅(丙類) |
| RESIDENTIAL (GROUP D) | 7.79 | 1.30 | 住宅(丁類) |
| RESIDENTIAL (GROUP E) | 8.19 | 1.03 | 住宅(戊類) |
| VILLAGE TYPE DEVELOPMENT | 80.17 | 13.38 | 鄉村式發展 |
| INDUSTRIAL (GROUP D) | 23.75 | 3.96 | 工業(丁類) |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 8.31 | 1.39 | 政府、機構或社區 |
| OPEN SPACE | 4.45 | 0.74 | 休憩用地 |
| OTHER SPECIFIED USES | 18.64 | 3.11 | 其他指定用途 |
| OTHER SPECIFIED USES (AMENITY AREA) | 3.96 | 0.66 | 其他指定用途(美化市容地帶) |
| AGRICULTURE | 227.16 | 37.92 | 農業 |
| GREEN BELT | 10.49 | 1.75 | 綠化地帶 |
| CONSERVATION AREA | 69.35 | 11.58 | 自然保育區 |
| DRAINAGE CHANNEL | 14.70 | 2.45 | 排水道 |
| MAJOR ROAD ETC. | 23.43 | 3.94 | 主要道路等 |
| TOTAL PLANNING SCHEME AREA | 599.00 | 100.00 | 規劃範圍總面積 |

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

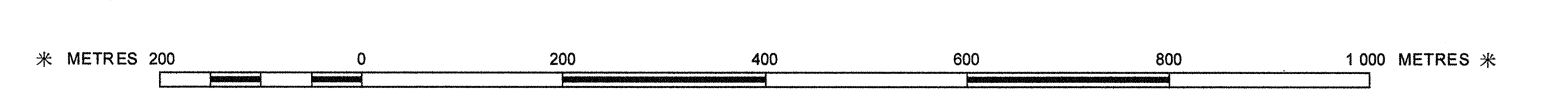
行政長官會同行政會議於2023年12月5日根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 5 DECEMBER 2023

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錦田北分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KAM TIN NORTH - 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. S/YL-KTN/11



APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11

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

NOTES

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

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

- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (7) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Conservation Area” and “Conservation Area (1)”:
 - (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, railway track, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “Conservation Area” and “Conservation Area (1)”:
 - (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" and "Conservation Area (1)", 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" and "Conservation Area (1)", 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 KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11

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COMMERCIAL

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|--|---|
| Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project | Broadcasting, Television and/or Film Studio Government Refuse Collection Point Hospital Office Petrol Filling Station |

Planning Intention

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

(Please see next page)

COMMERCIAL (cont'd)Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.8, a maximum site coverage of 30% and a maximum building height of 7 storeys including 1 storey of basement, 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 interim development permission area plan, whichever is the greater.
- (b) 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.
- (c) 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|-----------------------------------|---|
| | Eating Place Educational Institution Flat Golf Course 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 Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project |

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)Planning Intention

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

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” and “Comprehensive Development Area (1)” 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 sizes, 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) a visual impact assessment report (including photomontages) to examine any possible visual impact that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;
 - (viii) 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;
 - (ix) 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;

(Please see next page)

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

- (x) 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
 - (xi) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) For the “Comprehensive Development Area” zone in Sha Po and near Cheung Chun San Tsuen, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 345,400m², a maximum non-domestic gross floor area of 10,000m² and a maximum building height of 14 storeys.
- (d) For the “Comprehensive Development Area” zone in Long Ha, 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 4 storeys.
- (e) For the “Comprehensive Development Area (1)” zone at Cheung Chun San Tsuen, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.2 and a maximum building height in terms of number of storeys as stipulated on the Plan.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area and building height restrictions stated in paragraphs (c) to (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (g) In determining the maximum plot ratio/gross floor area for the purposes of paragraphs (c) to (e) 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.

RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

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

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.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.7 and a maximum building height of 185mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as public transport facilities or Government, institution or community facilities, as required by the Government, may be disregarded.
- (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, caretaker's office, caretaker's quarters, or 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/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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) 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)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 79,497m², a maximum non-domestic gross floor area of 2,215m² and the maximum building height in terms of number of storeys as stipulated on the Plan, or the gross floor area and height of the existing building, whichever is the greater.
- (b) On land designated “Residential (Group B)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.2 and the maximum building height in terms of number of storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (c) In determining the maximum number of storey(s) for the purposes of paragraphs (a) and (b) above, any basement floor(s) may be disregarded.
- (d) In determining the maximum gross floor area/plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)Remarks

- (a) On land designated “Residential (Group C)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.8, a maximum site coverage of 40% and a maximum building height of 4 storeys (12m), 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 interim development permission area plan, whichever is the greater.
- (b) On land designated “Residential (Group C)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (c) On land designated “Residential (Group C)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.5 and a maximum building height of 2 storeys (12m) including car park, or the plot ratio and height of the existing building, whichever is the greater.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and/or building height restrictions stated in paragraphs (a), (b) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (e) In determining the maximum plot ratio and/or site coverage for the purposes of paragraphs (a), (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office, caretaker’s quarters or 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.

RESIDENTIAL (GROUP D)

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

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

Eating Place
 Library
 School
 Shop and Services

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP D) (cont'd)Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' uses, other than those to which paragraph (a) above shall apply, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) On land previously falling within the "Residential (Group D)" zone on the Kam Tin North OZP No. S/YL-KTN/7, any filling of 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 interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (f) On land not previously falling within the "Residential (Group D)" zone on the Kam Tin North OZP No. S/YL-KTN/7, as set out in paragraph (e) above, any filling of 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 Kam Tin North Outline Zoning Plan No. S/YL-KTN/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|--|--|
| Ambulance Depot Government Use (Police Reporting Centre, Post Office only) Rural Committee/Village Office Utility Installation for Private Project | Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Institutional Use (not elsewhere specified) Library 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 |

Planning Intention

This zone is intended for residential development with the provision of environmental mitigation measures. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental constraints.

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)Remarks

- (a) On land designated “Residential (Group E)”, 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 1.2 and a maximum building height in terms of number of storeys as stipulated on the Plan or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated “Residential (Group E)1”, no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.8 and a maximum building height in terms of number of storeys as stipulated on the Plan or the plot ratio and height of the existing building, whichever is the greater.
- (c) In determining the maximum number of storey(s) for the purposes of paragraphs (a) and (b) above, any basement floor(s) may be disregarded.
- (d) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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) # Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project |

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

Eating Place
 Library
 School
 Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and 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 interim 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 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 interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

INDUSTRIAL (GROUP D)

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Open Storage (not elsewhere specified) Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Rural Workshop Shop and Services (Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (other than Dangerous Goods Godown) Wholesale Trade | Asphalt Plant/Concrete Batching Plant Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, Logistics Centre only) Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown Eating Place (not elsewhere specified) Offensive Trades Open Storage of Cement/Sand Open Storage of Chemical Products/ Dangerous Goods Petrol Filling Station Refuse Disposal Installation (Refuse Transfer Station only) Shop and Services (not elsewhere specified) Vehicle Stripping/Breaking Yard |

Planning Intention

This zone is intended primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.

(Please see next page)

INDUSTRIAL (GROUP D) (cont'd)Remarks

- (a) No new development, or addition, alteration and/or modification of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m, 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 interim development permission area plan, whichever is the greater.
- (b) 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.
- (c) 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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 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) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation 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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITYRemarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|--|--|
| Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area | 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.

Remarks

Any filling of 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 interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

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

For "Railway Reserve" only

Railway Reserve

Government Use

Public Utility Installation

Utility Installation for Private Project

Planning Intention

This zone is intended primarily for railway development.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

For "Petrol Filling Station" only

Petrol Filling Station

Government Use
Public Utility InstallationPlanning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

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

For "Amenity Area" only

Amenity Planting

Government Use
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of landscaping and planting to enhance the environment.

AGRICULTURE

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|--|---|
| Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office | Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project |

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

- (a) On land previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

AGRICULTURE (cont'd)Remarks (cont'd)

- (b) On land previously falling within the “Agriculture” zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.
- (c) On land not previously falling within the “Agriculture” zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, as set out in paragraphs (a) and (b) above, any filling of pond/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 Kam Tin North Outline Zoning Plan No. S/YL-KTN/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

GREEN BELT

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|--|
| Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area | Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range Flat 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 |

(Please see next page)

GREEN BELT (cont'd)Planning Intention

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

Remarks

Any filling of 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 interim 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) Country Park * Nature Reserve Nature Trail On-Farm Domestic Structure 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) Picnic Area Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project |

- * Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

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

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

(Please see next page)

CONSERVATION AREA (cont'd)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 interim development permission area plan.
- (b) On land previously falling within the “Conservation Area” zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, 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 interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (c) On land not previously falling within the “Conservation Area” zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, 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 Kam Tin North Outline Zoning Plan No. S/YL-KTN/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA (1)

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Nature Reserve Wetland Habitat Wild Animals Protection Area | Field Study/Education/Visitor Centre Government Use Nature Trail Public Utility Installation Utility Installation for Private Project |

Planning Intention

The planning intention of this zone is to conserve the ecological value of wetland. There is a general presumption against development in this zone. The primary intention is to discourage development unless it is required to support the conservation of the wetland or the development is an essential infrastructure project with overriding public interest.

Remarks

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

APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT
APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11

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APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11

(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 Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 The land covered by the draft Kam Tin North OZP was previously included in the Kam Tin North Interim Development Permission Area (IDPA) Plan and Kam Tin North Development Permission Area (DPA) Plan.
- 2.2 On 5 October 1990, the Kam Tin North IDPA Plan No. IDPA/YL-KTN/1 prepared by the Director of Planning was notified in the Gazette.
- 2.3 On 12 July 1991, the draft Kam Tin North DPA Plan No. DPA/YL-KTN/1 including land previously within the IDPA Plan was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). On 26 April 1994, the draft Kam Tin North DPA Plan was approved by the then Governor in Council under section 9(1)(a) of the Ordinance and renumbered as DPA/YL-KTN/2.
- 2.4 On 17 May 1993, 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 Kam Tin North area.
- 2.5 On 17 June 1994, the draft Kam Tin North OZP No. S/YL-KTN/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended once under section 7 of the Ordinance. On 22 February 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kam Tin North OZP, which was subsequently renumbered as S/YL-KTN/3.
- 2.6 On 17 February 2004, the CE in C referred the approved Kam Tin North OZP No. S/YL-KTN/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended three times and exhibited

under section 5 or section 7 of the Ordinance. On 31 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kam Tin North OZP, which was subsequently renumbered as S/YL-KTN/7.

- 2.7 On 3 May 2011, the CE in C referred the approved Kam Tin North OZP No. S/YL-KTN/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended and exhibited for public inspection under section 5 of the Ordinance on 9 May 2014. On 2 December 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kam Tin North OZP, which was subsequently renumbered as S/YL-KTN/9. On 12 December 2014, the approved OZP was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.8 On 3 May 2022, the CE in C referred the approved Kam Tin North OZP No. S/YL-KTN/9 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 13 May 2022 under section 12(2) of the Ordinance.
- 2.9 On 6 January 2023, the draft Kam Tin North OZP No. S/YL-KTN/10 was exhibited for public inspection under section 5 of the Ordinance, which incorporated amendments mainly to rezone sites at Mo Fan Heung and Fung Kat Heung from “Industrial (Group D)” and “Agriculture” to “Residential (Group A)”, “Government, Institution or Community” and “Residential (Group C)3” to facilitate a public housing development and provision of related government, institution and community (GIC) facilities, and also to reflect the use and development bulk of three existing buildings. During the two-month exhibition period, five representations were received. On 24 March 2023, the representations were published for three weeks for public comments and two comments were received. After giving consideration to the representations and comments on 7 September 2023, the Board decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.
- 2.10 On 5 December 2023, the CE in C, under Section 9(1)(a) of the Ordinance, approved the draft Kam Tin North OZP, which was subsequently renumbered as S/YL-KTN/11. On 15 December 2023, the approved Kam Tin North OZP No. S/YL-KTN/11 (the Plan) was exhibited for public inspection under section 9D(2) of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings and transport networks for Kam Tin North area so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and control only. It is a small scale plan and the road alignments and boundaries between the

land-use zones may be subject to minor alterations as detailed planning proceeds.

- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as 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 calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Kam Tin North area and not to overload the road network in this area.

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 Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision of 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 <https://www.tpb.gov.hk/>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area is about 599 ha. It is bounded by the Lam Tsuen Country Park in the north and the east, the Castle Peak Road – Tam Mi and San Tin Highway in the west and Kam Tin Road in the south. The boundary of the Area is shown in a heavy broken line on the Plan.
- 5.2 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is geographical in nature and should not have implications on development rights, particularly Small House applications.
- 5.3 The Area is situated in the northeastern part of the North West New Territories (NWNT). The Area is essentially low-lying with hill slopes in the northern part. It comprises a considerable amount of farmland, fish ponds and several villages. There are also rural workshops concentrated in Mo Fan Heung and Fung Kat Heung.

- 5.4 Kam Tin Shi is the focus of community services for local residents and those within the Kam Tin Valley catchment. The existing pattern of economic activities is characterized by shallow linear development along both sides of Kam Tin Road, with a mixture of new permanent development such as bank, post office and markets, co-existing alongside temporary structures.
- 5.5 The southern part of the Area falls within the area affected by the height restriction of the Shek Kong Airfield. Details should be referred to the Plan of the Shek Kong Airfield Height Restriction No. YLM6917a prepared by the Lands Department. Developments in the Area would be subject to occasional aircraft noise from aircraft operations at the Shek Kong Airfield.
- 5.6 Three sites of archaeological interest (SAIs), namely the Tai Kong Po SAI, Tsat Sing Kong SAI and Yuen Shan SAI and several buildings/structures/villages which may have archaeological significance or heritage value are located within the Area. Yi Tai Study Hall and Tang Kwong U Ancestral Hall are declared monuments (DMs) under the Antiquities and Monuments Ordinance (Cap.53). On 19 March 2009, 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 assessments have been uploaded onto the website of AAB at <https://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html>. The location of SAIs have been uploaded onto the Geographical Information System on Hong Kong Heritage (<http://gish.amo.gov.hk/>). Details of the SAIs are also available for viewing at the Reference Library of Hong Kong Heritage Discovery Centre by appointment. Prior consultation with the Antiquities and Monuments Office (AMO), therefore, should be sought when/if there are any works, development, redevelopment or rezoning proposals that might affect the aforesaid DMs, SAIs, graded historic buildings, new items for grading assessments as well as any other historic buildings/structures with potential heritage value identified and their immediate environs. The proposals will be considered on a case-by-case basis subject to the archaeological potential of the proposed areas and the level of disturbance to the proposed areas. Prior agreement with AMO should be made on appropriate measures for the protection of SAIs. For example, whether detailed Archaeological Impact Assessment (AIA) is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, an 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.

6. POPULATION

- 6.1 Based on the 2016 Population By-census, the population of the Area was about 12,400 persons. The population concentrates in and around several recognized villages in the Area including Kam Tin Shi, Shui Tau Tsuen, Shui Mei Tsuen, Wing Lung Wai, Ko Po Tsuen, Tai Hong Wai, Kam Hing Wai, Sha Po Tsuen, Kam Tin San Tsuen, Fung Kat Heung, Tai Kong Po, Tsat Sing Kong and Cheung Kong Tsuen, and also several residential developments along San Tin Highway and Kam Tin Road.
- 6.2 Future expansion of population will be concentrated in areas zoned for residential use along San Tin Highway. It is estimated that the planned population for the Area will reach about 82,400.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

- 7.1.1 There are a number of agricultural lots in the Area. According to Agriculture, Fisheries and Conservation Department (AFCD), most of the agricultural land in the Area is categorized “good quality” in the “Categorization of Agricultural Land”. A number of infrastructural improvement works such as irrigation facilities, drainage channels and farm accesses have been constructed. As such, there are ample opportunities for agricultural development in the Area.
- 7.1.2 With the completion of Tsing Long Highway and the Tuen Ma Line (TML) as well as the proposed Northern Link which will run through the western part of the Area, the accessibility of the Area will be greatly enhanced. The Area could be put to more intensive use and would be subject to development pressure.
- 7.1.3 The Area is a large valley surrounded by hills in the eastern and northern boundaries. Such flat topography offers ample opportunities for various types of urban or suburban development.

7.2 Development Constraints

- 7.2.1 There are many well-established recognized villages in the Area. Sufficient land has to be reserved to meet Small House demand of the indigenous villagers as well as for future expansion of the villages.
- 7.2.2 Part of the Area is not yet covered by public sewers and ducted drainage system. Individual developments should provide appropriate sewerage and drainage facilities to avoid having adverse impact on the environment.
- 7.2.3 The low-lying areas in Kam Tin North are subject to flooding hazard. Developments in these areas should avoid the flood fringes until

improvement schemes are implemented.

7.2.4 Tsing Long Highway and the TML impose constraints on the developments along the alignments. Mitigation measures will be required when developments along the alignments proceed.

7.2.5 Existing water supply system in some sites of the Area have already been committed. 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.

8. GENERAL PLANNING INTENTION

8.1 The planning intention for the Area is to channel suburban type developments to appropriate areas. The types of suburban developments include private residential development, village housing, and environmental and infrastructural improvements. Also, good quality agricultural land especially those under active cultivation will be retained. Moreover, the rural industrial uses in temporary structures in Mo Fan Heung and Fung Kat Heung would be encouraged to be rebuilt in permanent materials with a view to upgrading the environment.

8.2 In the designation of various zones in the Area, considerations have been given to the natural environment, physical landform, existing settlements, land status, availability of infrastructure and local development pressures. Moreover, buildings and places of historical and archaeological interest have been preserved in the Area as far as possible.

9. LAND-USE ZONINGS

9.1 Commercial ("C") : Total Area : 1.5 ha

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping center serving the neighbourhood. Development in this zone is restricted to a maximum plot ratio of 0.8, a maximum site coverage of 30% and a maximum building height of 7 storeys including 1 storey of basement. A non-building area of about 20m wide is designated at the northern boundary of the site as this piece of Government land has the potential for providing a continuous riverside promenade in the southern bank of Kam Tin River connecting with the "Other Specified Uses" annotated "Amenity Area" zone to the southeast. In view of environmental constraints posed by the adjacent Tsing Long Highway, only non-sensitive uses are allowed within this zone. This zone is located to the east of Castle Peak Road – Tam Mi and to the south-west of the Kam Tin River. It is at present vacant. 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 planning merits. Under exceptional circumstances, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance.

9.2 Comprehensive Development Area (“CDA”) : Total Area : 57.46 ha

9.2.1 This zone is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Any development/redevelopment proposal on sites under this zoning should be submitted in the form of a Master Layout Plan to the Board for consideration. When approved by the Board, a copy of the approved Master Layout Plan shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

9.2.2 Three areas are zoned “CDA” or “Comprehensive Development Area (1)” (“CDA(1)”). One is located in Sha Po, one at Cheung Chun San Tsuen and the other in Long Ha. These areas are at present occupied by active/abandoned ponds and agricultural land, open storage/storage yards, workshops, warehouses and rural settlements. Under this zoning, development shall not result in a total development or redevelopment in excess of the maximum gross floor area/plot ratio and building heights specified below :

| Location of “CDA”s | Maximum Domestic Gross Floor Area | Maximum Non-Domestic Gross Floor Area | Maximum Plot Ratio | Maximum Building Height |
|--|--|--|-----------------------|-------------------------------|
| The “CDA” in Sha Po and near Cheung Chun San Tsuen | 345,400m ² | 10,000m ² | - | 14 storeys |
| The “CDA” in Long Ha | - | - | 0.4 | 4 storeys |
| The “CDA(1)” at Cheung Chun San Tsuen | - | - | 1.2 | 16 storeys |

9.2.3 For the “CDA(1)” zone at Cheung Chun San Tsuen, a primary school should be provided and the provision of other appropriate GIC facilities will be considered at the planning application stage. Moreover, an air

ventilation assessment (AVA) would be required to be conducted by future developer at the planning application stage.

- 9.2.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the gross floor area/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 planning merits.
- 9.2.5 As the proposed Northern Link alignment will run through these “CDA” sites, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented on the sites to reduce the rail noise impact.

9.3 Residential (Group A) (“R(A)”): Total Area: 12.68 ha

- 9.3.1 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.
- 9.3.2 Two sites at Mo Fan Heung and Fung Kat Heung are designated under this zone for public housing development. Development within this zone is subject to a maximum plot ratio of 6.7 and a maximum building height of 185mPD. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.
- 9.3.3 A planning brief setting out the planning parameters and the design requirements of public housing development at the “R(A)” zone will be provided to guide its future development.
- 9.3.4 Various GIC facilities such as kindergartens and social welfare facilities, as well as other non-domestic uses including retail and ancillary car-parking facilities and public transport terminus in support of the future population in this area. The location and design of the public transport terminus will be subject to co-ordination amongst relevant Government departments in detailed design of the public housing development.
- 9.3.5 An AVA – Expert Evaluation has been carried out for the “R(A)” site. It is found that design measures, including building separations and setbacks, would alleviate the potential air ventilation impacts on the surrounding wind environment. Quantitative AVAs should be carried out at the detailed design stage. Requirements of the design measures and quantitative AVA will be incorporated in the planning brief for the implementation as appropriate.

9.3.6 The plot ratio control under “R(A)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

9.4 Residential (Group B) (“R(B)”) : Total Area : 10.27 ha

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

9.4.2 The Riva located to the west of Ko Po Tsuen and south of Kam Tin River is designated as “R(B)” to reflect the as-built development with a domestic gross floor area of 79,497m², non-domestic gross floor area of 2,215m² and building height restrictions of 3, 12 or 23 storeys (excluding basement(s)).

9.4.3 A site located to the northwest of Ha Ko Po Tsuen and south of Kam Tin River is zoned “Residential (Group B)1” (“R(B)1”) for residential development. Under the “R(B)1” zone, residential development is restricted to a maximum plot ratio of 1.2 and building height of 13 storeys (excluding basement(s)). The Site has been developed as the Crescent Green.

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

9.5 Residential (Group C) (“R(C)”) : Total Area : 18.70 ha

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

9.5.2 The zoning is sub-divided into three sub-areas i.e. “Residential (Group C)1” (“R(C)1”), “Residential (Group C)2” (“R(C)2”) and “Residential (Group C)3” (“R(C)3”).

9.5.3 Under “R(C)1”, residential developments are restricted to a maximum plot ratio of 0.8, a maximum site coverage of 40% and a maximum building height of 4 storeys (12m). The site to the northeast of Kam Tin San Tsuen is designated as “R(C)1”. It is to reflect the “Residential Zone 3” zoning on the adopted Kam Tin Layout Plan. Reference should be made to the adopted Kam Tin Layout Plan when detailed planning proceeds.

- 9.5.4 An area located to the east of Kiu Tau Tsuen is designated as “R(C)2”, for which residential developments are restricted to a maximum plot ratio of 0.4, and a maximum building height of 3 storeys (9m) including car park. The eastern and western portions of the area has already been developed as Seasons Villas and Seasons Monarch respectively. The remaining portion is mainly occupied by a settlement of temporary structures and some vacant land.
- 9.5.5 An area covering the Shum Residence in Fung Kat Heung is designated as “R(C)3”. It comprises a complex of three buildings namely the General House, Hip Wai House and Shum Ancestral Hall, which were accorded with Grade 2 status by the AAB on 18 December 2009. Grade 2 historic buildings, by definition, are “buildings of special merit; efforts should be made to selectively preserve”. Developments in this sub-area are restricted to a maximum plot ratio of 0.5 and a maximum building height of 2 storeys (12m), mainly to reflect the as-built development bulk of the existing buildings.
- 9.5.6 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 planning merits.
- 9.5.7 Since the areas along Kam Tin Road would be subject to severe traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimize such impact.

9.6 Residential (Group D) (“R(D)”) : Total Area : 7.79 ha

- 9.6.1 The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area through redevelopment of existing temporary structures into permanent buildings. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m).
- 9.6.2 Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application subject to the Board’s approval. To be in line with the development intensity of existing domestic accommodation within the zone, residential development shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m). Generally, the applicant also has to prove to the Board that the proposed development would have no or minimal adverse effects on the environment. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the 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 planning merits.

- 9.6.3 An area covering Pang Ka Tsuen and Shek Kong San Tsuen, and another area bounded by Kam Tin Road, Castle Peak Road – Tam Mi and Tsing Long Highway are zoned “R(D)”. The areas are at present occupied by some temporary workshops, temporary domestic structures, village houses and farmland.
- 9.6.4 Since the areas along Kam Tin Road and Castle Peak Road would be subject to severe traffic noise impact, any proposed development near the roads should provide adequate mitigation measures to minimize such impact. Besides, the site bounded by Kam Tin Road, Castle Peak Road – Tam Mi and Tsing Long Highway falls within the Consultation Zone (CZ) of the Au Tau Water Treatment Works (ATWTW). The respective developer(s) should prepare and submit a Hazard Assessment (HA) to assess the risk arising from the chlorine storage at ATWTW. To facilitate the consideration of the development proposal, a HA should be submitted to the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations (CCPHI) prior to the submission of application under section 16 of the Ordinance.

9.7 Residential (Group E) (“R(E)”) : Total Area : 6.19 ha

- 9.7.1 This zone is intended for residential development with the provision of environmental mitigation measures. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental constraints. Residential development may be permitted on application subject to the Board’s approval. The applicant should also demonstrate that the proposed development would have no or minimal adverse impacts on the environment.
- 9.7.2 A site at Ha Ko Po Tsuen is zoned “R(E)” to improve and upgrade the current site condition with temporary structures for future residential developments. Given the site has a long frontage, sufficient building separations within the site would be required to facilitate wind penetration. A quantitative AVA should be conducted and appropriate mitigation measures such as setback, building gaps, non-building area etc. would be required for the proposed development at the site. Under the “R(E)” zone, development or redevelopment is subject to a maximum plot ratio of 1.2 and a maximum building height of 13 storeys (excluding basement(s)).
- 9.7.3 A site to the north of Kam Tin Bypass is zoned “Residential (Group E)1” (“R(E)1”). Under this zoning, any development shall not result in a total development or redevelopment in excess of a maximum plot ratio of 0.8 and a maximum building height of 7 storeys (excluding basement(s)). The restriction is to contain the bulk of the development as the site is located close to the TML viaduct. Since the sites under “R(E)” and “R(E)1” zones fall within the CZ of the

ATWTW, the respective developer(s) should prepare and submit a HA to the CCPHI prior to the submission of the application under section 16 of the Ordinance.

9.7.4 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 planning merits.

9.8 Village Type Development (“V”) : Total Area : 80.17 ha

9.8.1 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.

9.8.2 The recognized villages in the Area include Kam Tin Shi, Shui Tau Tsuen, Shui Mei Tsuen, Wing Lung Wai, Ko Po Tsuen, Tai Hong Wai, Kam Hing Wai, Sha Po Tsuen, Kam Tin San Tsuen, Tsat Sing Kong and Cheung Kong Tsuen.

9.8.3 The boundaries of the “V” zones are drawn up having regard to the existing village environs, outstanding Small House demands for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.

9.8.4 Since the areas along Kam Tin Road would be subject to severe traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimize such impact.

9.8.5 According to the 2016 Population By-census, there were about 7,500 persons living in “V” zone of the Area. Adequate land has been reserved in this zoned area to cater for the demand for Small House of the Area. Village improvement works on access, drainage, sewerage, water and electricity will be initiated through the Rural Public Works.

9.9 Industrial (Group D) (“I(D)”) : Total Area : 23.75 ha

- 9.9.1 This zone is intended primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.
- 9.9.2 New industrial developments are encouraged to be constructed in permanent materials. Each establishment shall be provided with water supply and connections for sewage disposal. To avoid pollution, new sites shall be connected to a Government reticulatory sewer system or contain satisfactory on-site sewage treatment facilities. New industrial developments should demonstrate that the nature of their operations could not be accommodated in conventional flatted factory accommodation. Developments are restricted to a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m.
- 9.9.3 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 planning merits.
- 9.9.4 Two areas are designated as “I(D)”. One is located to the further south of Tsat Sing Kong while another area is at Mo Fan Heung and Fung Kat Heung where a high concentration of workshops in temporary structures is found. Limited and controlled expansion of the existing activities could be allowed in order to gradually upgrade the area and improve the local environment. In-situ reconstruction of temporary structures with more permanent materials will also be encouraged.

9.10 Government, Institution or Community (“G/IC”) : Total Area : 8.31 ha

- 9.10.1 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. As detailed planning proceeds, other land may be designated from other uses to this category to meet the envisaged demands of the growing population of the Area.
- 9.10.2 The existing clinic to the south of Kam Tin Road, the AFCD” Au Tau Fisheries Office to the west of Cheung Chun San Tsuen, the Salvation Army’s Home for the Aged and Community Centre at Kam Tin Shi, the Fung Kat Heung Portal and the Kam Tin Low Flow Pumping

Station to the north-east of Ko Po Tsuen are zoned “G/IC” to reflect the current uses. A “G/IC” site adjoining the AFCD Au Tau Fisheries Office is reserved for its future expansion or other appropriate GIC facilities. Besides, a “G/IC” site located to the northwest of Ko Po Tsuen is planned for provision of GIC facilities to serve the local residents.

9.10.3 Another site to the south of Fung Kat Heung Road and east of San Tam Road is designated for the development of a GIC cluster with a primary school and other Government facilities such as police station, fire station, indoor recreation centre and mini-soccer pitches. The cluster is intended to serve the future population from the adjoining public housing development and nearby areas. While the technical feasibility for developing the GIC cluster has been confirmed under engineering feasibility study, the form and development parameters of facilities to be provided will be subject to detailed planning and assessment by the relevant departments.

9.10.4 Except for the “G/IC” site mentioned in paragraph 9.10.3 above, developments and redevelopments in the “G/IC” zones are subject to building height restrictions in terms of number of storeys as stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of building height restriction will be considered on its individual merits.

9.11 Open Space (“O”) : Total Area : 4.45 ha

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. Two areas abutting Kam Tin Road are zoned “O” to cater for the needs of the local population.

9.12 Other Specified Uses (“OU”) : Total Area : 22.6 ha

As annotated on the Plan, the sites zoned “OU” on the Plan include the following:

“OU” annotated “Railway Reserve” : Total Area: 16.76 ha

9.12.1 The area along the San Tin Highway/Tsing Long Highway covering the proposed Northern Link alignment is zoned “OU” annotated “Railway Reserve”. The exact alignment of the Northern Link has yet to be finalized.

“OU” annotated “Petrol Filling Station” : Total Area: 1.88 ha

9.12.2 An area to the south of Kam Tin Road near Shek Kong Barrack and an area near the western end of Kam Tin Road are zoned “OU” annotated

“Petrol Filling Station” and are intended primarily for the development of petrol filling station.

“OU” annotated “Amenity Area” : Total Area: 3.96 ha

9.12.3 The zone is intended primarily for the provision of landscaping and planting to enhance the environment. This zone covers the proposed riverside promenade to the northwest of Ko Po Tsuen in the southern bank of Kam Tin River and the proposed amenity area as landscape buffer on areas adjoining Tsing Long Highway.

9.13 Agriculture (“AGR”) : Total Area : 227.16 ha

9.13.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The areas under this zoning are generally well served by irrigation and servicing facilities as well as marketing facilities for intensive farming including livestock rearing, fish culture and horticulture.

9.13.2 The areas under this zoning constitute the largest land use category within the Area. A substantial portion is in the eastern and middle parts of the Area. The majority of agricultural land in the Area at present is under active cultivation.

9.13.3 As filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

9.14 Green Belt (“GB”) : Total Area : 10.49 ha

9.14.1 This zone is intended 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.

9.14.2 Two isolated knolls located to the north of Tai Hong Wai and Kam Tin San Tsuen are zoned “GB”. They are occupied by some traditional burial grounds.

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

9.15 Conservation Area (“CA”) : Total Area : 61.81 ha

9.15.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environments such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted. 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.

9.15.2 Some areas adjoining the Lam Tsuen Country Park are purposely zoned as “CA” to give added protection to the Country Park. A site to the west of Kam Tin Shi, which is largely a marsh, is zoned “CA” to preserve the marsh and reflect its ecological value.

9.15.3 Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9.16 Conservation Area (1) (“CA(1)”) : Total Area : 7.54 ha

9.16.1 The planning intention of this zone is to conserve the ecological value of wetland. There is a general presumption against development in this zone. The primary intention is to discourage development unless it is required to support the conservation of the wetland or the development is an essential infrastructure project with overriding public interest.

9.16.2 Patches of land underneath the TML viaduct and along the northern side of the Kam Tin Bypass alignment are designated “CA(1)” to reflect the wetland re-provisioned for the loss of ecological sensitive areas arising from the TML and Kam Tin Bypass projects. The reconstructed wetland is to restore and enhance the ecological value of the areas affected by the railway and road projects.

9.16.3 The reconstructed wetlands underneath the TML viaduct are managed

by the Mass Transit Railway Corporation Limited and those along the northern side of Kam Tin Bypass are Government owned. They consist of seasonal and permanent marshes, providing a habitat for the Greater Painted Snipe and other wetland dependent birds.

9.16.4 Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

10. TRANSPORT AND COMMUNICATION

10.1 Road Network

10.1.1 San Tin Highway and Tsing Long Highway, which are the main trunk roads connecting NWNT with the North East New Territories and urban areas, run along the western and southwestern parts of the Area and serve as the major strategic access to the Area.

10.1.2 Kam Tin Road, an important local distributor, provides pedestrian and vehicular access to the Area.

10.1.3 Village settlements within the Area are linked up by sub-standard tracks which will be improved and upgraded wherever possible under the programme of the Rural Public Works.

10.1.4 There is further improvement in accessibility with completion of Kam Tin Bypass and the Improvement to Kam Tin Road Projects.

10.2 Railway

The TML provides a strategic passenger link connecting the NWNT to the urban areas from Ma On Shan to Tuen Mun via various stations in Shatin, eastern and western Kowloon, Tsuen Wan, Yuen Long and Tin Shui Wai districts. The proposed Northern Link is planned to provide domestic cross-boundary train services and, if required, freight services in the long term. The exact alignment of the proposed Northern Link is not yet finalized.

10.3 Public Transport Provision

The areas adjacent to Kam Tin Road and Castle Peak Road/Tsing Long Highway are well served by existing buses, public light buses and taxis.

11. UTILITY SERVICES

11.1 Water Supply

The existing water supply system with proposed upgrading works is adequate to supply fresh water to the proposed developments in the Area. Further extension of the water supply system may be required if there is any substantial increase in water demand arising from other new developments in the Area.

11.2 Sewerage and Sewage Treatment

At present, only part of the Area is served by public sewers. The completed Yuen Long and Kam Tin Sewerage Master Plan contains a proposal to extend the sewerage to areas not being served by public sewers and some of these proposed public sewerage have been completed. Private residential developments in the unsewered part of the Area must contain suitable and satisfactory on-site sewage treatment facilities and make connections to a public sewer once it is in place.

11.3 Electricity

The Area has long been supplied with electricity. Adequate supply of electricity is provided via the 400 kV network to reinforce the electricity supply in the Area. Additional electricity supply can be provided to the Area by expanding the existing electricity network.

11.4 Gas

Gas pipelines have already been laid from Au Tau Roundabout to the junction of Kam Tin Road and Kam Sheung Road along Kam Tin Road. Therefore, piped gas supply could be extended to the Area depending on the demand of the future developments.

11.5 Drainage

11.5.1 To mitigate flooding in the Yuen Long and Kam Tin area, drainage improvement works at Kam Tin River in the Yuen Long District had been completed in 2004 since the completion of the Yuen Long Drainage Master Plan (1998). In a recent review of drainage master plans, modification of existing parapet walls along Kam Tin River was proposed.

11.5.2 There are three drainage projects within the Area. Works in the south-western part of the Area have been completed and are shown as “Kam Tin River” on the Plan while other drainage works are still in progress. In view of the proposed changes of certain land use to residential developments, additional runoff is anticipated to be generated from the developments, Drainage Impact Assessment(s) is required to be conducted and submitted in the feasibility study stage of

respective developments. The project proponent should assess the drainage impact induced by the development and propose appropriate drainage mitigation measures which should cause no adverse and insurmountable impacts to the existing drainage system.

12. IMPLEMENTATION

- 12.1 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.
- 12.2 At present there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 12.3 The provision and improvement of infrastructure, e.g. road widening and laying of services, will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned use indicated on the Plan, provided that their proposals meet Government requirements.

13. PLANNING CONTROL

- 13.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all buildings, 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.
- 13.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the IDPA plan and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan, or if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 13.3 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 departmental

outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

- 13.4 Any development, other than those referred to in paragraph 13.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 5 October 1990 on land included in a plan of the Kam Tin North IDPA may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.