

DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13

Amendments

Notes

Schedule of Uses

Explanatory Statement

**SCHEDULE OF AMENDMENTS TO
THE APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/12
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Excision of the northern part from the planning scheme area for incorporation into the draft San Tin Technopole Outline Zoning Plan No. S/STT/1.
- Item B – Rezoning of a site adjoining San Tam Road from “Residential (Group C)” (“R(C)”) to “Government, Institution or Community (1)” (“G/IC(1)”) with stipulation of building height restriction.
- Item C – Rezoning of a site to the north of Tam Mei Barracks from “Comprehensive Development Area” (“CDA”) to “Green Belt” (“GB”).

Showing the railway scheme for Northern Link Main Line published under the Railways Ordinance (Chapter 519) on the Plan for information.

II. Amendments to the Notes of the Plan

- (a) Revision to the covering Notes to reflect the excision of the northern part from planning scheme area.
- (b) Deletion of the Notes for the “Open Storage” and “Other Specified Uses” annotated “Electric Sub-station” zones.
- (c) Revision to the Notes for “GB” zone by deleting the Remarks applicable to the excised area.
- (d) Revision to the Remarks of the Notes for “G/IC” zone to incorporate development restrictions for the new “G/IC(1)” sub-zone.
- (e) Revision to the Notes for “CDA” zone by deleting the Remarks regarding the “CDA” site at Shek Wu Wai excised from the planning scheme area.
- (f) Revision to the Remarks of the Notes for “Conservation Area” zone on filling of land and excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans.
- (g) Revision to the Remarks of the Notes for “R(C)”, “Residential (Group D)” (“R(D)”), “Industrial (Group D)” and “Recreation” zones on minor relaxation clause.
- (h) Deletion of ‘Market’ from Column 2 of the Notes for “CDA”, “R(D)” and “Village Type Development” (“V”) zones.

- (i) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the Notes for "G/IC" zone.
- (j) Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1 of the Notes for "V" zone; and corresponding deletion of 'Government Refuse Collection Point' and 'Public Convenience' under Column 2 of the Notes for "V" zone.
- (k) Incorporation of 'Field Study/Education/Visitor Centre' and 'Hotel (Holiday House only)' under Column 2 of the Notes for "V" zone.

Town Planning Board

8 March 2024

DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13

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

NOTES

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of land or building which was in existence immediately before the first publication in the Gazette of the notice of a draft plan including interim development permission area plan covering any such land or building 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”:
- (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 a draft plan including interim development permission area plan covering such building, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.

- (9) In areas zoned “Conservation Area”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (10) In any area shown as ‘Road’, all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:
- road, toll plaza, on-street vehicle park, railway station and railway track.
- (11) (a) Except in areas zoned “Conservation Area”, temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:
- structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
- (b) Except as otherwise provided in paragraph (11)(a) above, and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned “Conservation Area”, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
 - (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13

SCHEDULE OF USES

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COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot
	Commercial Bathhouse/Massage Establishment
	Eating Place
	Educational Institution
	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	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
	Utility Installation for Private Project

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COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

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

Remarks

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

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COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) and the maximum building height specified below:

<u>Location of CDAs</u>	<u>Maximum GFA/PR</u>	<u>Maximum Building Height</u>
The "CDA" south of Tam Mei Barracks	GFA of 79,000 m ²	3 storeys including car park
The "CDA" east of Sheung Chuk Yuen	GFA of 39,000 m ²	3 storeys including car park

- (d) In determining the maximum GFA for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and 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.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and/or building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

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

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks (cont'd)

- (b) In determining the maximum 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 and 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.
- (c) 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 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 Petrol Filling Station Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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

- Eating Place
- Library
- School
- Shop and Services

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP D) (cont'd)

Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the 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 development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and 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 (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (e) 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 Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

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

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

- Eating Place
- Library
- School
- Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small 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 draft Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1 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
Eating Place (Canteen, Cooked Food Centre only)	Animal Boarding Establishment
Government Refuse Collection Point	Broadcasting, Television and/or Film Studio
Government Use (not elsewhere specified)	Cargo Handling and Forwarding Facility
Industrial Use (not elsewhere specified)	Concrete Batching Plant
Open Storage (not elsewhere specified)	Container Storage/Repair Yard
Public Convenience	Container Vehicle Park/Container Vehicle Repair Yard
Public Utility Installation	Dangerous Goods Godown
Public Vehicle Park (excluding container vehicle)	Eating Place (not elsewhere specified)
Recyclable Collection Centre	Offensive Trades
Rural Workshop	Open Storage of Cement/Sand
Shop and Services (Service Trades only)	Open Storage of Chemical Products/ Dangerous Goods
Utility Installation for Private Project	Petrol Filling Station
Vehicle Repair Workshop	Refuse Disposal Installation (Refuse Transfer Station only)
Warehouse (other than Dangerous Goods Godown)	Shop and Services (not elsewhere specified)
Wholesale Trade	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.

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 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) 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.

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INDUSTRIAL (GROUP D) (cont'd)

Remarks (cont'd)

- (c) 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 paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

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

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GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Planning Intention

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

Remarks

- (a) On land designated “Government, Institution or Community (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) 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.

RECREATION

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

Planning Intention

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

Remarks

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

(Please see next page)

RECREATION (cont'd)

Remarks (cont'd)

- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/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.

- (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 draft Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance

GREEN BELT

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

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GREEN BELT (cont'd)

Planning Intention

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

Remarks

- (a) On land falling within the boundary of the interim development permission area plan, 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 Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

- (b) 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 Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/9 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

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

Planning Intention

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

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

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan.
- (b) Any excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

CONSERVATION AREA (cont'd)

Remarks (cont'd)

- (c) 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 Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/9 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13

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Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/13

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/13. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the draft Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 Except a section of San Tin Highway and the former military site at Shek Wu Wai, the land covered by the Ngau Tam Mei OZP was previously included in the Ngau Tam Mei Interim Development Permission Area (IDPA) Plan and the Ngau Tam Mei Development Permission Area (DPA) Plan.
- 2.2 On 14 September 1990, the Ngau Tam Mei IDPA Plan No. IDPA/YL-NTM/1 prepared by the Director of Planning was notified in the Gazette.
- 2.3 On 12 July 1991, the draft Ngau Tam Mei DPA Plan No. DPA/YL-NTM/1 including land previously within the IDPA Plan and the section of San Tin Highway mentioned in paragraph 2.1 above was exhibited for public inspection under section 5 of the Ordinance. On 22 March 1994, the then Governor in Council under section 9(1)(a) of the Ordinance approved the draft Ngau Tam Mei DPA Plan which was renumbered as DPA/YL-NTM/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 Ngau Tam Mei area.
- 2.5 On 24 June 1994, the draft Ngau Tam Mei OZP No. S/YL-NTM/1 was exhibited for public inspection under section 5 of the Ordinance. To reflect changing circumstances, the draft OZP was subsequently amended and exhibited four times, including the incorporation of the former military site at Shek Wu Wai into the draft OZP No. S/YL-NTM/4 on 29 September 2000, under section 7 of the Ordinance. On 18 December 2001, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ngau Tam Mei OZP, which was subsequently renumbered as S/YL-NTM/6.

- 2.6 On 28 May 2002, the CE in C referred the approved Ngau Tam Mei OZP No. S/YL-NTM/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 14 June 2002, the draft Ngau Tam Mei OZP No. S/YL-NTM/7 was exhibited for public inspection under section 5 of the Ordinance. On 20 May 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ngau Tam Mei OZP, which was subsequently renumbered as S/YL-NTM/8.
- 2.7 On 9 December 2003, the CE in C referred the approved Ngau Tam Mei OZP No. S/YL-NTM/8 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 under section 12(2) of the Ordinance on 19 December 2003. Subsequently, the draft OZP had been amended three times to reflect the changing circumstances.
- 2.8 On 5 December 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ngau Tam Mei OZP, which was subsequently renumbered as S/YL-NTM/12. On 15 December 2006, the approved Ngau Tam Mei OZP No. S/YL-NTM/12 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.9 On 31 January 2024, the Secretary for Development referred the approved OZP to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 2 February 2024 under section 12(2) of the Ordinance.
- 2.10 On 8 March 2024, the draft Ngau Tam Mei OZP No. S/YL-NTM/13 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The major amendments on the Plan included excising the northern part from the planning scheme area for incorporation into the draft San Tin Technopole OZP No. S/STT/1 to reflect the boundary of the San Tin/Lok Ma Chau area of the San Tin Technopole, rezoning of a site abutting San Tam Road from “Residential (Group C)” (“R(C)”) to “Government, Institution or Community(1)” (“G/IC(1)”) zone for development of a proposed social welfare facility, rezoning of a site to the north of the Tam Mei Barracks from “Comprehensive Development Area” (“CDA”) to “Green Belt” (“GB”) zone to reflect the existing site conditions, and other technical amendments to the Notes of the OZP.

3. OBJECT OF THE PLAN

The object of the Plan is to indicate the broad land-use zonings and transport networks for the Ngau Tam Mei 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. The Plan is to illustrate the broad principles of development and control only. It is a small scale plan and the road alignments and boundaries between the land-use zones may be subject to minor adjustments as detailed planning proceeds.

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 for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.tpb.gov.hk/>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area is about 547 ha. It is bounded by Ki Lun Shan Au (Saddle Pass) in the east, the San Tin Technopole, San Tin Barracks and Tam Mei Barracks in the north, the San Tin Highway and Mai Po area in the west and Lam Tsuen Country Park 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 to follow that of the geographical area and should not have implications on development rights, particularly Small House applications.
- 5.3 The Area is situated in the northern part of the North West New Territories (NWNT). It is essentially a large valley surrounded by hills in the eastern and southern boundaries and is composed of a considerable amount of farmland and fish ponds. Several villages with some private residential developments are located along San Tam Road.

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by the Planning Department as about 5 300 persons. It is estimated that the total planned population for the Area would be about 8 700 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

With the improved accessibility to be brought by several strategic transport links including the existing San Tin Highway, and the Northern Metropolis Highway

as well as and the Northern Link (NOL) Main Line under planning with two proposed stations in vicinity (i.e. San Tin and Ngau Tam Mei), the Area could be put to more intensive use such as residential development and recreation uses.

7.2 Development Constraints

7.2.1 The Area is mainly covered with hilly area in the eastern, southern and north-western portions. Development, therefore, would be confined to the valleys within the Area.

7.2.2 Some of the low-lying areas in Ngau Tam Mei are subject to flooding hazard even after the completion of primary channels. Piecemeal developments in these areas are not encouraged. Developments in these areas are confined to low-density suburban type developments.

7.2.3 There is no engineered drainage system in the Area. As such, urban development should be kept to a minimum in the interim to avoid generating adverse effect on the environment.

8. GENERAL PLANNING INTENTION

8.1 The planning intention for the Area is to direct suburban type low-density development to appropriate areas. These types of suburban developments include private residential development and village housing. Active and passive recreational developments are also encouraged.

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 (including the new railway station of NOL Main Line) and local development pressures, and the latest territorial spatial development strategy (i.e. the Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030 promulgated in October 2021). Besides, buildings and places of historical and sites of archaeological interest should be preserved in the Area as far as possible.

8.3 In order to provide better control of building height of developments in the Area, building height restrictions are imposed for the development zones on the Plan. A minor relaxation clause on planning application in respect of the building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to address individual circumstances of each development/redevelopment proposal. Each application will be considered under section 16 of the Ordinance on its own merits.

9. LAND-USE ZONINGS

9.1 Comprehensive Development Area (“CDA”) : Total Area : 29.30 ha

9.1.1 This zone is intended for comprehensive development/redevelopment of

the area for residential use with commercial, open space and other supporting facilities. It is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. It is also intended that the comprehensive development/redevelopment would form the local centre of the region. Such zoning is intended to facilitate the phasing out of sporadic industrial activities and temporary structures which have become incompatible with the adjoining developments. Although existing uses are tolerated, any development/redevelopment on sites under this zoning requires planning permission from the Board. Pursuant to section 4A(2) of the Ordinance, and except as otherwise expressly provided that it is not required by the Board, the applicant should prepare a Master Layout Plan (MLP) together with information specified in the Notes for consideration of the Board. Pursuant to section 4A(3) of the Ordinance, the approved MLP shall be made available for public inspection in the Land Registry.

- 9.1.2 Under this zoning, development shall not result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) specified below:

<u>Location of “CDA”</u>	<u>Maximum GFA/PR</u>
The “CDA” south of Tam Mei Barracks	GFA of 79,000m ²
The “CDA” east of Sheung Chuk Yuen	GFA of 39,000m ²

The building height of the two “CDA” zones is restricted to 3 storeys including car park. Development will be in accordance with an approved MLP to ensure that the nature and scale of new development will be in keeping with the natural landscape of the area.

- 9.1.3 The “CDA” zone to the south of Tam Mei Barracks is intended to be developed as a local centre for the Ngau Tam Mei area. The objective is to consolidate, improve and expand the existing commercial and community facilities as well as infrastructure, and to provide housing opportunities.
- 9.1.4 The “CDA” zone to the east of Sheung Chuk Yuen is intended for residential development so as to phase out the existing industrial activities in the area as well as to improve the infrastructure.
- 9.1.5 Minor relaxation of the GFA and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.3 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

9.2 Residential (Group C) (“R(C)”) : Total Area : 36.43 ha

- 9.2.1 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.
- 9.2.2 Under this zoning, residential developments are restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park. Development will be in accordance with an approved planning brief/MLP to ensure that the nature and scale of new development will be in keeping with the natural landscape of the area. Minor relaxation of the plot ratio and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.3 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 9.2.3 Since the areas along San Tin Highway would be subject to traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimize such impact.
- 9.2.4 Areas zoned “R(C)” are located along the western boundary of the Area. They include the existing Maple Gardens, Casa Paradizo, Rolling Hills, and areas along and near the San Tin Highway. The Mai Po Site of Archaeological Interest is located to the north of Maple Gardens. For any development, redevelopment or rezoning proposals affecting the Mai Po Site of Archaeological Interest and its immediate environs, prior consultation with the Antiquities and Monuments Office (AMO) is required.

9.3 Residential (Group D) (“R(D)”) : Total Area : 27.29 ha

- 9.3.1 The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area to 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).
- 9.3.2 Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application to the Board. To be in line with the development intensity of the existing domestic accommodation within the zone, residential development shall not result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse effects on the environment. Minor relaxation of the plot ratio and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.3 above would be relevant for the assessment of minor relaxation of building height

restrictions. Each application will be considered on its own merits.

- 9.3.3 Since the areas along San Tin Highway would be subject to traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimize such impact.
- 9.3.4 Land zoned for such uses are located near the western boundary of the Area. The area at present is mainly occupied by some temporary workshops, village houses and some fish ponds.
- 9.3.5 As filling of pond or excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.4 Village Type Development (“V”) : Total Area : 31.84 ha

- 9.4.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within 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.
- 9.4.2 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.
- 9.4.3 Since the areas along San Tin Highway would be subject to traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimize such impact.
- 9.4.4 Minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.3 above would be relevant for the assessment of such application. Each application will be considered on its own merits.
- 9.4.5 As filling of pond or excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.5 Industrial (Group D) (“I(D)”) : Total Area : 7.89 ha

- 9.5.1 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.
- 9.5.2 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. Minor relaxation of the plot ratio, site coverage and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.3 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 9.5.3 Land zoned “I(D)” is located to the south of Ngau Tam Mei valley. There is a high concentration of temporary structures. 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.

9.6 Government, Institution or Community (“G/IC”) : Total Area : 16.36 ha

- 9.6.1 This zone is intended primarily for the provision of Government, institution and community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. 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.
- 9.6.2 The existing Ngau Tam Mei Fresh Water Primary Service Reservoir in the south of Ngau Tam Mei valley and the Ngau Tam Mei Water Treatment Works (WTW) to the south of San Tin Barracks are allocated to the Water Supplies Department and have been commissioned since November 2000. Another site located in the south of Ngau Tam Mei valley is the existing livestock waste composting plant. The above

three facilities are zoned “G/IC” to reflect the current uses.

9.6.3 A site adjoining San Tam Road zoned “G/IC(1)” is planned for a private Residential Care Homes for the Elderly (RCHE). Submission of a detailed Noise Impact Assessment report is required at the detailed design stage for the latest layout (to demonstrate 100% compliance with the noise criteria under the Hong Kong Planning Standards and Guidelines) and implementation of the mitigation measures identified therein. An on-site tertiary Sewage Treatment Plant (STP) will be provided for sewage treatment for the RCHE development before public sewer is available. The provision of the noise mitigation measures and the STP and the submission and implementation of drainage proposal shall be secured under land lease mechanism. Further enhancement on the layout shall be explored in the detailed design stage to mitigate possible visual impact, enhance ventilation and spatial utilisation of the RCHE development.

9.6.4 Development and redevelopment in the “G/IC(1)” zone is subject to building height restriction in terms of number of storey(s) (excluding basement floor(s)) 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. The criteria given in paragraph 8.3 above would be relevant for the assessment of such application. Each application will be considered on its own merits.

9.7 Recreation (“REC”) : Total Area : 43.10 ha

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

9.7.2 Under this zoning, limited residential development which should be ancillary to recreational uses may be permitted on application to the Board. The development intensity should be in line with the rural setting and therefore is restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse effect on the environment. Minor relaxation of the plot ratio and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.3 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

9.7.3 The “REC” zone is located to the east of the Ngau Tam Mei valley and is relatively flat in topography. At present, the site is linked up with San Tam Road by sub-standard tracks, and improvement of infrastructure will be required for the developments. The Ngau Tam

Mei Site of Archaeological Interest falls within the south-eastern part of this zone. For any development, redevelopment or rezoning proposals affecting the Ngau Tam Mei Site of Archaeological Interest and its immediate environs, prior consultation with the AMO is required.

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

9.8 Green Belt (“GB”) : Total Area : 162.19 ha

9.8.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. However, limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.

9.8.2 The areas under this zoning are located close to the San Tin Barracks and Tam Mei Barracks, and to the south of Ngau Tam Mei valley. Some of these areas are occupied by low-rise buildings, temporary on-farm domestic structures, traditional burial grounds, agricultural land and knolls.

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

9.9 Conservation Area (“CA”) : Total Area : 185.78 ha

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

9.9.2 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 natural reserve and natural 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.

9.9.3 The area under this zoning is also intended to give added protection to the Lam Tsuen Country Park abutting the Area.

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

10. TRANSPORT AND COMMUNICATION

10.1 Road Network

10.1.1 San Tin Highway, as part of Route 9 (i.e. New Territories Circular Route), is an expressway connecting the Area to various districts in New Territories, such as Yuen Long and Lok Ma Chau. Further away from Ngau Tam Mei, Tsing Long Highway is a main trunk road which connects NWNT with the urban area.

10.1.2 Castle Peak Road and San Tam Road are the major access roads providing pedestrian and vehicular access to the Area. Branching off from San Tam Road are Ngau Tam Mei Road and Chuk Yau Road which are the main vehicular access roads leading to the Ngau Tam Mei valley.

10.2 Railway

The Area will be served by the proposed NOL Main Line, which will connect the existing Tuen Ma Line and East Rail Line at Kam Sheung Road Station and Kwu Tung Station respectively for further connection to the metro areas of Hong Kong. The proposed Ngau Tam Mei Station of the NOL Main Line is located at the south-western part of the Area.

10.3 Transport Provision

The Area is located adjacent to Castle Peak Road and San Tin Highway and is well served by existing buses, public light buses and taxis.

11. UTILITY SERVICES

11.1 Water Supply

Fresh water will be jointly supplied from Sheung Shui WTW and Ngau Tam Mei WTW to the Area via Ngau Tam Mei Primary Fresh Water Service Reservoir (FWSR) and a proposed FWSR in San Tin. Besides, reclaimed water will be supplied from a proposed water reclamation plant in San Tin for non-potable uses such as toilet flushing, irrigation and district cooling system usage via a proposed reclaimed water service reservoir in San Tin.

11.2 Sewerage and Sewage Treatment

At present, there is no public sewer serving the Area. Private residential developments in 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. The electricity supply is reinforced by the 400 kV network.

11.4 Gas

Gas pipelines have already been laid from Tai Po to Yuen Long along San Tin Highway and Fanling Highway. Piped gas supply has been made available in the Area by the pressure reduction station at Fairview Park Boulevard.

12. CULTURAL HERITAGE

12.1 Within the boundary of the Area, there are a number of graded historic buildings in the “List of 1,444 buildings”. The list of graded buildings will be updated from time to time. Two Sites of Archaeological Interest, namely Mai Po Site of Archaeological Interest and Ngau Tam Mei Site of Archaeological Interest are also situated in the Area.

12.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 buildings, and accorded grading to some buildings/structures within the Area. The AAB also released a number of new items pending grading assessment by the AAB. Details of the list of 1,444 buildings and the new items have been uploaded onto the official website of AAB at <https://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html>.

12.3 Prior consultation with the AMO of Development Bureau should be made, if any works, development, redevelopment or rezoning proposals may affect declared monuments, proposed monuments, historic buildings and sites graded by AAB, sites of archaeological interest, or Government historic sites identified by AMO; the new items mentioned in 12.2 above; or any other buildings/structures identified with heritage value, both at grade and underground, and their immediate environs. Information of the declared monuments, proposed monuments, historic buildings and sites graded by the AAB, sites of archaeological interest and Government historic sites identified by AMO are available on the website of AMO: <https://www.amo.gov.hk/en/historic-buildings/hia/index.html>.

13. IMPLEMENTATION

13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works planning and private developments.

13.2 At present there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period depending on the availability of resources. It will be

undertaken through the participation of both the public and private sectors.

- 13.3 The provision of infrastructure, e.g. road widening and laying of services, will be implemented through the Public Works Programme and 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.

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the first statutory plan covering such land or building and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic of the area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and the guidelines published by the Board. The outline development plans and the layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 14 September 1990 on land included in a plan of the Ngau Tam Mei IDPA, or undertaken or continued on or after 12 July 1991 on land not included in the Ngau Tam Mei IDPA Plan but within the draft Ngau Tam Mei

DPA Plan 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.

TOWN PLANNING BOARD
MARCH 2024