

APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/8

Notes

Schedule of Uses

Explanatory Statement

APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/8

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

NOTES

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

- (i) These Notes set out the following:
 - (a) the developments which are permitted at all times on the area falling within the boundaries of this outline zoning plan (the Plan);
 - (b) the uses which are permitted at all times in the designated zones on the Plan; and
 - (c) the uses which may be permitted, with or without conditions, by the Town Planning Board in the designated zones on the Plan.
- (ii) No action is required to change the use of any land or building in the area which was in existence immediately before the first publication in the Gazette of the Notice of the interim development permission area plan in relation thereto to conform to this Plan. Any alteration and/or modification (the development) to the land or building referred to in this paragraph, unless permitted in terms of the Plan, requires permission of 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, with or without conditions, or refuse to grant permission to the development. Otherwise, any subsequent development or change of use thereto must be permitted in terms of the Plan or in accordance with the permission granted by the Town Planning Board, whichever is appropriate.
- (iii) A development permitted under an earlier draft or approved plan including interim development permission area plan/development permission area plan for the area and undertaken during the effective period of that plan is always permitted under this plan. Any alteration and/or modification to the completed development, unless permitted in terms of the Plan, requires permission of 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, with or without conditions, or refuse to grant permission to the development.
- (iv) Any other development on area falling within the boundaries of the Plan and within the boundaries of the interim development permission area plan, unless permitted in terms of the Plan, shall not be undertaken or continued on or after the date of first publication in the Gazette of the Notice of the interim development permission area plan in relation thereto without permission of the Town Planning Board under section 16 of the Town Planning Ordinance (the Ordinance).

- (v) Any development on area falling within the boundaries of the Plan but not within the boundaries of the interim development permission area plan, unless permitted in terms of the Plan, shall not be undertaken or continued on or after the date of first publication in the Gazette of the Notice of the draft outline zoning plan (No. S/YL-NTM/4) without permission of the Town Planning Board under section 16 of the Ordinance.
- (vi) Except if and so far as the respective zone otherwise provides, the following developments and uses are always permitted on land within the plan area and no planning permission is required:-
- (a) maintenance, repair or demolition of a building;
 - (b) construction, provision, maintenance or repair of public utility pipelines, electricity masts, lamp poles, telephone booths, bus stops or laybys, public light bus stops, taxi-ranks, rain shelters, footpaths, cycle tracks, amenity areas and sitting out areas;
 - (c) maintenance or repair of roads, service lanes, rail tracks, footbridges, subways, watercourses, plant nurseries, parks and gardens, playgrounds/playing fields, pedestrian areas, nullahs, sewers and drains;
 - (d) geotechnical works, local public works, road works, sewage works, drainage works, environmental improvement works, marine related facilities and waterworks installation excluding service reservoir carried out by Government departments;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing building for domestic purpose, i.e. a domestic building which is 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;
 - (g) use within the curtilage of a house for any purpose incidental to the enjoyment of the house;
 - (h) 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 the Director of Lands or the appropriate District Officer;
 - (i) in any area shown as "Road" : central divider, driveway, elevated road, on-street car park, cycle park, rail station and stop, footbridge, rail track, road tunnel, subway and footpath; and
 - (j) the uses stipulated in Column 1 of the relevant zoning schedule forming part of these Notes.

- (vii) (a) Except in area zoned “Conservation Area”, temporary use or development of any land or building not exceeding a period of two months is always permitted and no planning permission is required 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 the temporary uses for open storage and port back-up purposes which are prohibited in “Conservation Area” zone, and subject to paragraphs (vi)(a) to (vi)(j) and (vii)(a) above, temporary use or development of any land or building not exceeding a period of three years requires permission of 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 planning permission, with or without conditions, for a maximum period of three years, or refuse to grant planning permission.
- (c) Temporary use or development of land or building exceeding three years requires permission of the Town Planning Board in accordance with the terms of the Plan.
- (viii) Unless otherwise specified, all buildings, constructions and other developments incidental to the permitted developments and uses set out under paragraphs (vi)(a) to (vi)(j) and (vii)(a) above are permitted. All uses directly related and ancillary to the permitted developments and uses are always permitted and no separate permission is required.
- (ix) Without prejudice to paragraph (viii) above, all works relating to roads, junctions, nullahs, sewers, drains, rail tracks, other than those carried out by Government departments, require permission of the Town Planning Board.
- (x) Road junctions, alignment of roads and boundaries between zones may be subject to minor alterations.
- (xi) Upon execution of the development or change of use (whether with the permission of the Town Planning Board), any prior permission(s) of the Town Planning Board in respect of the site will lapse.
- (xii) Notwithstanding that a development or use is in accordance with these Notes or that permission has been obtained from the Town Planning Board pursuant to section 16 of the Ordinance, such development or use to be carried out must also comply with the conditions of the relevant Government lease and/or the provisions of any other legislation.
- (xiii) Where permission of the Town Planning Board is required, application in prescribed form for such permission should be addressed to the Secretary of the Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

(xiv) In these Notes, unless the context otherwise requires,

‘building’ has the meaning assigned to it by section 1A of the Town Planning Ordinance.

‘development’ has the meaning assigned to it by section 1A of the Town Planning Ordinance.

‘development permission area’ has the meaning assigned to it by section 1A of the Town Planning Ordinance.

‘existing use’ has the meaning assigned to it by section 1A of the Town Planning Ordinance.

‘interim development permission area’ has the meaning assigned to it by section 1A of the Town Planning Ordinance.

‘material change in the use of land or buildings’ has the meaning assigned to it by section 1A of the Town Planning Ordinance.

‘New Territories Exempted House’ means a domestic building other than a guest house or a hotel; or a building primarily used for habitation other than a guest house or a hotel, the ground floor of which is used as a retail shop or restaurant, in respect of which the Director of Lands, or any person authorized by him under section 11 of the Buildings Ordinance (Application to the New Territories) Ordinance, has issued a certificate of exemption pursuant to Part III of the said Ordinance.

APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/8

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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
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- Bank
- Barber Shop
- Beauty Parlour
- Clinic/Polyclinic
- Cooked Food Centre
- Educational Institution
- Fast Food Shop
- Flat
- Government Refuse Collection Point
- Government Use (not elsewhere specified)
- Hotel
- House
- Market
- Money Exchange
- Office
- Pawn Shop
- Petrol Filling Station
- Photographic Studio
- Place of Public Entertainment
- Place of Recreation, Sports or Culture
- Plant Nursery
- Playground/Playing Field
- Police Post/Police Reporting Centre
- Post Office
- Private Club
- Private Swimming Pool
- Public Car/Cycle/Lorry/Coach Park
- Public Convenience
- Public Library
- Public Transport Depot/Terminus or Station
- Public Utility Installation
(excluding public utility pipeline,
electricity mast, lamp pole and
telephone booth)
- Religious Institution

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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- Residential Institution
- Restaurant
- Retail Shop
- Rural Committee Building/Village Office
- School
- Service Trades
- Showroom
- Social Welfare Facility
- Staff Quarters
- Tree Plantation
- Utility Installation for Private Project

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, an applicant for permission for development on land designated “Comprehensive Development Area” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :-
1. the proposed land uses, nature, position, dimensions, and heights of all buildings to be erected on the area;
 2. the proposed total site area and gross floor areas for various uses, total number of units and unit sizes where applicable;
 3. the details and extent of Government, institution or community and recreational facilities, parking spaces, and open space to be provided within the area;
 4. the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;
 5. the landscaping proposals within the area;
 6. programmes and phasing of building development in detail;

Remarks (Cont'd)
(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

7. 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;
 8. a traffic impact study to examine any possible traffic problems that may be generated by the proposed development and the proposed measures to resolve or improve them;
 9. a drainage/sewage impact study to examine any possible flooding and associated environmental problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 10. such other information as may be required by the Town Planning Board.
- (b) On land zoned “Comprehensive Development Area” (“CDA”), any new building or any addition, alteration and/or modification to an existing building, i.e. a building which is in existence on the date of first publication in the Gazette of the Notice of the interim development permission area plan, shall not result in a total development or redevelopment intensity in excess of a maximum gross floor area (GFA)/plot ratio (PR) as specified in the following :

<u>The Location of CDAs</u>	<u>Maximum GFA/PR</u>
The “CDA” south of Tam Mei Barracks	79,000 m ²
The “CDA” east of Sheung Chuk Yuen	39,000 m ²
The “CDA” south of the former military site at Shek Wu Wai	PR of 0.4

and a maximum building height of 3 storeys including carport. Minor variation in building height may be considered by the Town Planning Board with full justifications.

For the purpose of GFA/PR calculations, carports, recreational facilities, utility structure, plantroom and caretaker’s office and caretaker’s accommodation, which are directly related and ancillary to the development or redevelopment, are excluded.

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 House Park and Garden Police Post/Police Reporting Centre Post Office Private Swimming Pool Shrine Staff Quarters Utility Installation for Private Project	Ancestral Hall Ambulance Depot Bank Barber Shop Beauty Parlour Clinic/Polyclinic Educational Institution (not elsewhere specified) # Fast Food Shop Government Refuse Collection Point Government Use (not elsewhere specified) # Place of Recreation, Sports or Culture Playground/Playing Field Public Car Park Public Transport Terminus or Station Public Utility Installation (excluding public utility pipeline, electricity mast, lamp pole and telephone booth) # Religious Institution (not elsewhere specified) # Residential Institution Restaurant Retail Shop Rural Committee Building/Village Office School # Social Welfare Facility #

Remarks
(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

On land zoned "Residential (Group C)", any new building or any addition, alteration and/or modification to an existing building, i.e. a building which is in existence on the date of first publication in the Gazette of the Notice of the interim development permission area plan, other than those annotated with # shall not result in a total development or redevelopment in excess of a plot ratio of 0.4 and a building height of 3 storeys (9m) including carport or the plot ratio and height of the existing building, whichever is the greater. Minor relaxation of the stated restrictions, based on the merits of individual development proposals, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For the purpose of plot ratio calculation, carports, recreational facilities, utility structure, plantroom and caretaker's office and caretaker's accommodation, which are directly related and ancillary to the development or redevelopment, are excluded.

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 House (Redevelopment, addition, alteration and/or modification only) On-Farm Domestic Structure Park and Garden Plant Nursery Police Post Rural Committee Building/Village Office Shrine Tree Plantation	Ancestral Hall Bank Barber Shop Beauty Parlour Clinic/Polyclinic Fast Food Shop Government Refuse Collection Point Government Use (not elsewhere specified) # House (other than New Territories Exempted House) Market New Territories Exempted House Playground/Playing Field Public Car Park Public Convenience Public Transport Terminus Public Utility Installation (excluding public utility pipeline, electricity mast, lamp pole and telephone booth) # Religious Institution (not elsewhere specified) # Residential Institution Restaurant (other than those permitted under New Territories Exempted House) Retail Shop (other than those permitted under New Territories Exempted House) School # Service Trades Social Welfare Facility # Utility Installation for Private Project

Remarks
(Please see next page)

RESIDENTIAL (GROUP D) (Cont'd)

Remarks

- (a) On land zoned “Residential (Group D)”, any redevelopment, addition, alteration and/or modification to a temporary structure or an existing building other than ‘New Territories Exempted House’ and those annotated with # 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) or the building area and height of the building which is in existence on or before the date of first publication in the Gazette of the Notice of the interim development permission area plan, whichever is the greater.
- (b) Building of a house other than ‘New Territories Exempted House’ shall not result in a total development in excess of a plot ratio of 0.2, a site coverage of 20% and a maximum building height of 2 storeys (6m). Minor relaxation of the stated restrictions, based on the merits of individual development proposals, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For the purpose of plot ratio and site coverage calculations, carports, recreational facilities, utility structure, plantroom and caretaker’s office and caretaker’s accommodation, which are directly related and ancillary to the development or redevelopment, are excluded.
- (c) On land zoned “Residential (Group D)”, any filling of ponds or excavation necessary to effect a change of use to any of those specified in Column 1 above shall not be undertaken or continued on or after the date of first publication in the Gazette of the Notice of the interim development permission area plan without the permission of the Town Planning Board under section 16 of the Town Planning Ordinance.
- (d) ‘New Territories Exempted House’ is defined in paragraph (xiv) of the Notes.

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 Ancestral Hall New Territories Exempted House On-Farm Domestic Structure Plant Nursery Police Post/Police Reporting Centre Post Office Public Library Public Transport Terminus Rural Committee Building/Village Office Shrine Tree Plantation	Bank Barber Shop Beauty Parlour Burial Ground Clinic/Polyclinic Fast Food Shop Flat Government Refuse Collection Point Government Use (not elsewhere specified)# House (other than New Territories Exempted House) Market Place of Recreation, Sports or Culture Playground/Playing Field Public Car/Lorry Park Public Convenience Public Utility Installation (excluding public utility pipeline, electricity mast, lamp pole and telephone booth)# Religious Institution (not elsewhere specified)# Residential Institution Restaurant (other than those permitted under New Territories Exempted House) Retail Shop (other than those permitted under New Territories Exempted House) School# Service Trades Social Welfare Facility# Staff Quarters Utility Installation for Private Project

Remarks
(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (a) On land zoned "Village Type Development", any new building or any addition, alteration and/or modification to an existing building, i.e. a building which is in existence on the date of first publication in the Gazette of the Notice of the interim development permission area plan, other than those annotated with # shall not result in a total development or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater. Minor relaxation of the stated restrictions, based on the merits of individual development proposals, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (b) On land zoned "Village Type Development", any filling of ponds or excavation necessary to effect a change of use to any of those specified in Column 1 above shall not be undertaken or continued on or after the date of first publication in the Gazette of the Notice of the interim development permission area plan without the permission of the Town Planning Board under section 16 of the Town Planning Ordinance.
- (c) 'New Territories Exempted House' is defined in paragraph (xiv) of the Notes.

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
Canteen Cooked Food Centre Furniture Manufacturing Workshop Glass and Earthenware Workshop Government Refuse Collection Point Government Use (not elsewhere specified) Police Reporting Centre Public Car/Cycle/Lorry Park Public Convenience Public Utility Installation Rattan and Bamboo Products Workshop Sawmill/Timber Yard Service Trades Storage for Rattan and Bamboo Warehouse (other than Dangerous Goods Godown) Wooden Products Workshop	Broadcasting and/or Television Studio Cement Manufacturing Chemicals and Biochemical Plants Concrete Batching Plant Container Freight Station Container Trailer/Tractor Park Dangerous Goods Godown Electric Power Station Food and Beverages Production Plant Gas Work Ice Making Plant Industrial Use (not elsewhere specified) Metalware Workshop Motor-vehicle Assembly Plant Offensive Trades Office Paper Products and Printing Workshop Petrol Filling Station Refuse Disposal Installation Restaurant Retail Shop Sand Depot Showroom Staff Quarters Textile, Clothing, Footwear, Leather Workshop Vehicle Stripping and/or Repair Workshop

Remarks
(Please see next page)

INDUSTRIAL (GROUP D) (Cont'd)

Remarks

On land zoned "Industrial (Group D)", any new building or any addition, alteration and/or modification of an existing building, i.e. a building which is in existence on the date of first publication in the Gazette of the Notice of the interim development permission area plan, shall not result in a total development or redevelopment in excess of a plot ratio of 1.6, a site coverage of 80% and a building height of 13 metres or the plot ratio, site coverage and height of the existing building, whichever is the greater. Minor relaxation of the stated restrictions, based on the merits of individual development or redevelopment proposals, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For the purpose of plot ratio and site coverage calculations, carports, recreational facilities, utility structure, plantroom and caretaker's office and caretaker's accommodation, which are directly related and ancillary to the development or redevelopment, are excluded.

OPEN STORAGE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use On-Farm Domestic Structure Open Storage (not elsewhere specified) Public Convenience Public Utility Installation Shrine Utility Installation for Private Project	Canteen Container Storage/Repair Yard Container Trailer/Tractor Park Government Refuse Collection Point Government Use (not elsewhere specified) Petrol Filling Station (on land designated “Open Storage (Group 1)” only) Public Car Park/Cycle Park/Lorry Park Refreshment Kiosk Storage of Cement/Sand Storage of Chemical Products Storage of Dangerous Goods Storage of Plant and Machinery Storage of Scrap Metal Storage of Vehicles for Sale or Disposal Storage of Vehicles for Stripping/ Breaking or Repair Vehicle Depot Warehouse Weighing Station Workshop

Remarks

On land zoned “Open Storage”, any filling of ponds or excavation necessary to effect a change of use to any of those specified in Column 1 above shall not be undertaken or continued without the permission of the Town Planning Board 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
Canteen	Aviary
Clinic/Polyclinic	Bank
Cooked Food Centre	Broadcasting, Television and/or Film Studio
Educational Institution	Fast Food Shop
Government Refuse Collection Point	Firing Range
Government Staff Quarters	Flat
Government Use (not elsewhere specified)	Flood Control Pumping Station
Holiday Camp	Helicopter Landing Pad
Park and Garden	House
Place of Recreation, Sports or Culture	Office (other than Government Office)
Plant Nursery	Photographic studio
Playground/Playing Field	Private Club
Police Post/Police Reporting Centre	Radar, Telecommunications Electronic
Post Office	Microwave Repeater, Television
Public Bathhouse	and/or Radio Transmitter Installation
Public Car/Cycle/Lorry/Coach Park	Restaurant
Public Convenience	Retail Shop
Public Library	Sand Depot
Public Swimming Pool	School (other than in free-standing purpose-designed school building)
Public Transport Depot/Terminus or Station	Service Trades
Public Utility Installation	Sewage Pumping Station
Religious Institution	Showroom excluding Motor-vehicle Showroom
Rural Committee Building/Village Office	Shrine
School (free-standing purpose- designed school building only)	Staff Quarters
Service Reservoir	Utility installation for Private Project
Social Welfare Facility	Warehouse/Godown

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 Aquarium Aviary Barbecue Spot Field Study Centre/Education Centre/Visitor Centre On-Farm Domestic Structure Park and Garden Picnic Area Plant Nursery Playground/Playing Field Police Post/Police Reporting Centre Public Convenience Refreshment Kiosk Rural Committee Building/Village Office Shrine Tent Camping Ground Tree Plantation	Amusement Park Boating Centre Broadcasting/Television/Film Studio Cable Car Route and Terminal Building Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp Horse Riding School/Centre Hotel House Place of Public Entertainment Place of Recreation, Sports or Culture Private Club Public Car/Lorry/Coach Park Public Swimming Pool Public Transport Terminus or Station Public Utility Installation (excluding public utility pipeline, electricity mast, lamp pole and telephone booth) Residential Institution Restaurant Retail Shop Sports Training Ground Stable Theme Park Utility Installation for Private Project Zoo

Remarks
(Please see next page)

RECREATION (Cont'd)

Remarks

- (a) On land zoned "Recreation", any residential development shall not result in a total development in excess of a plot ratio of 0.2, a site coverage of 20% and a building height of 2 storeys (6m). Minor relaxation of the stated restrictions, based on the merits of individual development proposals, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

- (b) On land zoned "Recreation", any filling of ponds or excavation necessary to effect a change of use to any of those specified in Column 1 above shall not be undertaken or continued on or after the date of first publication in the Gazette of the Notice of the interim development permission area plan without the permission of 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
As specified on the Plan	Government Use (not elsewhere specified) Utility Installation not ancillary to the Specified Use

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 On-Farm Domestic Structure Park and Garden Pavilion/Pergola Picnic Area Plant Nursery Public Convenience Shrine Tree Plantation	Aviary Barbecue Spot Burial Ground Cable Car Route and Terminal Building Columbarium Field Study Centre/Education Centre/ Visitor Centre Firing Range Flat Garden of Remembrance Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Place of Recreation, Sports or Culture Police Post/Police Reporting Centre Private Club Public Car/Cycle Park Public Utility Installation (excluding public utility pipeline, electricity mast, lamp pole and telephone booth) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refreshment Kiosk Religious Institution (not elsewhere specified) Residential Institution Service Reservoir Social Welfare Facility Tent Camping Ground Utility Installation for Private Project

Remarks

On land zoned “Green Belt”, any filling of ponds or excavation necessary to effect a change of use to any of those specified in Column 1 above shall not be undertaken or continued without the permission of 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 Field Study Centre/ Education Centre/Visitor Centre On-Farm Domestic Structure Tree Plantation	Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House (Redevelopment only) Park and Garden Picnic Area Police Post/Police Reporting Centre Public Convenience Public Utility Installation (including public utility pipeline, electricity mast, lamp pole and telephone booth) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refreshment Kiosk Religious Institution (not elsewhere specified) Service Reservoir Shrine Tent Camping Ground Utility Installation for Private Project

Remarks
(Please see next page)

CONSERVATION AREA (Cont'd)

Remarks

- (a) On land zoned "Conservation Area", any redevelopment, alteration and/or modification to an existing house, i.e. a house which is in existence on the date of first publication in the Gazette of the Notice of the interim development permission area plan, other than a 'New Territories Exempted House' shall not result in a total redevelopment in excess of the plot ratio, site coverage and building height of the existing house. Minor relaxation of the stated restrictions, based on the merits of individual redevelopment proposals, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For the purpose of plot ratio and site coverage calculations, carports, recreational facilities, utility structure, plantroom and caretaker's office and caretaker's accommodation, which are directly related and ancillary to the development or redevelopment, are excluded.

- (b) On land zoned "Conservation Area", any filling of ponds or excavation necessary to effect a change of use to any of those specified in Column 1 above shall not be undertaken or continued on or after the date of first publication in the Gazette of the Notice of the interim development permission area plan without the permission of the Town Planning Board under section 16 of the Town Planning Ordinance.
- (c) 'New Territories Exempted House' is defined in paragraph (xiv) of the Notes.

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EXPLANATORY STATEMENT

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APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/8

(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 draft Plan.

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/8. 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 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 exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).
- 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 was exhibited for public inspection under section 5 of the Ordinance. After giving consideration to the objections, the Board decided to propose amendments to the DPA Plan to meet the objections. The proposed amendments were notified in the Gazette on 24 September 1993 and agreed by the Board as a decision made under section 6(9) of the Ordinance on 14 January 1994.
- 2.4 On 22 March 1994, the draft Ngau Tam Mei DPA Plan was approved by the then Governor in Council under section 9(1)(a) of the Ordinance and renumbered as DPA/YL-NTM/2. The approval of the DPA Plan was notified in the Gazette on 31 March 1994.
- 2.5 On 17 May 1993, a directive was given by the then Governor pursuant to section 3(1)(a) of the Ordinance for the Board to prepare an OZP for the Ngau Tam Mei area.
- 2.6 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. Since then, the draft OZP has been amended and exhibited several times to reflect the changing circumstances.

- 2.7 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. On 28 December 2001, the approved Ngau Tam Mei OZP No. S/YL-NTM/6 was exhibited under section 9(5) of the Ordinance.
- 2.8 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. The reference back of the OZP was notified in the Gazette on 7 June 2002 under section 12(2) of the Ordinance.
- 2.9 On 14 June 2002, the draft Ngau Tam Mei OZP No. S/YL-NTM/7, incorporating an amendment regarding the addition of “Social Welfare Facility” use under Column 2 of the Notes for “Green Belt” zone, was exhibited for public inspection under section 5 of the Ordinance. No objection was received during the exhibition period.
- 2.10 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. On 30 May 2003, the approved Ngau Tam Mei OZP No. S/YL-NTM/8 (the Plan) was exhibited under section 9(5) of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings and 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.
- 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.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of development which are always permitted within the Area. The Notes also stipulate the uses which are always permitted in a particular land-use zone within the area and the other uses for which the Board's permission must be sought.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) is about 920.70 ha. It is bounded by Ki Lun Shan Au (Saddle Pass) in the east, the San Tin Highway in the north and 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. The boundary of the Area has been extended to include the former military site at Shek Wu Wai as shown hatched on the Plan.
- 5.2 The boundary of the Area is delineated having regard to physical and topographical features such as road, drainage channel and hills. Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is to follow that of the geographical area and 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.
- 5.4 Items of historical merits such as Ling Siu Kok, Yiu Shing Mo Temple and grave of Man Lun Fung, as well as a historic village of Shek Wu Wai are located within the area. The Mai Po Archaeological Site and the Ngau Tam Mei Archaeological Site are of archaeological significance. These historic items, village and archaeological sites are worthy of preservation. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department is required for any development or redevelopment affecting the monuments and archaeological sites in the area and their immediate environs.

6. POPULATION

- 6.1 According to the 2001 Census, the population of the Area was about 4,600 persons. The population concentrates in and around several recognized villages in the Area including Sheung Chuk Yuen, Wai Tsai and Shek Wu Wai, and in some non-indigenous villages such as Ki Lun Tsuen, Luk Mei Tsuen, Mai Po Lung Tsuen, Siu Hum Tsuen and Yau Tam Mei Tsuen.
- 6.2 Future expansion of population in the Area will be concentrated in areas along San Tin Highway. The planned population for the Area by 2016 will be about 14,940 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 With the improvement in accessibility provided by the San Tin Highway, the western and southern parts of the Area could be put to more intensive use such as low-density residential development and recreation uses.

7.1.2 The Area, particularly the northern part, is close to the Lok Ma Chau Control Point. In view of the demand for port back-up land for cross boundary activities, the accessible sites in this part of the Area could be open up for such uses.

7.2 Development Constraints

7.2.1 The Area is mainly covered with hilly area in the north-eastern, eastern, southern and central 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, therefore, 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 ducted drainage system in the Area and the trunk sewer serving the Area will only be available in late 2009. 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 and local development pressures, the Territorial Development Strategy and the NWNT Development Strategy Review. Other than the above, buildings and places of historical and archaeological interest should be preserved in the Area as far as possible.

9. LAND-USE ZONINGS

9.1 Comprehensive Development Area (“CDA”) : Total Area : 53.28 ha

9.1.1 The planning intention of this zone is to provide for comprehensive development/redevelopment of the areas which, apart from providing significant improvement to the environment, 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. Any development/redevelopment proposal on sites under this zoning should be submitted in the form of a Master Layout Plan (MLP) to the Board for consideration. This zoning will also ensure that development/redevelopment proposals would be designed in a comprehensive manner, taking into account various planning considerations such as environmental quality, neighbourhood compatibility, infrastructural provision as well as traffic and phasing requirements. Pursuant to section 4A(3) of the Ordinance, a copy of 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 or redevelopment intensity in excess of a maximum gross floor area (GFA)/plot ratio (PR) as specified in the following :

<u>The Location of sites zoned “CDA”</u>	<u>Maximum GFA/PR</u>
The “CDA” south of Tam Mei Barracks	79,000m ²
The “CDA” east of Sheung Chuk Yuen	39,000m ²
The “CDA” south of the former military site at Shek Wu Wai	PR of 0.4

and a building height of 3 storeys including carport. Minor variation in building height may be considered by the Board with full justifications and illustration materials. 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 for the local people.

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 The “CDA” zone to the south of the former military site at Shek Wu Wai is intended to reflect an approved development scheme and to provide land for residential development.

9.2 Residential (Group C) (“R(C)”) : Total Area : 54.10 ha

9.2.1 The planning intention of this zone is to reflect existing and committed residential developments and to facilitate future development for low-rise and low-density residential schemes with ancillary facilities.

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 (9.0m) including carport. All commercial developments within this zone are subject to the approval of the Board under the planning permission system. Development will be in accordance with an approved planning brief/master layout plan to ensure that the nature and scale of new development will be in keeping with the natural landscape of the Area.

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 Archaeological Site and Ling Siu Kok are located to the north of Maple Gardens. For any development/redevelopment proposal affecting these sites, prior consultation with the Antiquities and Monuments Office is required.

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

9.3.1 The planning intention of this zone is to improve and upgrade the existing domestic accommodations within the zoned area. Within this zone, replacement or new houses are encouraged to be constructed in permanent materials. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m).

9.3.2 Apart from the intention of residential upgrading, very low-rise and low-density residential development may be permitted on application to the Board. To be in line with the development intensity of the existing domestic accommodation within the zone, building of a house other than New Territories Exempted House shall not result in a total development in excess of a plot ratio of 0.2, a site coverage of 20% 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.

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.

9.4 Village Type Development (“V”) : Total Area : 37.71 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. A selective range of uses including commercial, community and recreational uses may be permitted on application to the Board on the basis that these uses would serve the need of villagers and would not adversely affect the character of these villages.

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. It is the planning intention to concentrate development within the “V” zone for a more orderly development pattern, economic and efficient use of land and provision of infrastructure and services. 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.

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

9.5.1 The planning intention of this zone is to provide an opportunity for existing industrial uses, many of which are carried out in non-permanent buildings, to operate efficiently by improving and expanding as necessary in the designated area. Within this zone, existing conforming uses are encouraged to remain, consolidate and expand through the provision of roads and services. New developments, however, will have to comply with the types of industrial uses set out in the Notes.

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. The detailed development criteria are listed below :-

- (a) a maximum site coverage of 80% and a maximum plot ratio of 1.6;
- (b) a maximum building/structure height limit of 13 metres; and
- (c) a minimum of 1 parking space per establishment or 1 parking space for every 900m² of the establishment, whichever is the greater, for lorry/visitor parking.

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 material will also be encouraged.

9.6 Open Storage (“OS”) : Total Area : 91.81 ha

9.6.1 The planning intention of this zone is to cater for the continuing demand for open storage and to regularize the already haphazard proliferation of open storage uses within this zone. This zoning provides for the rational development of open storage of goods which cannot be accommodated in conventional godown premises.

9.6.2 Specified open storage uses such as container storage, storage of vehicles for stripping or breaking, storage of scrap metals and storage of dangerous goods etc. which may cause environmental nuisance, safety hazards or transport problems require permission from the Board. Development proposals for such uses have to clearly demonstrate that they would have no adverse environmental, drainage, traffic and other impacts on the surrounding areas. Other storage uses such as storage of agricultural products, construction materials (except storage of cement/sand) and equipment, which are unlikely to cause adverse environmental impacts or transport problems are always permitted in this zone. Due regard should be given to minimise the potential environmental impacts on the surrounding areas when developing these sites.

9.6.3 Massive agricultural land and fish ponds in Ngau Tam Mei had been converted into open storage uses, particularly along the main access road leading to Sheung Chuk Yuen and along the Kwu Tung Road to the northwest of Ki Lun Tsuen. The unregulated open storage uses in the Area have led to a degradation of the rural environment. Open storage sites, which are located in the northern part of the Area with convenient access to strategic roads and close to the Lok Ma Chau Control Point, have been designated for such purpose.

9.6.4 On land designated as “Open Storage (Group 1)” zone, the development of petrol filling station may be permitted on application to the Board under section 16 of the Ordinance.

9.7 Government, Institution or Community (“G/IC”) : Total Area : 11.02 ha

9.7.1 The planning intention of this zone is to provide sites for Government, institution or community facilities serving the needs of the local as well as district population. 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.

9.7.2 The existing livestock waste composting plant located to the south of Ngau Tam Mei valley is zoned “G/IC” to reflect the current use. Another site to the south of the San Tin Barracks is allocated to the Water Supplies Department for the Ngau Tam Mei Water Treatment Works which has been commissioned since July 2000.

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

9.8.1 The planning intention of this zone is to designate areas for developments restricted to recreational uses. It encourages the development of recreation and tourism.

9.8.2 Under this zoning, limited residential development 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, a maximum site coverage of 20% 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.

9.8.3 The “REC” zone is located to the east of the Ngau Tam Mei valley and is relatively flat in topography. Proposed recreation uses such as golf course, holiday camp and horse riding school could be considered. 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 Archaeological Site falls within the south-eastern part of the area. For any development/redevelopment proposal affecting the Site, prior consultation with the Antiquities and Monuments Office is required.

9.9 Other Specified Uses (“OU”) : Total Area : 0.48 ha

The “OU” zone covers land allocated for specific uses. A site between San Tin Highway and San Tam Road is zoned “OU” annotated “Electric Sub-Station” and is intended for the development of an electric sub-station to meet the local area demand in future.

9.10 Green Belt (“GB”) : Total Area : 319.44 ha

9.10.1 The planning intention of this zone is to define the limits of urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. The areas under this zoning may include foothills, lower hill slopes, spurs, isolated knolls, woodland or vegetated land which occur at the urban fringe. There is a general presumption against development within this zone. However, limited developments may be permitted if they are justified on strong planning grounds. Any building development will require permission from the Board and development proposals will be considered on their individual merits.

9.10.2 The areas under this zoning are located in Shek Wu Wai, around the San Tin 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.

9.11 Conservation Area (“CA”) : Total Area : 258.23 ha

9.11.1 The planning intention of this zone is to retain the existing natural characteristics of the areas. These areas constitute ecological landscapes and topographical features in rural areas, and may be used to separate sensitive natural systems from the adverse effects of active developments. Uses related to conservation purposes such as field study centre, education centre and visitor centre are permitted as of right. However, significant new developments are not permitted in this zone. Only a selective range of uses such as public convenience and tent camping ground which would have insignificant impact on environment and infrastructural provision could be permitted upon approval by the Board.

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

9.11.3 Accordingly, new development will normally not be allowed unless it is required to support the conservation of the area's natural features and scenic qualities.

10. TRANSPORT AND COMMUNICATION

10.1 Road Network

10.1.1 With the completion of San Tin Highway, the road network in the Area has been considerably improved. 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 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 taxi services.

11. UTILITY SERVICES

11.1 Water Supply

The existing water treatment works capacity available in the NWNT has already been fully committed. Additional capacity has been provided upon the commissioning of Ngau Tam Mei Water Treatment Works in July 2000. Further treatment works capacity, if required, would be made available from the future extension to Ngau Tam Mei Water Treatment Works.

11.2 Sewerage and Sewage Treatment

At present, there is no public sewer serving the Area. According to the implementation programme of the Yuen Long and Kam Tin Sewerage Master Plan, the work package for Ngau Tam Mei/San Tin Trunk Sewage Phase 2 serving the Area is scheduled for completion in late 2009. 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. 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 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 under paragraphs (vi) and (vii)(a) of the Notes to the Plan. All uses directly related and ancillary to the permitted developments and uses are always permitted.
- 13.2 Uses of land or building existed immediately before the first publication in the Gazette of the Notice of the IDPA Plan and 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 immediate action is required to change the use to conform to the Plan, any alteration and/or modification works to these uses requires the permission from 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, 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 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 material 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 14 September 1990 on land included in a plan of the Ngau Tam Mei IDPA, may be subject to enforcement proceedings under the Ordinance.

**TOWN PLANNING BOARD
MAY 2003**