



圖例 NOTATION

ZONES		地帶
COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP D)	R(D)	住宅 (丁類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
COMMERCIAL / RESIDENTIAL	4.27	0.63	商業 / 住宅
RESIDENTIAL (GROUP C)	8.33	1.23	住宅 (丙類)
RESIDENTIAL (GROUP D)	5.70	0.84	住宅 (丁類)
RESIDENTIAL (GROUP E)	11.89	1.75	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	53.26	7.86	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	3.38	0.50	政府、機構或社區
RECREATION	36.41	5.37	康樂
OTHER SPECIFIED USES	81.82	12.07	其他指定用途
GREEN BELT	203.21	29.98	綠化地帶
CONSERVATION AREA	78.41	11.57	自然保育區
COASTAL PROTECTION AREA	55.99	8.26	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	77.91	11.50	具特殊科學價值地點
DRAINAGE CHANNEL	53.38	7.88	排水渠
MAJOR ROAD ETC.	3.78	0.56	主要道路等
TOTAL PLANNING SCHEME AREA	677.74	100.00	規劃範圍總面積

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

核准圖編號 S/YL-LFS/7 的修訂
AMENDMENT TO APPROVED PLAN No. S/YL-LFS/7

AMENDMENT EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE 按照城市規劃條例第5條展示的修訂

AMENDMENT ITEM A 修訂項目 A

(參看附表)
(SEE ATTACHED SCHEDULE)

2017年5月26日 按照城市規劃條例第5條展示的核准圖編號 S/YL-LFS/7 的修訂
AMENDMENT TO APPROVED PLAN No. S/YL-LFS/7 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 26 MAY 2017

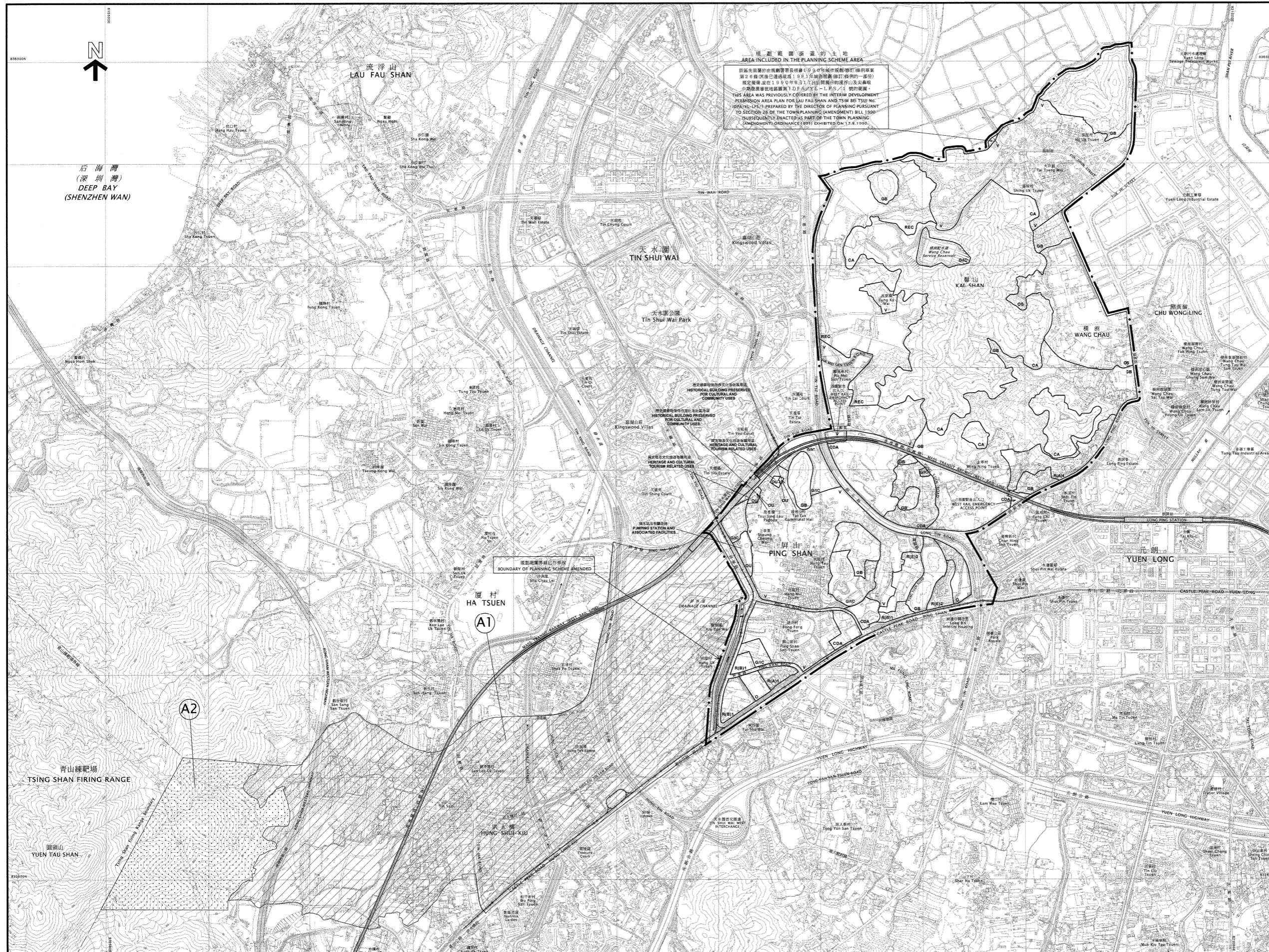
Ms Jacinta K. C. Woo 胡潔貞女士
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的流浮山及尖鼻咀分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
LAU FAU SHAN & TSIM BEI TSUI - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/YL-LFS/8



擬劃發展用途的土地
AREA INCLUDED IN THE PLANNING SCHEME AREA
此區土地原屬於中區新發展區(1994年城市規劃條例修訂條例第20條所修訂)及已於1981年城市規劃條例修訂條例(第一部份)規定撥作在1994年8月1日生效的臨時用途及土地用途(第一部份)的範圍。
THIS AREA WAS PREVIOUSLY COVERED BY THE INTERIM DEVELOPMENT PERMISSION AREA PLAN FOR LAU FAU SHAN AND TIN SHUI WAI (PART I) AND THE TEMPORARY USE AND LAND USE (PART I) OF THE TOWN PLANNING (AMENDMENT) BILL 1990 (SUBSEQUENTLY ENACTED AS PART OF THE TOWN PLANNING (AMENDMENT) (ORDINANCE 1991) EXHIBITED ON 17.8.1990).

圖例
NOTATION

- ZONES**
- COMPREHENSIVE DEVELOPMENT AREA (CDA) 綜合發展區
 - RESIDENTIAL (GROUP A) (RA) 住宅(甲類)
 - RESIDENTIAL (GROUP B) (RB) 住宅(乙類)
 - RESIDENTIAL (GROUP E) (RE) 住宅(戊類)
 - VILLAGE TYPE DEVELOPMENT (V) 鄉村式發展
 - OPEN STORAGE (OS) 露天貯物
 - GOVERNMENT, INSTITUTION OR COMMUNITY (GIC) 政府、機構或社區
 - OPEN SPACE (O) 休憩用地
 - RECREATION (REC) 康樂
 - OTHER SPECIFIED USES (OU) 其他指定用途
 - GREEN BELT (GB) 綠化地帶
 - CONSERVATION AREA (CA) 自然保育區
- COMMUNICATIONS**
- RAILWAY AND STATION (ELEVATED) 鐵路及車站(高架)
 - LIGHT RAIL 輕鐵
 - MAJOR ROAD AND JUNCTION 主要道路及路口
 - ELEVATED ROAD 高架道路
- MISCELLANEOUS**
- BOUNDARY OF PLANNING SCHEME 規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	25.09	7.05	綜合發展區
RESIDENTIAL (GROUP A)	6.91	1.94	住宅(甲類)
RESIDENTIAL (GROUP B)	3.91	1.10	住宅(乙類)
RESIDENTIAL (GROUP E)	4.54	1.28	住宅(戊類)
VILLAGE TYPE DEVELOPMENT	86.08	24.19	鄉村式發展
OPEN STORAGE	19.32	5.43	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	12.73	3.58	政府、機構或社區
OPEN SPACE	3.46	0.97	休憩用地
RECREATION	37.17	10.45	康樂
OTHER SPECIFIED USES	1.68	0.47	其他指定用途
GREEN BELT	61.24	17.21	綠化地帶
CONSERVATION AREA	70.23	19.74	自然保育區
UPGRADE CHANNEL	0.46	0.13	抽水渠
RAILWAY	0.95	0.27	鐵路
MAJOR ROAD ETC.	22.03	6.19	主要道路等
TOTAL PLANNING SCHEME AREA	355.62	100.00	規劃範圍面積

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

核准圖編號 S/YL-PS/16 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-PS/16

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE 按照城市規劃條例第5條展示的修訂

AMENDMENT ITEM A1		修訂項目 A 1 項
AMENDMENT ITEM A2		修訂項目 A 2 項

(參看附表)
(SEE ATTACHED SCHEDULE F)

2017年5月26日 按照城市規劃條例第5條展示的
核准圖編號 S/YL-PS/16 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-PS/16 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
26 MAY 2017

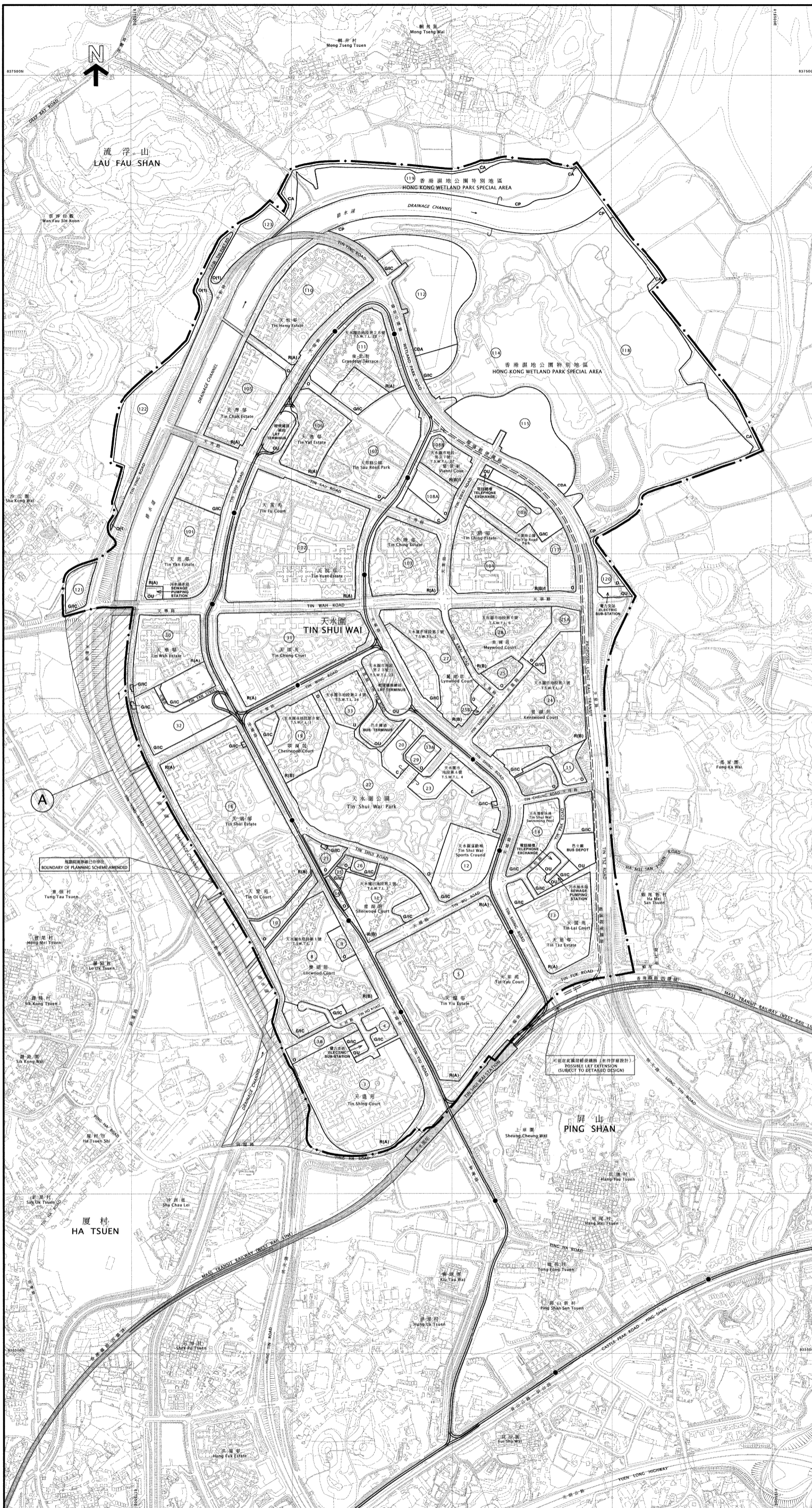
Ms Jacinta K. C. Woo 胡潔貞女士
SECRETARY 城市規劃委員會秘書

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

SCALE 1:7500 比例尺
METRES 0 200 400 600 800 1000 METRES

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/YL-PS/17



圖例 NOTATION

ZONES	地帶
COMMERCIAL	C
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP A)	RIA(A)
RESIDENTIAL (GROUP B)	RIA(B)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
OTHER SPECIFIED USES	OU
UNDETERMINED	U
CONSERVATION AREA	CA
COUNTRY PARK	CP
COMMUNICATIONS	交通
RAILWAY AND STATION (ELEVATED)	[Symbol]
LIGHT RAIL AND STOP	[Symbol]
MAJOR ROAD AND JUNCTION	[Symbol]
ELEVATED ROAD	[Symbol]
RAILWAY RESERVE	[Symbol]
MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	[Symbol]
PLANNING AREA NUMBER	①

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 百分比	用途
COMMERCIAL	3.44 0.85	商業
COMPREHENSIVE DEVELOPMENT AREA	13.98 3.44	綜合發展區
RESIDENTIAL (GROUP A)	101.60 25.01	住宅(甲類)
RESIDENTIAL (GROUP B)	37.78 9.30	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	27.91 6.87	政府、機構或社區
OPEN SPACE	42.69 10.51	休憩用地
OTHER SPECIFIED USES	5.86 1.44	其他指定用途
UNDETERMINED	1.86 0.46	未決定用途
CONSERVATION AREA	3.75 0.92	自然保育區
COUNTRY PARK	61.52 15.14	郊野公園
DRAINAGE CHANNEL	17.21 4.24	排水渠
MAJOR ROAD ETC.	88.63 21.82	主要道路等
TOTAL PLANNING SCHEME AREA	406.23 100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，現經修訂並按照城市規劃條例第5條展示。
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核准圖編號 S/T SW/12 的修訂
AMENDMENT TO APPROVED PLAN No. S/T SW/12

AMENDMENT EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A [Symbol] 修訂項目 A

(參看附表)
(SEE ATTACHED SCHEDULE)

2017年5月26日 按照城市規劃條例第5條展示的
核准圖編號 S/T SW/12 的修訂
AMENDMENT TO APPROVED PLAN No. S/T SW/12 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 26 MAY 2017

Ms Jacinta K. C. Woo
SECRETARY
TOWN PLANNING BOARD

胡潔貞女士
城市規劃委員會秘書

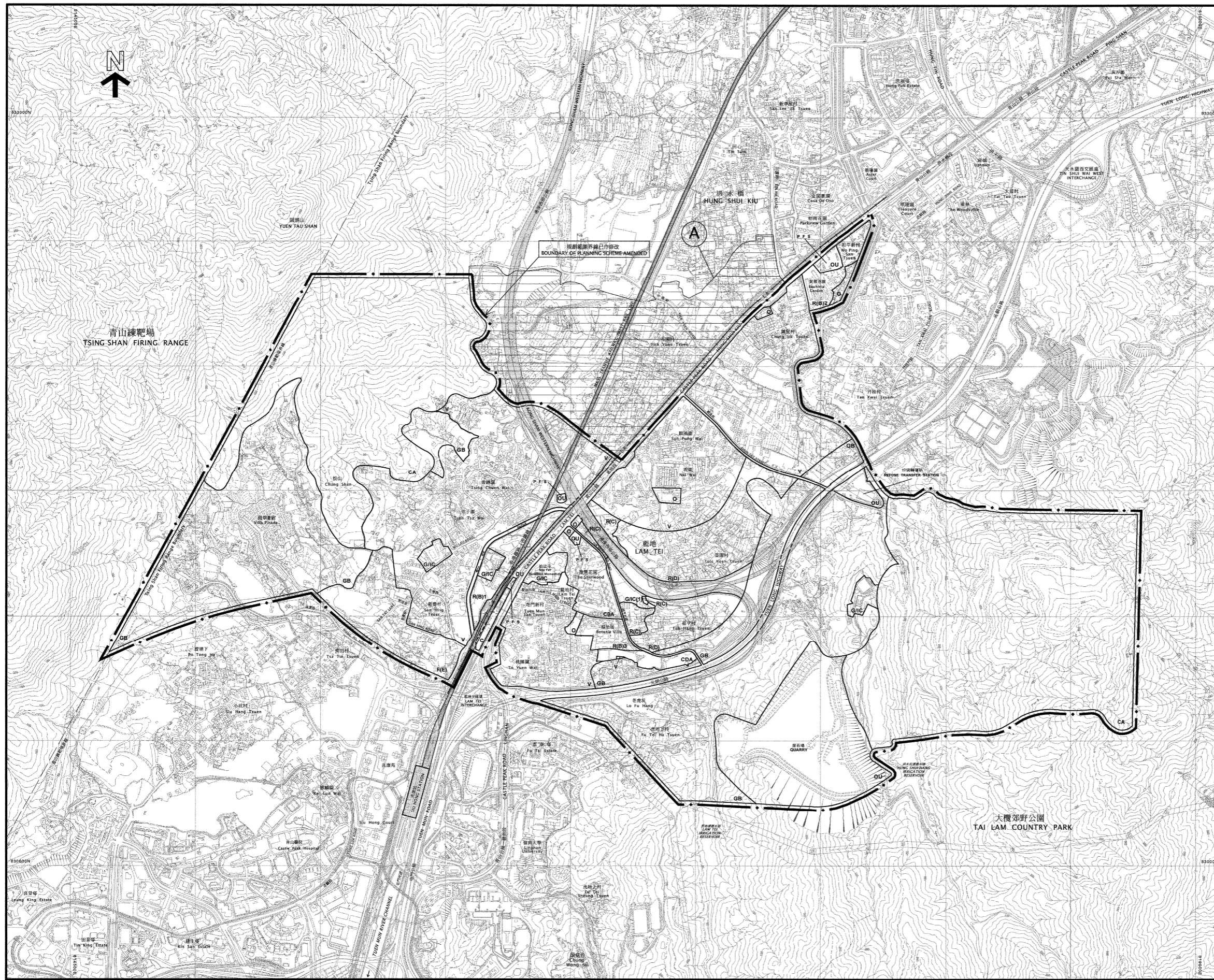
香港城市規劃委員會依據城市規劃條例擬備的天水圍分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TIN SHUI WAI - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺

0 100 200 300 400 500 600 700 800 METRES

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/T SW/13



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅(丙類)
RESIDENTIAL (GROUP D)	R(D)	住宅(丁類)
RESIDENTIAL (GROUP E)	R(E)	住宅(戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COMMUNICATIONS		
RAILWAY AND STATION (ELEVATED)		鐵路及車站(高架)
LIGHT RAIL		輕鐵
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.69	0.15	商業
COMPREHENSIVE DEVELOPMENT AREA	6.99	1.47	綜合發展區
RESIDENTIAL (GROUP B)	9.54	2.01	住宅(乙類)
RESIDENTIAL (GROUP C)	2.52	0.53	住宅(丙類)
RESIDENTIAL (GROUP D)	20.36	4.29	住宅(丁類)
RESIDENTIAL (GROUP E)	11.56	2.43	住宅(戊類)
VILLAGE TYPE DEVELOPMENT	102.78	21.64	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	5.78	1.22	政府、機構或社區
OPEN SPACE	1.93	0.41	休憩用地
OTHER SPECIFIED USES	29.66	6.25	其他指定用途
GREEN BELT	110.68	23.10	綠化地帶
CONSERVATION AREA	162.43	32.10	自然保育區
NULLAH	0.99	0.21	明渠
MAJOR ROAD ETC.	19.02	3.99	主要道路等
TOTAL PLANNING SCHEME AREA	474.93	100.00	規劃範圍總面積

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

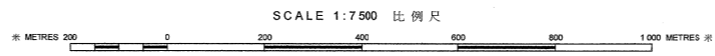
核准圖編號 S/TM-LTTY/8 的修訂
AMENDMENT TO APPROVED PLAN No. S/TM-LTTY/8
AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE 按照城市規劃條例第5條
展示的修訂
AMENDMENT ITEM A 修訂項目A項

(參看附表)
(SEE ATTACHED SCHEDULE)

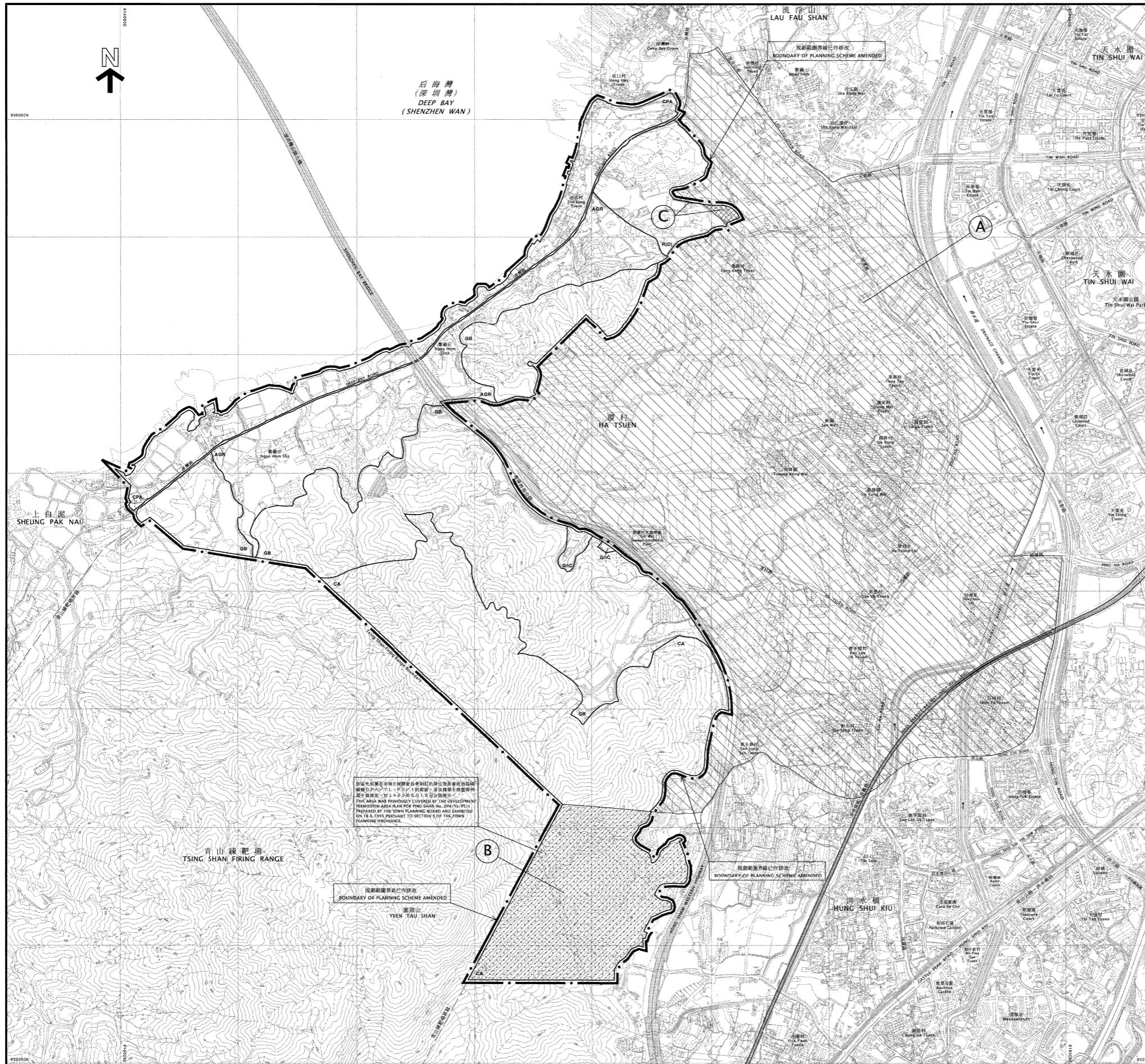
2017年5月26日 按照城市規劃條例第5條展示的
核准圖編號 S/TM-LTTY/8 的修訂
AMENDMENT TO APPROVED PLAN No. S/TM-LTTY/8 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
26 MAY 2017

Ms Jacinta K. C. Woo 胡潔貞女士
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的藍地及亦園分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
LAM TEI AND YICK YUEN - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD
圖則編號
PLAN No. S/TM-LTTY/9



圖例 NOTATION

ZONES	地帶
RESIDENTIAL (GROUP D)	住宅 (丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
AGRICULTURE	農業
GREEN BELT	綠化地帶
CONSERVATION AREA	自然保育區
COASTAL PROTECTION AREA	海岸保護區

COMMUNICATIONS	交通
RAILWAY AND STATION (ELEVATED)	鐵路及車站 (高架)
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路

MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
RESIDENTIAL (GROUP D)	17.35	5.09	住宅 (丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	1.55	0.46	政府、機構或社區
AGRICULTURE	50.35	14.76	農業
GREEN BELT	116.34	34.10	綠化地帶
CONSERVATION AREA	123.22	36.12	自然保育區
COASTAL PROTECTION AREA	30.27	8.87	海岸保護區
MAJOR ROAD ETC.	2.06	0.60	主要道路等
TOTAL PLANNING SCHEME AREA	341.15	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，現經修訂並按照城市規劃條例第5條展示。
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核准圖編號 S/YL-HT/10 的修訂 AMENDMENTS TO APPROVED PLAN No. S/YL-HT/10

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第5條展示的修訂
AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B	修訂項目 B 項
AMENDMENT ITEM C	修訂項目 C 項

(參看附表) (SEE ATTACHED SCHEDULE)

2017年5月26日 按照城市規劃條例第5條展示的
 核准圖編號 S/YL-HT/10 的修訂
 AMENDMENTS TO APPROVED PLAN No. S/YL-HT/10 EXHIBITED
 UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
 26 MAY 2017

Ms Jacinta K. C. Woo 胡潔貞女士
 SECRETARY 城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的厦村邊緣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HA TSUEN FRINGE - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺

0 200 400 600 800 1000 METRES

規劃署遵照城市規劃委員會指示擬備
 PREPARED BY THE PLANNING DEPARTMENT UNDER
 THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
 PLAN No. **S/YL-HTF/11**

**SCHEDULE OF AMENDMENTS TO
THE APPROVED LAU FAU SHAN AND TSIM BEI TSUI OUTLINE ZONING PLAN
NO. S/YL-LFS/7
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Excision of an area to the south of the roundabout at the junction of Lau Fau Shan Road and Deep Bay Road from the planning scheme area for incorporation into the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1.

II. Amendments to the Notes of the Plan

- (a) Revision to the covering Notes to amend the definition of existing building in accordance with the Master Schedule of Notes to Statutory Plans.
- (b) Revision to the exemption clause for plot ratio/gross floor area calculation in the Remarks of the Notes for “Commercial/Residential” (“C/R”), “Residential (Group C)” (“R(C)”), “Residential (Group D)” (“R(D)”), “Residential (Group E)” (“R(E)”) and “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area” (“OU(CDWEA)”) zones.
- (c) Revision to the filling of land/pond or excavation of land clause in the Remarks of the Notes for “R(D)”, “Village Type Development” (“V”), “OU(CDWEA)”, “Green Belt” (“GB”), “Conservation Area”, “Coastal Protection Area” and “Site of Special Scientific Interest” zones in accordance with the Master Schedule of Notes to Statutory Plans.
- (d) Revision to the Chinese translation of Remarks (b) of the Notes for “Residential (Group D)” zone in accordance with the Master Schedule of Notes to Statutory Plans.
- (e) Revision to the Chinese translation of the user term ‘Flat’ from ‘分層樓宇’ to ‘分層住宅’ in the Notes for “C/R”, “R(C)”, “R(D)”, “R(E)”, “V”, “Government, Institution or Community”, “Recreation”, “OU(CDWEA)” and “GB” zones in accordance with the Master Schedule of Notes to Statutory Plans.

Town Planning Board

**SCHEDULE OF AMENDMENTS TO
THE APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/16
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Excision of the central and western parts from the planning scheme area for incorporation into the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/1
- Item A2 – Excision of the western-most part from the planning scheme area for incorporation into the draft Ha Tsuen Fringe OZP No. S/YL-HTF/11.

II. Amendments to the Notes of the Plan

- (a) Revision to the covering Notes by deleting the Notes for “Undetermined” zone.
- (b) Deletion of the set of Notes for “Residential (Group C)”, “Industrial” and “Industrial (Group D)” zones.
- (c) Revision to the Notes for “Comprehensive Development Area” (“CDA”) zone by deleting the Remarks regarding the two “CDAs” west of Hung Tin Road in Hung Shui Kiu and to the south of the West Rail Tin Shui Wai Station.
- (d) Revision to the Notes for “Residential (Group A)” (“R(A)”) zone by deleting the Remarks regarding the “R(A)2” and “R(A)3” sub-zones.
- (e) Revision to the Notes for “Residential (Group B)” (“R(B)”) zone by deleting the Remarks regarding the “R(B)2” sub-zone.
- (f) Revision to the Remarks of the Notes for “Residential (Group E)” (“R(E)”) zone by specifying that the development restrictions are for the “R(E)2” sub-zone.

Town Planning Board

26 May 2017

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TIN SHUI WAI OUTLINE ZONING PLAN NO. S/TSW/12
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Excision of the western and south-western parts from the planning scheme area for incorporation into the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1.

II. Amendments to the Notes of the Plan

- (a) Revision to the exemption clause for plot ratio/gross floor area calculation in the Remarks of the Notes for “Comprehensive Development Area” and “Residential (Group B)” zones.

Town Planning Board

26 May 2017

**SCHEDULE OF AMENDMENTS TO
THE APPROVED LAM TEI AND YICK YUEN OUTLINE ZONING PLAN
NO. S/TM-LTYYY/8
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Excision of the northern part from the planning scheme area for incorporation into the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of Notes for “Government, Institution or Community” zone by incorporating an exemption clause for gross floor area calculation for the “Government, Institution or Community (1)” sub-zone.
- (b) Revision to the Chinese translation of Remarks (b) of the Notes for “Residential (Group D)” zone in accordance with the Master Schedule of Notes to Statutory Plans.

Town Planning Board

26 May 2017

**SCHEDULE OF AMENDMENTS TO
THE APPROVED HA TSUEN OUTLINE ZONING PLAN NO. S/YL-HT/10
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Renaming of the Outline Zoning Plan

The “Ha Tsuen Outline Zoning Plan” is renamed as “Ha Tsuen Fringe Outline Zoning Plan”.

II. Amendments to Matters shown on the Plan

- Item A – Excision of the central and eastern parts from the planning scheme area for incorporation into the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/1.
- Item B – Incorporation of the western-most part of the approved Ping Shan OZP No. S/YL-PS/16 into the planning scheme area.
- Item C – Rezoning of a site to the north of Fung Kong Tsuen from “Comprehensive Development Area” (“CDA”) to “Residential (Group D)” (“R(D)”).

Since the construction works of Deep Bay Link have been completed, opportunity is taken to delete the annotation indicating its authorization by the Chief Executive in Council under the Roads (Works, Use and Compensation) Ordinance (Chapter 370).

III. Amendments to the Notes of the Plan

- (a) Revisions to the covering Notes to reflect the incorporation of areas previously falling within the boundary of the draft Ping Shan Development Permission Area Plan and the deletion of Notes for “Undetermined” zone.
- (b) Deletion of the set of Notes for “CDA”, “Village Type Development”, “Open Storage”, “Open Space”, “Recreation” and “Other Specified Uses” zones.
- (c) Revision to the exemption clause for plot ratio calculation in the Remarks of the Notes for “R(D)” zone.
- (d) Revision to the Remarks of the Notes for “R(D)”, “Agriculture”, “Green Belt”, and “Coastal Protection Area” zones to specify the interim development area plan as the Ha Tsuen Interim Development Area Plan.
- (e) Revision to the Remarks of the Notes for “Conservation Area” (“CA”) zone to amend the provision regarding redevelopment of existing house; and to incorporate filling of pond clause for land previously falling within the Ha Tsuen OZP and filling of land/pond or excavation of land clause for land previously falling within the Ping Shan OZP.

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26 May 2017