

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

MPC Paper No. 12/14

**For Consideration by the
Metro Planning Committee on 23.5.2014**

**PROPOSED AMENDMENTS TO
THE APPROVED TSING YI OUTLINE ZONING PLAN NO. S/TY/24**

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Approved Tsing Yi Outline Zoning Plan No. S/TY/24**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tsing Yi Outline Zoning Plan (OZP) No. S/TY/24 as shown on the draft OZP No. S/TY/24A (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Appendix III**) is an expression of the Town Planning Board's (the Board's) planning intentions and objectives for the various land use zonings of the OZP.

2. Status of the Current Approved Tsing Yi OZP No. S/TY/24

- 2.1 On 8.12.2009, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsing Yi OZP which was subsequently renumbered as S/TY/24 (**Plan 1**). On 18.12.2009, the approved OZP No. S/TY/24 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 8.11.2011, the CE in C referred the approved OZP to the Board for amendments under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 18.11.2011 under section 12(2) of the Ordinance.

3. Background

- 3.1 It was stated in the 2013 Policy Address that the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2014 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. The Government has taken steps to review the Green Belt ("GB") sites.
- 3.2 The review of "GB" sites excluded sites within Country Parks or Special Areas, areas with steep topography, areas of high scenic, landscape or ecological value (such as Ramsar site and geoparks), water gathering ground, Sites of Special Scientific Interest, firing range, 'village environs', burial ground, areas under active cultivation as well as areas under planning and/or engineering studies. It was undertaken in two stages. The Stage 1 review mainly focused on the "GB"

sites which had been devegetated, deserted or formed and did not require extensive tree felling or slope cutting. The Stage 2 review covered the remaining “GB” sites. The following site selection criteria were adopted:

- (i) sites with a minimum area of 0.5 ha and with an overall slope gradient not steeper than 20 degrees;
- (ii) sites within or near the fringes of new towns/planned New Development Areas or in close proximity to existing settlements; and
- (iii) sites near or accessible to existing roads (say within 100m from primary/secondary roads).

3.3 On the above basis, the following two “GB” sites in Tsing Yi are identified suitable for housing development (**Plan 2**):

- Site A near Cheung Wang Estate proposed to be rezoned from “GB” and Residential (Group A) (“R(A)”) to “R(A)3” (Amendment Item A); and
- Site B near Mayfair Gardens proposed to be rezoned from “GB” to “R(A)4” (Amendment Item B).

3.4 The 2014 Policy Address also announced that except for the north of Hong Kong Island and Kowloon Peninsula, which are more densely populated, the Government considers it feasible to generally increase the maximum domestic plot ratio (PR) currently permitted for the other “density zones” in the territory by around 20% as appropriate. In implementing these measures, the Government will duly consider factors such as traffic and infrastructural capacities, local characteristics, existing development intensity and the various possible impacts of the proposed development on the areas concerned.

3.5 In general, the maximum PR for Tsing Yi falls within Density Zone R2 (i.e. PR of 5). To maximise the development potential of housing land as announced in the Policy Address, a PR of 6 is proposed for the two housing sites identified, which is equivalent to the maximum of Density Zone 2 (i.e. PR 5) with a 20% increase. To ascertain the technical feasibility of the proposed housing sites and the related increase in PR, various technical assessments including traffic, sewerage, drainage, water supply and environmental impacts have been undertaken. It has been confirmed that the proposed amendments would not cause insurmountable problems on traffic and other infrastructural capacity as well as on the environmental aspects. The findings of the technical assessments for the two housing sites in Tsing Yi are detailed in paragraphs 4 and 5 below.

3.6 The two housing sites, Site A and Site B, do not fall within any development categories requiring AVAs as set out in the Housing, Planning and Lands Bureau Technical Circular No. 1/06 on Air Ventilation Assessments (AVA).

- 3.7 To assess the visual impact of the proposed rezoning sites, visual appraisals have been conducted by PlanD (**Appendix V**). Photomontages to illustrate the possible visual impacts of the proposed residential developments are also shown on **Plans 12 to 15**. Suitable vantage points frequently visited by the public are selected for illustration.
- 3.8 There are existing trees and vegetation on the proposed housing sites. Inevitably, the vegetation will be affected by the proposed developments and substantial tree felling will be necessary. Tree preservation and compensatory planting proposals will be provided for future housing developments in accordance with DEVB Technical Circular (Works) No. 10/2013 for Government projects and LandsD LAO Practice Note No. 7/2007 for private projects. Requirements for submission of tree preservation proposals and landscaping proposals/landscape master plan, where appropriate, will be included in the lease conditions.
- 3.9 Commissioner for Transport (C for T) advises that the anticipated traffic flow of the proposed two housing sites in Tsing Yi are about 103 passenger car unit per hour (pcu/hr) in 2-way at peak hour, which are less than 2 pcu/minute. Due to small size of the sites, traffic generated/ attracted to each site is relatively low and the traffic impact is expected to be insignificant.

4. Rezoning of the Site near Cheung Wang Estate (Site A) (Proposed Amendment Item A)

The Site and its Surroundings

- 4.1 Site A (about 0.14 ha) is located at the foothill on the fringe of a residential neighbourhood comprising Cheung Wang Estate and Cheung Hang Estate. The majority of the Site is formed, paved and currently occupied by a minibus (GMB) terminus for two minibus routes 409 and 409K under a government land allocation. The Site is largely zoned “GB” with a minor portion zoned “R(A)” (**Plans 3, 5a, 7, 9 and 10**), and a 7m-wide drainage reserve is also earmarked (**Plan 3**) under the current government land allocation.
- 4.2 The surrounding areas of the Site are:
- (a) to its north and west are vegetated slopes of a hill under a “GB” zone, accessible by Tsing Yi Nature Trail;
 - (b) to the immediate east across Hang Mei Street is S.K.H. Ho Chak Wan Primary School under an “R(A)” zoning;
 - (c) to its immediate south across Liu To Road is a minibus and bus terminus serving the residential developments nearby; and further southwest and southeast are high-density residential developments of Cheung Wang Estate and Cheung Hang Estate, all under an “R(A)” zoning. The BH of the residential developments within the “R(A)” zone gradually descends from 196mPD in the north to 156mPD in the south; and
 - (d) it is accessible from Hang Mei Street/ Liu To Road and served by various mode of public transport.

The Rezoning Proposal

- 4.3 The Site is formed and de-vegetated and considered suitable for rezoning to residential use.
- 4.4 The Site adjoins an area dominated by an “R(A)” zoning (**Plan 3**), the planning intention of which is for high-density residential developments with commercial uses always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. No new development for a domestic or non-domestic building under the “R(A)” zone shall exceed a maximum domestic PR of 5.0 or a maximum non-domestic PR of 9.5 or the composite formula of 5/9.5 for mixed residential and commercial developments. On the basis of the policy directive, consideration should be given to generally increasing the maximum domestic PR currently permitted for the other “density zones” in the territory by around 20% as appropriate (paragraph 3.4 above).
- 4.5 As advised by Commissioner for Transport (C for T), a permanent re-provisioning of the affected GMB terminus within the Site is necessary.

- 4.6 Having regard to the land use and development scale of the surrounding developments, it is proposed to rezone the Site from “GB” to “R(A)3” (**Item A1**) and from “R(A)” to “R(A)3” (**Item A2**), subject to a maximum domestic plot ratio (PR) of 6 or a maximum non-domestic PR of 9.5 or the composite formula of 6/9.5 for mixed residential and commercial developments, a maximum building height restriction (BHR) of 200mPD and the requirement for the provision of a green minibus terminus within the zone (**Plan 6a**).

- 4.7 The proposed development parameters of Site A are as follows:

Site Area	: 0.14 ha (about)
Government Land	: 100%
Maximum PR	: 6/9.5 (domestic/ non-domestic)
Maximum BHR	: 200mPD
No. of Flats	: 153 (about) (assumed flat size of 50m ²)
Other Facilities	: Public Transport Terminus

Visual and Air Ventilation Considerations

- 4.8 The wider area within which Site A falls is typified by clusters of high-rise slender residential towers of Cheung Wang Estate and Cheung Hang Estate ranging from about 156mPD to 196mPD (25 to 39 storeys). This exhibits a building height profile sympathetic with the natural terrain sloping down from the north to the south along Liu To Road (**Plan 3**). Situated on the edge of the public housing cluster, Site A being proposed for a BHR of maximum 200mPD is considered congruous with the overall building height profile and compatible with its visual context, despite a slight reduction in the visual openness of the area (**Plans 12 and 13**). Both CTP/UD&L of PlanD and Chief Architect/ Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) consider that the proposed BHR of 200mPD for the Site would not be incompatible with the surroundings. Visual appraisal has been undertaken at **Appendix V**, and two photomontages to illustrate the proposed development are at **Plans 12 and 13**.
- 4.9 The Site does not lie within any major air path. Under the annual prevailing wind condition, northeasterly wind would travel along Hang Mei Street and reach the downstream developments such as Cheung Wang Estate. Considering the future development at the Site at a maximum BH of 200mPD, it may impose some slight adverse air ventilation impact on the existing Cheung Wang Estate minibus and bus terminus (88.1mPD) located to the immediate southwest of the Site. In the summer, there are no sensitive receivers located at the downstream side of the proposed development under southeasterly to south wind.

Environmental Impact

- 4.10 Noting that the requirement for the submission Noise Impact Assessment (NIA) and the implementation of any necessary noise mitigation measures identified can be incorporated into relevant land sale/lease conditions, Director of Environmental Protection (DEP) has no objection to the proposed residential development at the Site.

Traffic Impact

- 4.11 C for T advises that the proposed development will be connected to Liu To Road, which is a single carriageway with 2 lanes with 2-way capacity of 2000 pcu/h. The additional traffic flow of the proposed development will be about 19 pcu/h in 2-way at peak hour. The traffic impact is insignificant.
- 4.12 In terms of public transport services, C for T further advises that the passenger demand in the vicinity would be closely monitored. As an established practice, TD, together with the public transport operators (i.e. KMB and the concerned GMB operators), will suitably adjust the level of public transport services to cope with the possible additional passenger demand generated by the proposed residential development to ensure adequate provision of public transport services.
- 4.13 Under the Bus Route Development Programme (BRDP)⁽¹⁾ 2014-2015 of Kwai Tsing District, Kowloon Motor Bus (KMB) suggested rationalising the existing bus routes in Tsing Yi and adjusting the services in Kwai Chung area on an “Area Approach” to meet the passenger demand and utilise the resources more efficiently. KMB also recommends increasing the frequency of several routes to meet the passenger need. When the housing site is confirmed for development, C for T would review and strengthen the bus services surrounding the sites with KMB according to established procedures to meet the passenger demand generated by future developments.
- 4.14 In view of the above, C for T has no comment on the proposed amendments.

Infrastructural Impact

- 4.15 The proposed residential development would not result in any adverse impact on infrastructural capacity in the area, as confirmed by concerned departments including the Chief Engineer/ Development(2), Water Supplies Department (CE/Dev(2), WSD), the Chief Engineer/ Mainland South, Drainage Services Department (CE/MS, DSD), Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) and Project Manager (New Territories North and West), Civil Engineering and Development Department (PM/NTN&W, CEDD).

Landscape and Conservation

- 4.16 Site A is currently paved, and roadside vegetation includes common secondary woodland tree species growing on slope. CTP/UD&L, PlanD considers that the landscape quality of Site A is not high and has no objection to the proposed rezoning. Director of Agriculture, Fisheries and Conservation (DAFC) has no comment from the nature conservation point of view.

(1) Bus Route Development Programme (BRDP) (巴士路線發展計劃) is one of the policy priorities mentioned by the Chief Executive in his Policy Address in 2013 and 2014, which helps minimise wastage due to duplication of resources and enhance the efficiency of the bus network. Apart from easing traffic congestion, this helps improve air quality and alleviate the pressure for fare increase.

5. Rezoning of the Site near Mayfair Gardens (Site B) (Proposed Amendment Item B)

The Site and its Surroundings

- 5.1 Site B (about 0.62 ha) is a vegetated slope at the toe of a hill. Amidst the vegetation is a number of hiking facilities including a pavilion, a rain shelter and some footpaths, all managed by District Officer (Kwai Tsing), Home Affairs Department (DO(K&T)) under government land allocations (**Plans 4, 5b, 8 and 11**).
- 5.2 The surrounding areas of Site B are:
- (a) to its immediate north and west is a mountain under “GB” zone;
 - (b) to its immediate east is Mayfair Gardens which is a high-rise, high-density residential development under “R(A)” zoning, with residential blocks standing up to about 122mPD to 136mPD (29 to 33 storeys);
 - (c) to its immediate south is Hong Kong Institute of Vocational Education (Tsing Yi) (Tsing Yi IVE) under “GIC” zoning, comprising low- to medium-rise buildings of up to about 53.3mPD to 80.1mPD (2 to 11 storeys); and
 - (d) it is accessible via Sai Shan Road.

The Rezoning Proposal

- 5.3 The Site does not lie within any Country Park. Since the Site is located on the fringe of new towns accessible by vehicular access and comprises only gentle slope, rezoning the Site will provide readily available land for residential development. Compared with the total area of 423 ha of all “GB” zones in the OZP, the Site occupies an area of about 0.62 ha or 0.15%.
- 5.4 The Site is adjacent to a high-rise private residential development Mayfair Gardens under an “R(A)” zone and the low-/medium-rise Tsing Yi IVE under a “G/IC” zone (**Plans 2 and 4**). The planning intention of the “R(A)” zone is for high-density residential developments with commercial uses always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building, subject to a maximum domestic PR of 5.0 or a maximum non-domestic PR of 9.5 or the composite formula of 5/9.5 for mixed commercial and residential developments. The “G/IC” zone is intended for the provision of Government, Institute or community facilities serving the needs of the local residents and/or a wider district, region or the territory. On the basis of the policy directive, consideration should be given to generally increase the maximum domestic PR currently permitted for the other “density zones” in the territory by around 20% as appropriate (paragraph 3.4 above). Having regard to the land use and development scale of the surrounding developments, it is proposed to rezone the Site from “GB” to “R(A)4” (**Item B**), subject to a maximum domestic PR of 6 or a maximum non-domestic PR of 9.5 or the composite formula of 6/9.5 for mixed residential and commercial developments, and a maximum BHR of 140mPD (**Plan 6b**).

5.5 The proposed development parameters of Site B are as follows:

Site Area	: 0.62 ha (about)
Government Land	: 100%
Maximum PR	: 6/9.5 (domestic/ non-domestic)
Maximum BHR	: 140mPD
No. of Flats	: 740 (about) (assumed flat size of 50m ²)

Visual and Air Ventilation Considerations

5.6 The juxtaposition of the high-rise Mayfair Gardens and the medium-rise Tsing Yi IVE demonstrates a building height profile stepping down from the north to the south, against a mountainous ridgeline and the clear sky in the background (**Plan 14**). A proposed housing development of up to 140mPD at Site B would screen off a certain portion of the skyline and the visual openness currently offered by the pedestrian road crossing near Mayfair Gardens; nevertheless, in terms of building height, it is in harmony with the Mayfair Gardens and will facilitate a smooth visual transition to Tsing Yi IVE (**Plan 14**). It would also add to the variation of heights and interest of the view without appearing out of place when seen in the context of existing tall residential buildings (**Plan 15**). Both CTP/UD&L of PlanD and CA/CMD2 of ArchSD consider that the proposed BH of 140mPD for Site B would not be incompatible with the surroundings. Visual appraisal has been undertaken at **Appendix V**, and two photomontages to illustrate the proposed development at the Site are at **Plans 14 and 15**.

5.7 The Site does not lie within any major air path for both prevailing annual and summer winds and hence would not create any adverse air ventilation impacts on nearby developments. Regarding the air ventilation condition at the Site itself, it is envisaged that the prevailing summer wind from the southeast to south would be able to travel along Sai Shan Road and over the existing open space to reach the Site.

Environmental Impact

5.8 While having no objection to the residential development at the Site, the DEP advises that the requirement for the submission of an NIA and the implementation of any necessary noise mitigation measures identified could be incorporated into relevant land sale/lease conditions.

Traffic Impact

5.9 C for T advises that the proposed development will be connected to Sai Shan Road, which is a single carriageway with 2 lanes with 2- way capacity of 2000 pcu/h, leading to Tsing Yi Road. The additional traffic flow of the proposed development will be about 84 pcu/h in 2-way at peak hour. The trip generation and attraction would have insignificant impact on the existing road network, and road improvement works/ traffic arrangement would not be necessary.

- 5.10 In terms of public transport services, C for T advises that the passenger demand in the vicinity would be closely monitored. As an established practice, TD, together with the public transport operators (i.e. KMB), will suitably adjust the level of public transport services to cope with the possible additional passenger demand generated by the proposed residential development to ensure adequate provision of public transport services.
- 5.11 Under the Bus Route Development Programme (BRDP) 2014-2015 of Kwai Tsing District (see footnote (1) above), Kowloon Motor Bus (KMB) suggested rationalising the existing bus routes in Tsing Yi and adjusting the services in Kwai Chung area on an “Area Approach” to meet the passenger demand and utilise the resources more efficiently. KMB also recommends increasing the frequency of several routes to meet the passenger need. When the housing site is confirmed for development, C for T would review and strengthen the bus services surrounding the sites with KMB according to established procedures to meet the passenger demand generated by future developments.
- 5.12 In view of the above, C for T has no comment on the proposed amendments.

Infrastructural Impact

- 5.13 The proposed residential development would not result in any adverse impact on infrastructural capacity in the area, as confirmed by concerned departments including the CE/Dev(2) of WSD, CE/MS of DSD, C for T, H(GEO) of CEDD and PM/NTN&W of CEDD.

Landscape and Conservation

- 5.14 District Lands Officer/Tsuen Wan and Kwai Tsing (DLO/TW&KT) advises that a pre-land sale tree survey has been conducted, finding some 300 trees within the Site, none of which is on the Register of Old and Valuable Trees.
- 5.15 Although significant tree removal is anticipated, the tree species seems to be woodland tree species commonly found at hillside slopes. In general, the landscape quality of the Site may not be low. However, considering the urban fringe context in the surroundings, and if tree removal could be regulated and adequately compensated at later stage, CTP/UD&L of PlanD has no strong view on the proposed rezoning from the landscape planning perspective.
- 5.16 The Site is well-wooded with ornamental trees, fruit trees, native and exotic tree species. It is understood that LandsD would conduct a pre-land sale tree survey to take care of tree preservation aspect. A small natural stream traverses the middle, and development encroaching on the small natural stream should be avoided as far as practicable. DAFC has no strong view on the proposed rezoning from the nature conservation point of view.
- 5.17 A number of hiking facilities including a pavilion, a rain shelter and some footpaths within Site B, under DO(K&T)’s management, will be affected. DO(K&T), together with relevant Government departments, will explore sites nearby to re-provision the affected hiking facilities.

6. Summary of Rezoning Proposals for Housing Developments

- 6.1 It is estimated that the above two housing proposals could provide a total of about 893 flats for a population of about 2,300. The planned total population in Tsing Yi OZP coverage area is about 200,350.

7. Provision of Open Space and GIC Facilities

- 7.1 A table on the provision of major community facilities and open space in the Tsing Yi area is at **Appendix IV**. Based on a planned population of about 200,350 persons for Tsing Yi area (including population of the proposed residential developments under the proposed amendment items), there will be a deficit of 1,102 hospital beds and 4 post offices. Since provision of hospital beds is on a regional basis and provision of post office is on premises basis, there is no need to provide the said GIC facilities at both Site A and Site B.
- 7.2 It is estimated that the planned provision of open space can generally meet the demand of the future population as well as additional demand from new housing sites. Although there is a slight shortfall in district open space in Tsing Yi district (about -0.44 ha), it is considered minor in scale and can be absorbed in certain extent by surplus local open space (+30.75ha) in Tsing Yi district. PlanD will closely monitor the additional demand and ensure adequate overall open space provision to meet the population need.
- 7.3 In brief, with a proposed increase of about 893 flats in total, the proposed rezoning would not have significant adverse impact on the overall planned provision of GIC facilities and open space in the area.

8. Proposed Amendments to Matters shown on the Plan

Amendment Item A : Rezoning of the site near Cheung Wang Estate from “GB” to “R(A)3” [about 0.10 ha] (**Item A1**) and from “R(A)” to “R(A)3” [about 0.04 ha] (**Item A2**) (**Plans 2, 3, 5a, 6a, 7, 9 and 10**)

- 8.1 A piece of land at the junction of Hang Mei Street and Liu To Road near Cheung Hang Estate is proposed to be rezoned from “GB” to “R(A)3” (**Item A1**) and from “R(A)” to “R(A)3” (**Item A2**), both subject to a maximum domestic PR of 6.0 or a maximum non-domestic PR of 9.5 or the composite formula of 6/9.5 for mixed residential and commercial developments, and a BHR of maximum 200mPD in accordance with paragraph 4 above.

Amendment Item B : Rezoning of the site near Mayfair Gardens from “GB” to “R(A)4” [about 0.62 ha] (**Plans 2, 4, 5b, 6b, 8 and 11**)

- 8.2 A piece of land in Sai Shan Road near Mayfair Gardens is proposed to be rezoned from “GB” to “R(A)4” with a maximum domestic PR of 6.0 or a maximum non-domestic PR of 9.5 or the composite formula of 6/9.5 for mixed residential and commercial developments, and a BHR of maximum 140mPD in accordance with paragraph 5 above.

9. **Proposed Amendments to the Notes of the OZP**

- 9.1 The following proposed amendments are incorporated in the draft Notes at **Appendix II** (with additions in *bold and italic* and deletions in ~~crossed-out~~).

Amendments to the Notes of the “R(A)” to include restrictions on development and Building height under “R(A)3” and “R(A)4” sub-areas

- 9.2 The proposed amendments to the Notes to incorporate restrictions on development and building height under “R(A)3” and “R(A)4” sub-areas and a minor relaxation clause for such restrictions, as discussed in Items A and B above.
- 9.3 The provision of a public transport terminus, which is accountable for plot ratio calculation, under “R(A)3” sub-area is also stipulated under the Notes.

Amendment to the Notes for the “I” Zone

- 9.4 Adding the uses of ‘Eating Place (not elsewhere specified)’, ‘Institutional Use (not elsewhere specified)’, ‘Public Clinic’ and ‘Training Centre’ in wholesale conversion of an existing building only, in Column 2 of the user schedule.

Amendments to the Notes of the “OU(Container Related Uses)” zone to include minor relaxation clause for GFA restriction

- 9.5 Incorporation of a minor relaxation clause for the GFA restriction in the Remarks of the Notes for “OU(Container Related Uses)” zone.

Amendments to the Notes of the “OU(Recreation and Tourism Related Uses)” zone to include minor relaxation clause for plot ratio and building height restrictions

- 9.6 Incorporation of a minor relaxation clause for the plot ratio and GFA restrictions in the Remarks of the Notes for “OU(Recreation and Tourism Related Uses)” zone.

10. **Revision of the Explanatory Statement of the OZP**

- 10.1 The Explanatory Statement (ES) of the TY OZP has been revised to reflect the above amendments and to update the general information of various land use zones where appropriate.
- 10.2 The updated ES (with additions in *bold and italics* and deletions in ~~crossed-out~~) is at **Appendix III** for Members’ consideration.

11. **Plan Number**

Upon gazette, the OZP will be renumbered as S/TY/25.

12. Consultation

Departmental Consultation

12.1 The proposed amendments have been circulated to relevant Government bureau/departments for comments. Their comments have been incorporated where appropriate. Concerned bureau/departments have no objection to or no adverse comments on the proposed amendments and no insurmountable problem have been raised by the Government departments consulted:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Secretary for Transport and Housing;
- (d) Chief Architect/Central Management Division 2, Architectural Services Department;
- (e) Chief Building Surveyor/New Territories West, Buildings Department;
- (f) Chief Engineer/Development(2), Water Supplies Department;
- (g) Chief Engineer Mainland South, Drainage Services Department;
- (h) Chief Engineer/Port Works, Civil Engineering and Development Department;
- (i) Chief Highway Engineer/New Territories West, Highways Department;
- (j) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (k) Commissioner for Transport;
- (l) Commissioner of Police;
- (m) Director of Agriculture, Fisheries and Conservation;
- (n) Director of Electrical and Mechanical Services;
- (o) Director of Environmental Protection;
- (p) Director of Fire Services;
- (q) Director of Food and Environmental Hygiene;
- (r) Director – General of Civil Aviation;
- (s) Director of Leisure and Cultural Services;
- (t) District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department;
- (u) District Officer/Kwai Tsing; and
- (v) Government Property Administrator;
- (w) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- (x) Project Manager (New Territories North and West), Civil Engineering and Development Department.

Public Consultation

12.2 On 13.3.2014, PlanD consulted K&TDC on the proposed amendments to the OZP for five proposed housing developments in Kwai Tsing, including Site A and Site B in Tsing Yi and three other sites in Kwai Chung. During the meeting, two of the four motions passed were related to Tsing Yi (**Appendix VIa**), with one against piecemeal development at Site A and the other against both Site A and Site B without giving any reason.

12.3 On 8.5.2014, Development Bureau and PlanD consulted K&TDC again. During the meeting, three of the five motions passed were related to Site A and Site B objecting to (i) rezoning the sites for residential purpose in Kwai Tsing without support from K&TDC and without a comprehensive planning for the whole district on the improvement in community and transport services; (ii) the proposed housing development in Site A should be shelved permanently unless the issues on transport capacity and the provision of community facilities were addressed; and (iii) the proposed private housing development in Site B (**Appendix VIb**).

12.4 The main points raised by K&TDC in the two meetings are similar and summarised below:

Traffic

- (a) There was a general concern on the inadequate provision of transport facilities and services to support the proposed housing developments. With the implementation of the BRDP 2014-2015 of Kwai Tsing District on one hand and the completion of Site A and Site B on the other, the public transport services could not meet the demand of local residents.
- (b) For Site A, they opined that both the affected GMB terminus at the site and the nearby Cheung Wang Estate PTI were already heavily utilised and packed with passengers-in-waiting during peak hours. Relocating the GMB terminus to the nearby Cheung Wang Estate PTI would worsen the traffic condition of the said PTI and the nearby road network. It was not sure what the impacts would be in case of in-situ re-provisioning of the GMB terminus.
- (c) For Site B, the proposed residential development would generate extra traffic flow which would bring negative traffic impact on Sai Shan Road and Tsing Hong Road.

Provision of G/IC facilities

- (d) DC members stated that the increase in housing developments should also be planned with corresponding increase in the provision of GIC facilities and open space.

Environmental Impact

- (e) Unlike Mayfair Gardens, which have Rambler Crest act as a buffer to screen off the possible noise and glare from container terminal No. 9 (CT-9), the proposed residential development would be exposed to the possible noise and glare impacts from CT-9 rendering the site not suitable for residential development.
- (f) As the proposed residential development requires felling of about 300 trees, it would seriously affect the landscape and the natural environment in the locality.

12.5 The responses provided by PlanD and relevant Government departments at the K&TDC meeting on 13.3.2014 and 8.5.2014 are summarised below:

Traffic

- (a) Regarding the rescheduling of bus services under Bus Route Development Programme (BRDP) 2014-2015 of Kwai Tsing District, C for T responded that they would keep monitoring the traffic demand and adjust the level of services provided by the bus company as appropriate to cope with demand changes (see also paragraph 4.11 above).
- (b) For Site A, C for T responded that it would still be acceptable for Cheung Wang Estate PTI to absorb the two affected GBM routes which were currently operating at the site. Nevertheless, the Government would be open to the option of in-situ re-provisioning the GBM terminus.

[Post-Meeting Note: In the wake of the DC consultation, TD investigated and suggested that the existing GBM terminus be re-provisioned within the site upon development.]

Provision of G/IC facilities

- (c) As a general practice in rezoning sites for residential uses, PlanD would take into account a whole host of planning factors, including GIC facilities, open space, etc. According to the HKPSG, the provision of existing and planned GIC facilities in Kwai Tsing district would be sufficient to meet the needs of the local community as well as proposed housing developments at Site A and Site B. Also, relevant Government departments indicated that no additional GIC facilities would be required to cater for the anticipated population increase.

Environment and Landscape

- (d) The future lease document will include conditions requiring the submission of a Noise Impact Assessment, provision of tree preservation and landscape requirements.

12.6 Views of K&TDC have been incorporated into the proposed amendments as and where appropriate.

12.7 The K&TDC will be consulted after gazetting of the proposed amendments to the OZP during the exhibition period.

13. **Decision Sought**

Members are invited to:

- (a) agree that the proposed amendments to the approved OZP No. S/TY/24 as shown on the draft OZP No. S/TY/24A (to be renumbered as S/TY/25 upon exhibition) at **Appendix I** and the draft Notes at **Appendix II** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Appendix III** for the draft OZP No. S/TY/24A (to be renumbered as S/TY/25) as an expression of the planning intentions and objectives of the Board for various land use zonings on the Plan and the revised ES will be published together with the draft Plan.

14. **Attachments**

Appendix I	Draft Tsing Yi Outline Zoning Plan No. S/TY/24A
Appendix II	Revised Notes of the draft Tsing Yi Outline Zoning Plan No. S/TY/24A
Appendix III	Revised Explanatory Statement of the draft Tsing Yi Outline Zoning Plan No. S/TY/24A
Appendix IV	Provision of Major Community Facilities in Tsing Yi Area
Appendix V	Visual Appraisal Report
Appendix VIa	Motions passed by K&TDC on 13.3.2014
Appendix VIb	Motions passed by K&TDC on 8.5.2014
Plan 1	Approved Tsing Yi Outline Zoning Plan No. S/TY/24 (Reduced Size)
Plan 2	Location Plan of Amendment Items A1 to B
Plan 3	Site Plan of Amendment Items A 1 and A2
Plan 4	Site Plan of Amendment Item B
Plan 5a	Aerial Photo of Amendment Items A 1 and A2
Plan 5b	Aerial Photo of Amendment Item B
Plan 6a	Comparison of Existing and Proposed Zonings on the OZP for Amendment Items A1 and A2
Plan 6b	Comparison of Existing and Proposed Zonings on the OZP for Amendment Item B
Plan 7	Overview Plan of Site A
Plan 8	Overview Plan of Site B
Plan 9	Site Photo of Amendment Items A1 and A2
Plan 10	Site Photo of Amendment Items A1 and A2
Plan 11	Site Photo of Amendment Item B
Plans 12 & 13	Photomontages of Amendments A1 and A2
Plans 14 & 15	Photomontages of Amendment B

PLANNING DEPARTMENT
MAY 2014

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
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
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點
COMMUNICATIONS		交通
RAILWAY AND STATION		鐵路及車站
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
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
PLANNING AREA NUMBER	①	規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
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 & % 公頃 HECTARES	百分比 %	用途
COMMERCIAL	2.50	0.23	商業
RESIDENTIAL (GROUP A)	98.88	9.27	住宅 (甲類)
RESIDENTIAL (GROUP B)	2.89	0.27	住宅 (乙類)
VILLAGE TYPE DEVELOPMENT	17.25	1.62	鄉村式發展
INDUSTRIAL	147.87	13.86	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	43.71	4.10	政府、機構或社區
OPEN SPACE	47.61	4.46	休憩用地
OTHER SPECIFIED USES	179.97	16.87	其他指定用途
GREEN BELT	422.78	39.63	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	1.05	0.10	具特殊科學價值地點
MAJOR ROAD ETC.	102.25	9.59	主要道路等
TOTAL PLANNING SCHEME AREA	1066.76	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/TY/24 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TY/24

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 ITEMS A1, A2
AMENDMENT ITEM B

修訂項目 A 1, A 2 項
修訂項目 B 項

(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的青衣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TSING YI - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺
METRES 200 0 200 400 600 800 1,000 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/TY/24A

APPROVED DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/24A

(Being ~~an Approved~~ *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)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means:
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (4) 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.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) 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 (8) in relation to areas zoned "Site of Special Scientific Interest":
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) 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
 - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned "Site of Special Scientific Interest",
 - (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; and
 - (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
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.

- (10) 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.

- (11) In these Notes,

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

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

APPROVED DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/24A

Schedule of Uses

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COMMERCIAL	1
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COMMERCIAL

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

(Please see next page)

COMMERCIAL (Cont'd)

Planning Intention

This zone is intended primarily for commercial developments, which may include hotel, office, shop, services, place of entertainment and eating place, functioning mainly as an environmental buffer to screen off glare and noise from Container Terminal No. 9.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum non-domestic plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1), 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.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre
In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:	
Eating Place	
Educational Institution	
Institutional Use (not elsewhere specified)	
Off-course Betting Centre	
Office	
Place of Entertainment	
Private Club	
Public Convenience	
Recyclable Collection Centre	
School	
Shop and Services	
Training Centre	

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) On land designated "Residential (Group A)" (***R(A)***), no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5.0 divided by the maximum non-domestic plot ratio of 9.5.
- (2) ***On land designated "R(A)3" and "R(A)4", no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 6.0 or a maximum non-domestic plot ratio of 9.5, as the case may be, and the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the plot ratio and the height of the existing building, whichever is the greater. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 6.0 divided by the maximum non-domestic plot ratio of 9.5.***
- (23) ***For the purpose of paragraphs (1) and (2) above, On on land designated "Residential (Group A)" "R(A)", "R(A)3" and "R(A)4", no 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 relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable-***
 - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) ***or*** (2) shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (34) On land designated “~~Residential (Group A) 1~~” “**R(A)1**” and “~~Residential (Group A) 2~~” “**R(A)2**”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) and in breach of any other restrictions specified below:

<u>Sub-zone</u>	<u>Restriction</u>
R(A)1	Maximum domestic GFA of 245,700m ² and a maximum non-domestic GFA of 47,625m ² of which not less than 1,431m ² shall be provided for kindergarten and day nursery uses.
R(A)2	Maximum domestic GFA of 205,630m ² and a maximum non-domestic GFA of 3,550m ² .

- (5) *On land designated “R(A)3”, a public transport terminus shall be provided.*
- (6) *In determining the relevant maximum plot ratio for the purposes of paragraphs (1) to (3) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.*
- (47) In determining the maximum plot ratio or GFA for the purposes of paragraphs (1), (2) and (3) (1) to (4) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker’s office, **or** ~~and~~ caretaker’s quarters, ~~or~~ **and** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (58) In determining the maximum **non-domestic** GFA for the purposes of paragraph (34) above, any floor space that is constructed or intended for use solely as public transport and railway facilities, as required by the Government, may also be disregarded.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (69) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or GFA for the building on land to which paragraphs (1), (2), (3) or ~~(34)~~ applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or GFA specified in paragraphs ~~(1), (2), and (3)~~ **(1) to (4)** above may thereby be exceeded.
- (710) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the ~~plot ratio or GFA~~ **plot ratio/GFA/building height** restrictions stated in ~~(1), (2) and (3)~~ **(1) to (4)** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum **total** plot ratio of 2.1, or the plot ratio of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, **or** ~~and~~ caretaker's quarters, ~~or~~ **and** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public vehicle park and public transport facilities, as required by the Government, may also be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

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

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is primarily for the provision of land for the retention and expansion of existing villages as well as reservation of land for the reprovisioning of village houses affected by Government projects. 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

- (1) 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 existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

INDUSTRIAL

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	<i>Asphalt Plant/Concrete Batching Plant</i>
Bus Depot	Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility (not elsewhere specified)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Eating Place (Canteen, Cooked Food Centre only)	Asphalt Plant/Concrete Batching Plant
Government Refuse Collection Point	Container Vehicle Repair Yard
Government Use (not elsewhere specified)	Dangerous Goods Godown
Industrial Use (not elsewhere specified)	<i>Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)</i>
Information Technology and Telecommunications Industries	Educational Institution (in wholesale conversion of an existing building only)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Exhibition or Convention Hall
Public Convenience	Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Public Transport Terminus or Station	<i>Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)</i>
Public Utility Installation	Marine Fuelling Station
Public Vehicle Park	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Off-course Betting Centre
Recyclable Collection Centre	Offensive Trades
Research, Design and Development Centre	Office (not elsewhere specified)
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	Oil Depot, Oil Refinery and Petro-Chemical Plant
Utility Installation for Private Project	Open Storage
Vehicle Repair Workshop	Petrol Filling Station
Warehouse (excluding Dangerous Goods Godown)	Pier
	Place of Entertainment (in wholesale conversion of an existing building only)
	Place of Recreation, Sports or Culture
	Private Club
	<i>Public Clinic (in wholesale conversion of an existing building only)</i>
	Religious Institution (in wholesale conversion of an existing building only)

(Please see next page)

INDUSTRIAL (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
	Ship-building, Ship-breaking and Ship-repairing Yard Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom [#] which may be permitted on any floor) <i>Training Centre (in wholesale conversion of an existing building only)</i> Vehicle Stripping/Breaking Yard Wholesale Trade
<p>In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>	<p>In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

[#] Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) 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.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (1) 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
Schedule I: for “Government, Institution or Community” and “Government, Institution or Community (1)”	
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building 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 Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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 Utility Installation for Private Project

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (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
<p style="text-align: center;">Schedule II: for “Government, Institution or Community (2)”</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p>Ambulance Depot</p> <p>Government Refuse Collection Point</p> <p>Government Use (Customs and Excise Office, Driving Test Centre, Police Reporting Centre/Police Post only)</p> <p>Pier</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Recyclable Collection Centre</p> </div> <div style="width: 48%;"> <p>Animal Quarantine Centre</p> <p>Government Use (not elsewhere specified)</p> <p>Institutional Use (not elsewhere specified)</p> <p>Market</p> <p>Office</p> <p>Petrol Filling Station (excluding those involving liquefied petroleum gas)</p> <p>Place of Recreation, Sports or Culture</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Research, Design and Development Centre</p> <p>Sewage Treatment/Screening Plant</p> <p>Shop and Services</p> <p>Social Welfare Facility (excluding those involving residential care)</p> <p>Utility Installation for Private Project</p> </div> </div>	

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.

The sub-zone “Government, Institution or Community (1)” is part of the visual corridor for North-east Tsing Yi and high-rise building on site should be discouraged.

The sub-zone “Government, Institution or Community (2)” covers land beneath flyover. Due to the physical constraints and environmental conditions of such land, only selected Government, institution or community facilities are permitted in this sub-zone.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) 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 a maximum building height of 32 metres above Principal Datum, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

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
<u>For “Boatyard and Marine-oriented Industrial Uses” only</u>	
Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) Industrial Use (Marine-oriented Industries only) Marine Fuelling Station Pier Public Convenience Public Utility Installation Ship-building, Ship-breaking and Ship-repairing Yard Utility Installation for Private Project	Cargo Handling and Forwarding Facility Asphalt Plant/Concrete Batching Plant Container Storage/Repair Yard Eating Place (not elsewhere specified) Government Use (not elsewhere specified) Industrial Use (other than those listed in Column 1) Open Storage of Cement/Sand Petrol Filling Station Public Vehicle Park Shop and Services Warehouse (excluding Dangerous Goods Godown)

Planning Intention

This zone is intended primarily for boatyard and marine-oriented industrial uses.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Container Terminal" only</u>	
Cargo Handling and Forwarding Facility Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Pier Private Club Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park Warehouse (excluding Dangerous Goods Godown)	Ambulance Depot Dangerous Goods Godown Eating Place (not elsewhere specified) Industrial Use Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Public Clinic Refuse Disposal Installation Shop and Services Utility Installation for Private Project Vehicle Repair Workshop

Planning Intention

This zone is intended primarily to cater for the development of container terminals and the associated port back-up facilities.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Container Related Uses” only</u>	
Cargo Handling and Forwarding Facility Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park Warehouse (excluding Dangerous Goods Godown)	Ambulance Depot Dangerous Goods Godown Eating Place (not elsewhere specified) Industrial Use Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office (for “Container Related Uses 1” only) Oil Depot, Oil Refinery and Petro-chemical Plant Petrol Filling Station Private Club (for “Container Related Uses 1” only) Public Clinic Refuse Disposal Installation Shop and Services Private Club (for “Container Related Uses 1” only) Utility Installation for Private Project Vehicle Repair Workshop

Planning Intention

This zone is intended primarily to cater for the container related uses and port back-up facilities. Port related development such as container freight station, logistics centre, container vehicle park and container storage and repair yard are permitted within this zone.

Remarks

- (1) On land designated “Other Specified Uses” annotated “Container Related Uses 1”, no new-development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 35,000m².
- (2) ***Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.***

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Business” only</u>	
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [^]) Off-course Betting Centre Office 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) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose- designed building and kindergarten) Shop and Services Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than entrances Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) Wholesale Trade

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Business" only</u> (Cont'd)	
Schedule II: for industrial or industrial-office building [@]	
Ambulance Depot	Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility (not elsewhere specified)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Eating Place (Canteen only)	Industrial Use (not elsewhere specified)
Government Refuse Collection Point	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Off-course Betting Centre
Information Technology and Telecommunications Industries	Office (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Petrol Filling Station
Office (excluding those involving direct provision of customer services or goods)	Place of Recreation, Sports or Culture
Public Convenience	Private Club
Public Transport Terminus or Station	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Utility Installation	Vehicle Repair Workshop
Public Vehicle Park (excluding container vehicle)	Wholesale Trade
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods^Δ, the following use is always permitted :

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- △ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Business” only (Cont'd)

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) 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.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Recreation and Tourism Related Uses" only

Barbecue Spot
 Broadcasting, Television and/or Film Studio
 Eating Place
 Field Study/Education/Visitor Centre
 Flat
 Golf Course
 Government Use
 Holiday Camp
 Hotel
 House
 Picnic Area
 Pier
 Place of Entertainment
 Place of Recreation, Sports or Culture
 Public Transport Terminus or Station
 Public Utility Installation
 Religious Institution
 Residential Institution
 Shop and Services
 Tent Camping Ground
 Theme Park
 Utility Installation for Private Project

Planning Intention

This zone is intended for low-density and low-rise recreation and tourism related development such as resort hotel, public recreational uses and other tourist attractions. 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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Recreation and Tourism Related Uses” only (Cont'd)

Remarks

- (1) An applicant for permission for development on land designated “Other Specified Uses” annotated “Recreation and Tourism Related Uses” shall prepare a layout plan and other documents showing the following information for the consideration of the Town Planning Board:
- (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 and facilities;
 - (iii) the details and extent of parking facilities, loading/unloading spaces and other facilities to be provided;
 - (iv) the alignment, widths and levels of any roads and pedestrian linkages proposed to be constructed;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) the details and programme of supply of utilities and infrastructure to meet the need of the proposed development;
 - (viii) an environmental assessment report, including but not limiting to a visual impact assessment to examine any possible environmental and visual problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (ix) a traffic (including marine traffic) impact assessment report to examine any possible traffic (including marine traffic) problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Recreation and Tourism Related Uses" only (Cont'd)

Remarks (Cont'd)

- (xi) a geotechnical assessment report including Natural Terrain Hazard Study to examine any possible geotechnical problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xii) such other information as may be required by the Town Planning Board.
- (2) The layout plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of Government, institution or community facilities, and recreational and open space facilities.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 40 metres above Principal Datum.
- (4) In determining the maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, **or** ~~and~~ caretaker's quarters, ~~or~~ **and** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) ***Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio or building height restrictions stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.***

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For “Viewing Platform” only

Field Study/Education/Visitor Centre

Government Use
Shop and Services
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is intended for the development of viewing platform.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 457m² and a maximum building height of 5.6m, or the GFA and building height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For “Amenity Area” only

Amenity Planting

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for the provision of land for the development of amenity areas.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Cargo Handling Area" only

Cargo Handling Area

Government Use
Petrol Filling Station
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for the development of cargo handling facilities.

For "Petrol Filling Station" only

Petrol Filling Station

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For “Cement Plant” only

Cement Plant	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended primarily for the development of cement plant.

For “Traditional Burial Area For Tsing Yi Villager” only

Traditional Burial Area	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended primarily to provide land for the development of traditional burial area for Tsing Yi villagers.

For “Sewage Treatment Plant” only

Sewage Treatment Plant	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended for the development of sewage treatment plant.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For “Ventilation Building” only

Ventilation Building	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended for the development of Mass Transit Railway ventilation building.

For “Chemical Wastes Treatment Facility” only

Chemical Wastes Treatment Facility	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended for the development of chemical wastes treatment facility.

For “Marine-related Uses” only

Marine-related Uses	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended for the provision of land to serve the marine-oriented activities affected by the reclamation for the container terminal.

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 Country Park * 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 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 Flat Government Refuse Collection Point Government Use (not elsewhere specified) Grave Holiday Camp House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Pier 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

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

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Country Park * Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Public Utility Installation Tent Camping Ground Utility Installation for Private Project

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

Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any filling or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Tsing Yi Outline Zoning Plan No. S/TY/21 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPROVED DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/24A

EXPLANATORY STATEMENT

APPROVED DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/24A

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APPROVED DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/24A

(Being ~~an Approved~~ *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 Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the ~~approved~~ *draft* Tsing Yi Outline Zoning Plan (OZP) No. S/TY/24A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 1 September 1961, the first statutory plan of Tsuen Wan District (No. LTW/57) including Tsing Yi Island was exhibited under section 5 of the Town Planning Ordinance (the Ordinance). The plan was subsequently amended three times and approved by the then Governor in Council (G in C) on 8 October 1963 and 14 December 1965. On 30 June 1978, the draft Tsing Yi OZP No. LTY/24 covering mainly the Tsing Yi area was exhibited under section 5 of the Ordinance. The OZP was subsequently amended four times and exhibited for public inspection under section 7 of the Ordinance.
- 2.2 On 29 November 1988, the then G in C referred the draft Tsing Yi OZP No. S/TY/4 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 10 December 1991, the then G in C referred the draft Tsing Yi OZP No. S/TY/7 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 27 September 1994, the then G in C approved the draft Tsing Yi OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/TY/10. On 23 May 1995, the then G in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP to the Board for amendment. The OZP was subsequently amended three times under section 5 or 7 of the Ordinance.
- 2.5 On 13 April 1999, the Chief Executive in Council (CE in C) approved the draft Tsing Yi OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/TY/14. On 10 October 2000, the CE in C,

under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP to the Board for amendment. The OZP was subsequently amended ~~four~~ **seven** times and exhibited for public inspection under section 5 or 7 of the Ordinance.

~~2.6 On 4 May 2004, the CE in C approved the draft Tsing Yi OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/TY/19. On 29 June 2004, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP to the Board for amendment. The OZP was subsequently amended two times and exhibited for public inspection under section 5 or 7 of the Ordinance.~~

~~2.7 On 17 October 2006, the CE in C approved the draft Tsing Yi OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/TY/22. On 2 October 2007, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP to the Board for amendment. The reference back of the approved OZP was notified in the Gazette on 18 October 2007.~~

~~2.8 On 20 February 2009, the draft Tsing Yi OZP No. S/TY/23 was exhibited for public inspection under section 5 of the Ordinance. The amendments mainly involve revision to the user term ‘Concrete Batching Plant’ to ‘Asphalt Plant/Concrete Batching Plant’ under Column 2 of the Notes for the “Industrial” (“I”) and “Other Specified Uses” (“OU”) annotated “Boatyard and Marine-oriented Industrial Uses” zones; and revision to the Notes for the “I” and “OU” annotated “Business” zones to incorporate the latest refinements to the Revised Master Schedule of Notes to Statutory Plans. During the plan exhibition period, 5 representations and no comment were received. After giving consideration to the representations on 14 August 2009, the Board decided not to uphold the representations.~~

~~2.92.6~~ On 8 December 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsing Yi OZP which was subsequently renumbered as No. S/TY/24. ~~On 18 December 2009, the approved Tsing Yi OZP No. S/TY/24 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance. On 8 November 2011, the CE in C referred the approved OZP No. S/TY/24 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 18 November 2011.~~

2.9 On _____ June 2014, the draft Tsing Yi OZP No. S/TY/24A (the Plan), incorporating amendments mainly to rezone a site at Liu To Road/Hang Mei Street and a site to the immediate west of Mayfair Gardens for residential uses was exhibited for public inspection under section 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 major road networks within which the development and redevelopment of land in Tsing Yi can be put under statutory planning control.
- 3.2 The Plan is intended to illustrate the broad principles of development and to provide guidance for more detailed planning within the planning scheme area (the Area). It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor adjustments as more detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tsing Yi area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area covers the entire Tsing Yi Island which is situated to the north-west of the Victoria Harbour, separated from the Kowloon mainland by Rambler Channel to the east and north. It covers about 1,067 ha of land.
- 5.2 Tsing Yi is characterised by its very marked topography. The ground rises rapidly from sea level to about 300m in the south and to about 200m in the north.
- 5.3 Tsing Yi is currently connected to Kwai Chung by the Tsing Yi Bridge, Kwai Tsing Bridge and Cheung Tsing Bridge, and to Tsuen Wan by the Tsing

Tsuen Bridge, *and to Stonecutters Island by the Stonecutters Bridge* across Rambler Channel on the eastern side. On the western side, it is linked up with Lantau Island via the Lantau Link which was opened in 1997. On the northern side, it is linked up with Ting Kau via the Ting Kau Bridge which was opened in 1998. With the operation of the Mass Transit Railway (MTR) Airport Express and Tung Chung Line in mid-1998, the accessibility of Tsing Yi has been greatly enhanced.

- 5.4 Prior to 1960, there was virtually no development in Tsing Yi. Development began to take place in the early 1960s when Government granted leases of seabed on the east and south for the development of oil depots, a power station and a few other forms of industrial undertakings; all of which are land extensive development dependent on marine access.
- 5.5 The opening of the Tsing Yi Bridge in 1974 gave impetus to further development and Tsing Yi has since become a focus of major land extensive and specialised industries, such as dockyards, chemical plant and marine engines workshop.
- 5.6 Major residential developments began in the mid 1970s and are mainly located in the north-east of Tsing Yi and around the former Tsing Yi Bay.
- 5.7 For convenience of reference, Tsing Yi has been subdivided into a number of smaller planning areas as shown on the Plan.
- 5.8 The Area covers land on the waterfront of the Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

6. **POPULATION**

According to the ~~2006~~ ~~2011~~ By-Census, the population of the Area was about ~~199,400~~ **191,750**. It is estimated that the planned population of the Area would be about ~~203,700~~ **200,350**.

7. **LAND USE ZONINGS**

7.1 Commercial ("C") - Total Area : 2.5 ha

- 7.1.1 This zoning is intended primarily for commercial developments, which may include hotel, office, shop, services, place of entertainment and eating place. There is only one site in Area 22 to the north-west of the Container Terminal No. 9 (CT-9) which is designated for hotel and commercial development. The main purpose of the hotel and commercial development is to act as a buffer to screen off the possible noise and glare from the CT-9 and to reduce their effects on the nearby residential developments. It can also

provide some commercial services to serve the adjoining developments and the residents of Tsing Yi.

7.1.2 In order not to overtax the existing and planned infrastructure, development or redevelopment within this zone is subject to a non-domestic plot ratio of 9.5. To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the plot ratio restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.1.3 It is also necessary to restrict the building height to a limit that will achieve buffer function and not affect the general townscape of the area. However, in order to allow design flexibility, appropriate control would be incorporated in the lease of the site.

7.2 Residential (Group A) (“R(A)”) - Total Area : ~~98.14~~ 98.87 ha

7.2.1 This zoning is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

7.2.2 This zoning includes public rental housing, subsidized sales flats and private residential developments. *Developments or redevelopments within the “R(A)” zone are subject to a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. In calculating the GFA for these developments/ redevelopments, land for free-standing purpose-designed buildings that are solely for accommodating school or other GIC facilities, including those located on ground and on building podium, shall be deducted in calculating the relevant site area.*

7.2.3 Existing public rental housing developments include Cheung Ching Estate, Cheung Hong Estate, Tsing Yi Estate, Cheung Fat Estate, Cheung On Estate, Cheung Hang Estate, Cheung Wang Estate, ~~and~~ Easeful Court *and Broadview Garden (part)*. *Within these public rental housing estates, adequate community facilities, retail facilities and open spaces are provided in accordance with planning standards.*

7.2.4 Existing subsidized sales flats include Ching Tai Court, Ching Nga Court, Ching Wah Court, Ching Wang Court, Ching Shing Court, Serene Garden, Tivoli Garden, *Greenview Villa* and ~~part of~~ Broadview Garden *(part)*. *A proposed New Home Ownership Scheme development in Cheung Ching Estate is under planning.* Adequate community facilities are provided within all housing estates in accordance with approved planning briefs.

- 7.2.5 Private developments include Tierra Verde, Villa Esplanada, Tsing Yi Garden, Greenfield Garden, Grand Horizon and Mayfair Gardens.
- 7.2.6 The MTR Airport Express/Tung Chung Line Tsing Yi Station site (i.e. Tierra Verde and Maritime Square) is zoned “R(A)1”. Any development/redevelopment at this site is restricted to a maximum domestic gross floor area (GFA) of 245,700m² and a maximum non-domestic GFA of 47,625m², of which not less than 1,431m² are for kindergarten and day nursery uses.
- 7.2.7 The Villa Esplanada at Nga Ying Chau is zoned “R(A)2”. Any development/redevelopment at this site is restricted to a maximum domestic GFA of 205,630m² and a maximum non-domestic GFA of 3,550m². A public transport terminus, which is not accountable for GFA, is also provided within the site.
- 7.2.8 *There are two proposed private residential sites in the Area. The site at the junction of Liu To Road/Hang Mei Street is zoned “R(A)3” and the site to the immediate west of Mayfair Gardens is zoned “R(A)4”. In order to prevent excessively tall or out-of-context buildings and to provide better control on the building heights of developments, building height restrictions are imposed taking into account the topography, foothill setting, site levels, local character, existing predominant land use, building height profile and the compatibility in terms of building height with the surrounding areas. Both the “R(A)3” and “R(A)4” zones are subject to a maximum domestic plot ratio of 6.0 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. The “R(A)3” zone is subject to a maximum building height of 200mPD and the “R(A)4” zone is subject to a maximum building height of 140mPD. A public transport terminus shall be provided in the development within the “R(A)3” zone to re-provision the existing green minibus terminus at the site, which is accountable for plot ratio calculation.*
- 7.2.9 *In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios/GFA may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.*
- 7.2.10 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA/**building height** restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.3 Residential (Group B) (“R(B)”) - Total Area: 2.89 ha

7.3.1 This zoning is generally intended to provide for medium-density residential development. Within this zone, commercial uses are prohibited unless otherwise permitted by the Board through the planning permission system.

7.3.2 The Mount Haven at Liu To is under this zoning. Any development/redevelopment at this site is restricted to a maximum plot ratio of 2.1. To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the plot ratio restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.4 Village Type Development (“V”) - Total Area : 17.25 ha

This zoning is intended for the development and expansion of existing villages as well as for providing resites to village houses affected by Government projects. Except for St. Paul’s and Fisherman Villages in Area 2 and the Lutheran Village in Area 4, all the villages in Tsing Yi are village resites. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.5 Industrial (“I”) - Total Area : 147.87 ha

7.5.1 The planning intention of the “I” zone is to reserve land primarily for general industrial uses to ensure an adequate supply of industrial floor space. Information technology and telecommunications industries are considered suitable to operate in industrial buildings. Office related to industrial use, being an integral part of industrial function, is also permitted as of right in the “I” zone. However, general commercial and office uses, other than those permitted on the purpose-designed non-industrial portion on the lower floors of an existing building separated by a buffer floor, will require planning permission from the Board.

7.5.2 The particular geographical conditions of Tsing Yi permit the provision of land for a wide spectrum of industrial uses. Industrial land along the southern and western coast has been developed for dockyards, boatyards and oil storage, that require direct marine access. In addition, there are chemical industries on the southern part of Tsing Yi.

7.5.3 In order not to overtax the existing and planned infrastructure, development or redevelopment within this zone is subject to a non-domestic plot ratio of 9.5. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor

relaxation of the plot ratio restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.6 Government, Institution or Community (“G/IC”) - Total Area : 43.71 ha

- 7.6.1 This zoning is intended to provide a wide range of government, institution or community (GIC) facilities to meet the needs of Tsing Yi residents. Existing facilities include ***Tsing Yi Sports Ground, Tsing Yi Swimming Pool***, a divisional police station, an ambulance depot, clinics, fire stations, schools, a technical institute, indoor recreation centres, ~~a swimming pool complex~~ and waterworks installations.
- 7.6.2 A site at Area 4 is reserved for the development of ~~an~~ ***a planned*** indoor recreation centre.
- 7.6.3 A public transport terminus cum lorry park is located to the north of Tsing Tsuen Road and zoned “G/IC(1)”. As the site is part of the visual corridor for the North-east Tsing Yi, high-rise building on site should be discouraged. Any development or redevelopment at this site is restricted to a maximum building height of 32 metres above Principal Datum. A landscaped deck should also be provided in the development to enhance the environment and visual quality for the neighbourhood. To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the height restriction may be considered by the Board through the planning permission system based on individual planning merits.
- 7.6.4 A site beneath Tsing Yi Bridge, Kwai Tsing Bridge and Cheung Tsing Bridge is zoned “G/IC(2)”. In view of the physical constraints and environmental conditions, only selected GIC facilities are permitted within this sub-zone. The site is currently occupied by a number of government uses, namely Tsing Yi Salt Water Pumping Station and Cargo Examination Compound-Cum-Office Building of the Customs and Excise Department.
- 7.6.5 In detailed planning, local community facilities will also be provided within the housing areas.

7.7 Open Space (“O”) - Total Area : 47.61 ha

- 7.7.1 This zoning is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Adequate reservation for district open space has been made on the Plan. The area for passive recreational purposes mainly consists of well-wooded slopes and hills which should be preserved in the interest of general amenity.

- 7.7.2 ~~A town park for~~ **The Tsing Yi Park (the town park) with an area** of about 7 ha has been developed in Area 2. Another special feature is a waterfront promenade running along the coast of Area 3 in the east to Area 8 in the north. The portion of the promenade in Area 3 is linked up with the town park by several footbridges, which is an essential recreational focus for Tsing Yi residents.
- 7.7.3 The ~~area~~ **Tsing Yi Northeast Park** located to the west of Ching Tai Court and Cheung On Estate, ~~which was formerly occupied by boatyards, has been included in this zone for the development of~~ **has been developed as** a district open space forming part of the waterfront promenade. Apart from providing additional recreational facilities, it can also serve as a noise buffer between the boatyards and the adjacent housing developments.
- 7.7.4 The open space in front of the existing residential development at Mayfair Gardens will provide a variety of recreational facilities to the residents and the students of the adjacent technical institute. It also serves as a buffer area between the residential developments and the Container Terminal.
- 7.7.5 Apart from the district open space, local open spaces are also provided in other zones to meet local demands.

7.8 Other Specified Uses (“OU”) - Total Area : 179.97 ha

- 7.8.1 This zoning covers land allocated for specified uses.

Container Terminal

- 7.8.2 The largest area under this zone is designated for the CT-9 development and back-up areas. The terminal has an area of about 68 ha and provides four container berths and two feeder berths. The feeder berths facilitate direct access to the terminal by river trade and coastal trans-shipment cargoes.

Container Related Uses

- 7.8.3 Land zoned “OU” annotated “Container Related Uses” is reserved for container related uses including a container freight station, lorry parking and container storage and repair. **To provide high value-added logistics services in Kwai Tsing area, three modern logistics developments have been planned along Tsing Yi Road.**
- 7.8.4 Land zoned “OU” annotated “Container Related Uses 1” is reserved for container related uses including a noise barrier in the form of a screen building at a height of not less than 45 metres above Principal Datum. The screen building was built at the northern part of the site with the intention to screen off the noise and glare from the CT-9 development. Development within the “OU” annotated “Container

Related Uses 1” zone is restricted to a maximum GFA of 35,000m².

Marine-related Uses

- 7.8.5 An area to the south of the terminal is under this zoning and annotated for marine-related uses. It is intended to serve the existing marine-oriented activities in Area 21 which were affected by the reclamation for the terminal.

Cement Plant

- 7.8.6 A cement plant in Area 9 has been developed to replace the former cement plant in Area 1. This site is located over 1 km away and at the downwind direction respective to the public housing developments in Area 8.

Boatyard and Marine-oriented Industrial Uses

- 7.8.7 The rest of the western half of Area 9 is reserved for boatyards and marine-oriented industrial uses to meet the long-term requirements.

Sewage Treatment Plant

- 7.8.8 A site to the north of the existing sewage treatment plant in Area 6 is reserved for the expansion of the plant. Upon completion, the plant will provide preliminary treatment of the domestic and industrial sewage from the whole Tsing Yi.

Recreation and Tourism Related Uses

- 7.8.9 Two sites in North-west Tsing Yi abutting the Tsing Ma Bridge and Ting Kau Bridge are zoned “OU” annotated “Recreation and Tourism Related Uses”. While situating at a strategic location and enjoying the best views of harbour and bridges, the sites are considered suitable for low-density and low-rise recreation and tourism related development such as resort hotel, public recreational uses and other tourist attractions.
- 7.8.10 As the sites are located at the prominent waterfront, it is the planning intention to restrict the development bulk, height and scale of the development on these sites to preserve the existing amenity. To this end, any development within this zone is restricted to a maximum building height of 40 metres above Principal Datum and a maximum plot ratio of 0.4. In addition, any development within this zone would require planning permission so that the Board could consider the development proposals based on their individual planning merits.

Viewing Platform

- 7.8.11 A site at Wok Tai Wan is zoned “OU” annotated “Viewing Platform”. It intends to develop a permanent viewing platform for Lantau Link to serve tourists and visitors.
- 7.8.12 Any development or redevelopment at this site is restricted to a maximum GFA of 457m² and a maximum building height of 5.6m. ~~To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the GFA and building height restrictions may be considered by the Board through the planning permission system based on individual planning merits.~~

Business

- 7.8.13 The Tsing Yi Industrial Area in Area 6 is zoned “OU” annotated “Business” which is intended primarily for general business uses. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses will be permitted as of right in new “business” buildings. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building or industrial-office building and the Tsing Yi Industrial Area until the whole area is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines. ~~To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

Others

- 7.8.14 Other sites zoned “OU” include:
- (a) petrol filling stations in Areas 10 and 22;
 - (b) traditional burial grounds for indigenous Tsing Yi villagers in Area 24;
 - (c) ventilation building for the MTR Airport Express and Tung Chung Line in Area 28;
 - (d) chemical wastes treatment facility in Area 21; and
 - (e) amenity areas in Areas 6, 22 and 29.

7.8.15 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA/ building height restrictions in the “OU” zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.9 Green Belt (“GB”) - Total Area : ~~423.51~~422.79** ha**

7.9.1 This zoning is intended to establish the limits of urban expansion and comprises mainly steep hillsides not suitable for urban development. It serves the purpose of protecting the existing ridgeline which provides physical barriers separating the oil depots in the south and west of Tsing Yi from residential developments in the north-east. A network of natural pathways was completed in the hilltop of Area 28 to provide the public a landscaped picnic area with panoramic view. As to the other “GB” area, certain uses such as passive recreational uses may be permitted on selected sites.

7.9.2 There is a general presumption against development in “GB” zone. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.

7.10 Site of Special Scientific Interest (“SSSI”) - Total Area : 1.05 ha

7.10.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI. It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

7.10.2 The zone covers the South Tsing Yi SSSI located below the highest peak of Tsing Yi. It is a steep slope of woodland harbouring a population of Hong Kong Croton, which is endemic to Hong Kong.

8. COMMUNICATIONS

8.1 Tsing Yi Island was first connected to the road network in Kwai Chung by the Tsing Yi Bridge (Tsing Yi South Bridge) completed in 1974. A second connection with the mainland is provided by the Tsing Tsuen Bridge which was completed at the end of 1987. The Lantau Link, North West Tsing Yi Interchange, Cheung Tsing Highway, Cheung Tsing Tunnel and Cheung Tsing Bridge were completed in 1997 to provide strategic road links

connecting Tsing Yi with North Lantau, Tsuen Wan and Kwai Chung.

- 8.2 A duplicate Tsing Yi South Bridge, namely Kwai Tsing Bridge, was completed in 1999. The purpose of constructing the bridge is to increase the capacity of the transport links between Tsing Yi and Kowloon mainland to cater for the future developments in South-east Tsing Yi. The Kwai Tsing Bridge together with the existing south bridge have provided three lanes each for the eastbound and westbound traffic.
- 8.3 A ring road has been constructed within Tsing Yi to connect the coastal developments. From this ring road, there is a series of secondary roads and local distributors that provide access to the development areas in various parts of Tsing Yi.
- 8.4 A number of strategic road schemes connecting Tsing Yi with other parts of the territory have been ~~planned or being~~ constructed. ~~The construction of~~ Ting Kau Bridge and *Tsing Sha Highway with Stonecutters Bridge* has been completed ~~while Route 8 (formerly known as Route 9) is under construction.~~ These road links ~~will~~ improve the accessibility of Tsing Yi to the North-west New Territories and the West Kowloon area.
- 8.5 The 2.2 km long Tsing Yi North Coastal Road connecting the existing Tsing Tsuen Bridge (Tsing Yi North Bridge) to the east and the Lantau Link to the west was completed in February 2002. It stretches along the foothills of the north Tsing Yi coast and forms a part of the strategic route between Lantau and other parts of the territory.
- 8.6 Apart from the road links, the Area is served by the MTR which provides two links: Airport Express between Chek Lap Kok Airport and Hong Kong Island and ~~a local domestic~~ Tung Chung Line between Tung Chung and Hong Kong Island.

9. UTILITY SERVICES

No difficulty is foreseen in the provision of utility services. Adequate land has been reserved for a telephone exchange, electricity substations, service reservoirs and a sewage treatment plant.

10. IMPLEMENTATION

- 10.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests

with the Buildings Department, the Lands Department and the various licensing authorities.

- 10.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservations within the Government. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Kwai Tsing District Council would also be consulted as appropriate.
- 10.3 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 plan and the guidelines published by the Board. The outline development plan is available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

Provision of Major Community Facilities in Tsing Yi

(Existing Population: 191,750)

(Planned Population: 200,350) ⁽¹⁾

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha per 100,000 persons	18.18 ha ⁽²⁾	17.74 ha	17.74 ha	-0.44 ha
Local Open Space	10 ha per 100,000 persons	18.18 ha ⁽²⁾	42.27 ha	48.93 ha	30.75 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	199 classrooms	184	244	45 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	308 classrooms	324	324	16 classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged 3-6	111 classrooms	148	148	37 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	1	1	1
Divisional Police Station	1 per 100,000 to 200,000 persons	1	1	1	0
Hospital	5.5 beds per 1,000 persons	1,102 beds	0	0	-1,102 beds
Specialist Clinic/Polyclinic	1 specialist clinic/polyclinic whenever a regional or district hospital is built	NA	0	0	NA
Clinic/Health Centre	1 per 100,000 persons	2	2	2	0
Post Office	1 per 30,000 persons	6	2	2	-4
Magistracy (with 8 courtrooms)	1 per 660,000 persons	NA	0	0	NA
Market	No set standard	NA	0	0	NA
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	2	5	5	3
Integrated Family Services Centres	1 for 100,000 to 150,000 persons	1	2	2	1
Library	1 district library for every 200,000 persons	1	1	1	0
Sports Centre	1 per 50,000 to 65,000 persons	3	3	4	1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	1	1	1	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	1	1	1	0

Note: (1) The planned population for the area is 181,820 (usual residents and mobile residents). If the transient population of 18,530 (e.g. tourists) is included, the figure will be 200,350.

(2) The demand for open space is calculated based on the planned population of about 181,820, excluding the transient population.

(3) Some facilities are assessed on a wider district basis by the relevant departments, e.g. secondary school, primary school, sports ground, etc. The shortfall in the OZP area could be addressed by the provision in the adjoining area, subject to the assessment of concerned departments. The provision of primary school classrooms will be assessed by the Education Bureau separately.

**VISUAL APPRAISAL ON
PROPOSED HOUSING SITES
UNDER APPROVED TSING YI OUTLINE
ZONING PLAN NO. S/TY/24**



**PLANNING DEPARTMENT
MAY 2014**

1. Purpose

- 1.1 To meet the pressing need for housing, two sites currently zoned “Green Belt” (“GB”) on the approved Tsing Yi OZP No. S/YT/24 have been identified as having potential for housing developments (the proposed housing sites) (**Plans 2 to 4**).
- 1.2 In view of the plot ratio (PR) increase and the building height proposed, the proposed housing sites would have visual impact on the surrounding areas in terms of the development scale, form, massing, and its spatial relationship with the overall townscape or surrounding landscape. The purpose of this appraisal is to assess the potential visual impact. The appraisal could facilitate the Metro Planning Committee of the Town Planning Board to visualise the three-dimensional relationship of the developments in the proposed housing sites with the surrounding context.

2. Methodology

The visual impact of the proposed housing sites will be assessed by adopting the following methodology:

- (a) Identification of the overall visual context and character within the wider contexts of the areas in the northern and eastern part of Tsing Yi Island where the two proposed housing sites are located.
- (b) Illustration of the overall visual impact of the proposed housing sites in the respective areas by using computer-generated photomontages to present a bird-eye view with indicative layout of the developments in the proposed housing sites.
- (c) Identification and selection of the vantage points in allowing visual impact to be assessed locally for the respective housing sites. The vantage point should be easily accessible and popular to the public and/or tourists and be able to demonstrate the visual impact of the proposed housing sites on the adjacent neighbourhood area. Important views to special landmarks, valued landscape features, the harbour, ridgelines, etc should be assessed where possible.
- (d) Identification of the scale of the developments in the proposed housing sites. Using computer-generated photomontages to illustrate the visual impact and their significance from the vantage points. Providing visual appraisal by evaluating the overall visual impact of the proposed housing development. Any design features or mitigation measures that help moderate the visual impact of the developments shall be discussed.

3. Rezoning of the Site near Cheung Wang Estate (Site A) (Proposed Amendment Items A1 and A2)

- 3.1 The proposed housing Site A is located within a residential neighbourhood comprising Cheung Wang Estate, Cheung Hang Estate and Mount Haven, lying on the south face of the mountain Fung Shue Wo. The public and private housing developments of Cheung Wang Estate, Cheung Hang Estate and Mount Haven are of high- to medium-rise nature with building heights ranging from about 156mPD to 196mPD (**Plan 3**). The site is currently used as a minibus terminus for two minibus routes. Area adjoining the site is occupied by school buildings, open bus terminus and high-density residential developments mentioned above.
- 3.2 It is proposed to rezone the site from “GB” and “R(A)” to “R(A)3” with the following development parameters:

Zoning Area :	About 0.14 ha
Development Site Area :	About 0.14 ha
Maximum PR :	6/9.5 (domestic/ non-domestic)
Maximum Building Height :	200mPD
Other Facilities :	Public Transport Terminus

Visual Appraisal

- 3.3 Two local vantage points are selected for Site A to illustrate the potential visual impact.
- 3.4 The first vantage point is situated at the bus terminus in Cheung Hang Estate. It is located to the south of Site A, easily accessible and frequently visited by the locals. Photomontage to illustrate the possible visual impact of the proposed housing site is in **Plan 12**. It shows that the wider area within which Site A falls is typified by clusters of high-rise residential towers of Cheung Wang Estate and Cheung Hang Estate ranging from about 156mPD to 196mPD (25 to 39 storeys). The existing building height profile is sympathetic with the natural terrain sloping down from the north to the south along Liu To Road. Situated on the edge of the public housing cluster, a BHR of maximum 200mPD for Site A is considered congruous with the overall building height profile and compatible with its visual context, despite a slight reduction in the visual openness of the area (**Plan 12**).
- 3.5 The second vantage point is viewing from the Tsing Yi North East Park which is located to the northeast of the site. It is selected as it is a popular waterfront promenade to the public for leisure and able to demonstrate the visual impacts of the proposed housing site. Photomontage to illustrate the possible visual impact of the proposed development is in **Plan 13**. When viewed from the vantage point, the proposed development in the site would be seen as an extension of the existing development with similar development intensity. Although the proposed development looks higher than those in its immediate surroundings, it is not considered incompatible with the nearby Cheung Hang Estate and a smooth transition in building height can still be achieved.

4. Rezoning of the Site near Mayfair Gardens (Site B) – Amendment Item B

- 4.1 The proposed housing Site B is fully vegetated and located at the foothill area under “GB” zone. It is adjacent to an “R(A)” zone occupied by a high-rise, high-density private residential development Mayfair Gardens to the east and a “G/IC” zone of Hong Kong Institute of Vocational Education (Tsing Yi) (Tsing Yi IVE) to the south. Amidst the vegetation within the site is a number of hiking facilities including a pavilion, a rain shelter and some footpaths, all managed by District Officer (Kwai Tsing), Home Affairs Department (DO(K&T)) under government land allocations.
- 4.2 It is proposed to rezone the site to “R(A)4” for private housing development with the following development parameters:

Zoning Area :	About 0.62 ha
Development Site Area :	About 0.62 ha
Maximum PR :	6/9.5 (domestic/ non-domestic)
Maximum Building Height :	140mPD

Visual Appraisal

- 4.3 Site B is a vegetated slope located at the end of Sai Shan Road. The area within which the site falls is typified by clusters of high-rise residential development and medium-/low-rise educational institution. Two local vantage points are selected.
- 4.4 The first vantage point is at the pedestrian road crossing near Mayfair Gardens at the other end of Sai Sha Road. It is located to the south of Site B and frequently accessed by residents of the nearby neighbourhood. Photomontage to illustrate possible visual impact of the proposed development is in **Plan 14**. The juxtaposition of the high-rise Mayfair Gardens and the medium-/low-rise Tsing Yi IVE demonstrates a building height profile stepping down from the north to the south, against a mountainous ridgeline and the clear sky in the background (**Plan 14**). When viewed from the vantage point, the proposed housing development of up to 140mPD at Site B would screen off a certain portion of the skyline. The visual openness currently offered by the vantage point will be slightly affected; nevertheless, in terms of building height, it is in harmony with Mayfair Gardens and will facilitate a smooth visual transition to Tsing Yi IVE (**Plan 14**).
- 4.5 The second vantage point is viewing from Tsing Yi Sai Shan. It is selected as it is popular to the public and/or tourists for leisure and be able to demonstrate the visual impacts of the proposed housing sites on the adjacent neighbourhood area. Photomontage to illustrate possible visual impact of the proposed housing site is in **Plan 15**. When viewed from the hiking track of Sai Shan, the proposed development would be set against a background of neighbouring developments of similar building heights and bulk. The proposed housing development would add to the variation of heights and interest of the view without appearing out of place when seen in the context of existing residential buildings. The visual character of the area would not be affected.

- 4.6 To conclude, although the proposed development would slightly reduce the visual openness with blockage to the view of the mountain backdrop (**Plan 14**), the proposed building height is considered not incompatible with the surrounding public housing estates. Visual enhancement measures to minimise the residual visual impact, such as building set-back and façade treatment etc., should be explored at the detailed design stage.

5. Conclusion

- 5.1 Based on the visual appraisal, the proposed developments at the two sites in Tsing Yi are considered visually compatible with the surroundings.
- 5.2 The proposed housing site near Cheung Wang Estate (Amendment Item A) with maximum building height of 200mPD would generally be compatible with the character of the existing high-rise, high-density residential cluster in the vicinity. The building height profile of the neighbourhood would not be affected.
- 5.3 The proposed housing site near Mayfair Gardens (Amendment Item B) with maximum building height of 140mPD would create visual transition to blend in well with the overall stepped building height profile, despite slightly reducing the visual openness with blockage to the view of the mountain backdrop. Visual enhancement measures, such as façade treatment etc., should be explored.

Attachments

Plan 2	Location Plan
Plans 3 to 4	Site Plans
Plans 5a to 5b	Aerial Photos
Plans 9 to 11	Site Photos
Plans 12 to 15	Photomontages

**PLANNING DEPARTMENT
MAY 2014**

二零一四年三月十三日
葵青區議會
第八十八次會議(二零一四)

致：葵青區議會

動議人：盧慧蘭議員

和議人：梁耀忠議員、梁國華議員

日期：二零一四年三月十三日

臨時動議：

“葵青區議會反對在荔崗街「政府、機構或社區」用地興建住宅。”

“K&TDC opposes to the proposed residential development at the “Government, Institution or Community” zone on Lai Kong Street.”

二零一四年三月十三日
葵青區議會
第八十八次會議(二零一四)

致：葵青區議會

動議人：林立志議員

和議人：許祺祥議員、林紹輝議員、徐生雄議員、梁國華議員、
黃炳權議員、吳劍昇議員、周奕希議員

日期：二零一四年三月十三日

臨時動議：

“葵青區議會強烈反對在長亨邨/長宏邨北(即 409 小巴總站)以「見縫插針」式改建 170 個私樓單位。”

“K&TDC strongly opposes to the piecemeal development of 170 private flats at the land to the north of Cheung Hang Estate/Cheung Wang Estate (i.e. GBM terminus of Route 409).”

二零一四年三月十三日
葵青區議會
第八十八次會議(二零一四)

致：葵青區議會

動議人：李志強議員

和議人：潘志成議員

日期：二零一四年三月十三日

臨時動議：

“葵青區議會強烈反對修訂青衣區規劃大綱的建議，包括鄰近長宏邨及美景花園的修訂。”

“K&TDC strongly objects to the proposed amendments to the Tsing Yi Outline Zoning Plan, including the proposed amendments adjacent to Cheung Wang Estate and Mayfair Gardens.”

二零一四年三月十三日
葵青區議會
第八十八次會議(二零一四)

致：葵青區議會

動議人：黃潤達議員、梁志成議員、梁錦威議員

和議人：周偉雄議員、梁耀忠議員

日期：二零一四年三月十三日

臨時動議：

“葵青區議會反對改變葵涌規劃大綱圖，在未改善現有地區交通問題，反對更改葵涌邨茵葵樓旁及葵盛駕駛學院用地作為住屋用途。”

“K&TDC opposes to the proposed amendments to the Kwai Chung Outline Zoning Plan. Before there is an improvement to the existing traffic conditions within the district, K&TDC opposes to rezone both the land adjoining Yan Kwai House, Kwai Chung Estate and the land of the existing Kwai Shing Driving Test Centre for residential uses.”

	動議	結果
(1)	<p>葵青區議會反對規劃署在未有具體規劃，包括改善社區及交通等環境改善配套措施和得到葵青區議支持前，將建議中位於葵青區之13幅土地更改為住宅用途。</p> <p>Kwai Tsing District Council (K&TDC) objects to Planning Department's proposal to rezone the 13 land parcels within Kwai Tsing District for residential use due to lack of comprehensive planning for the whole district on improvement to community facilities and transport enhancement and due to lack of support from K&TDC.</p>	<p>23票支持、 1票棄權、無人反對。 通過 23 affirmative vote, 1 abstention vote, no dissenting vote Motion Passed</p>
(2)	<p>葵青區議會強烈反對在荔崗街「政府、機構或社區」用地興建住宅。</p> <p>K&TDC strongly objects to the proposed residential development at the "Government, Institution or Community" zone at Lai Kong Street.</p>	<p>19票支持、 無人棄權或反對。 通過 19 affirmative vote, no abstention vote and dissenting vote Motion Passed</p>
(3)	<p>葵青區議會反對改變葵涌規劃大綱圖。在未改善現有地區交通服務及落實興建往光輝圍升降機塔及葵盛圍升降機塔之時間表前，本議會反對更改葵涌邨茵葵樓旁及葵盛駕駛學院用地作住宅用途。</p> <p>K&TDC opposes to the proposed amendments to the Kwai Chung Outline Zoning Plan. Before there is any improvement to the existing traffic condition within the district and any concrete work programme for constructing elevator systems leading to Kwong Fai Circuit and Kwai Shing Circuit, K&TDC opposes to rezone both the land adjoining Yan Kwai House, Kwai Chung Estate and the land of the existing Kwai Shing Driving Test Centre for residential uses.</p>	<p>18票支持、 3票棄權、無人反對。 通過 18 affirmative vote, 3 abstention vote and no dissenting vote Motion Passed</p>
(4)	<p>葵青區議會強烈反對將美景花園西面之綠化地帶改為住宅用地。</p> <p>K&TDC strongly opposes to rezoning the "Green Belt" zone to the west of Mayfair Gardens for residential purpose.</p>	<p>20票支持、 無人棄權或反對。 通過 20 affirmative vote, no abstention vote and dissenting vote Motion Passed</p>
(5)	<p>葵青區議會強烈反對在長亨邨 / 長宏邨北(即409小巴總站)以"見縫插針"式興建樓宇，在未有解決交通配套，道路承載量，社區設施承載力等的居民憂慮，要求永久擱置有關改劃用途的計劃。</p> <p>K&TDC strongly opposes to the proposed piecemeal development to the north of Cheung Hang Estate/Cheung Wang Estate (i.e. existing GBM terminus for Route 409). Before addressing the resident's concerns over transport facilities, road capacity and carrying capacity of the community facilities, K&TDC requests shelving the rezoning proposal permanently.</p>	<p>28票支持、 無人棄權或反對。 通過 28 affirmative vote, no abstention vote and dissenting vote Motion Passed</p>



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	RA	住宅 (甲類)
RESIDENTIAL (GROUP B)	RB	住宅 (乙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
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
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點
COMMUNICATIONS		交通
RAILWAY AND STATION	RAIL STATION	鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	RAIL STATION (UNDERGROUND)	鐵路及車站 (地下)
RAILWAY AND STATION (ELEVATED)	RAIL STATION (ELEVATED)	鐵路及車站 (高架)
MAJOR ROAD AND JUNCTION	MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	ELEVATED ROAD	高架道路
MISCELLANEOUS		其他
PLANNING AREA NUMBER	19	規劃區編號
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	2.80	0.23	商業
RESIDENTIAL (GROUP A)	98.14	9.20	住宅 (甲類)
RESIDENTIAL (GROUP B)	2.89	0.27	住宅 (乙類)
VILLAGE TYPE DEVELOPMENT	17.25	1.62	鄉村式發展
INDUSTRIAL	147.87	13.88	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	43.71	4.10	政府、機構或社區
OPEN SPACE	47.81	4.48	休憩用地
OTHER SPECIFIED USES	176.87	16.87	其他指定用途
GREEN BELT	423.51	39.70	綠化地帶
SITE OF SPECIAL SCIENTIFIC INTEREST	1.06	0.10	具特殊科學價值地點
MAJOR ROAD ETC.	102.26	9.59	主要道路等
TOTAL PLANNING SCHEME AREA	1006.76	100.00	規劃範圍總面積

THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR ROUTE 8 (ROUTE 8) BETWEEN TUNG YI AND CHEUNG SHU WAI AUTHORIZED BY THE TIER SECRETARY FOR TRANSPORT UNDER THE ROAD (DESIGN, USE AND CONSTRUCTION) ORDINANCE (CHAPTER 370) ON 11.8.2005 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

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

行政長官會同行政會議於2009年12月8日根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 8 DECEMBER 2009

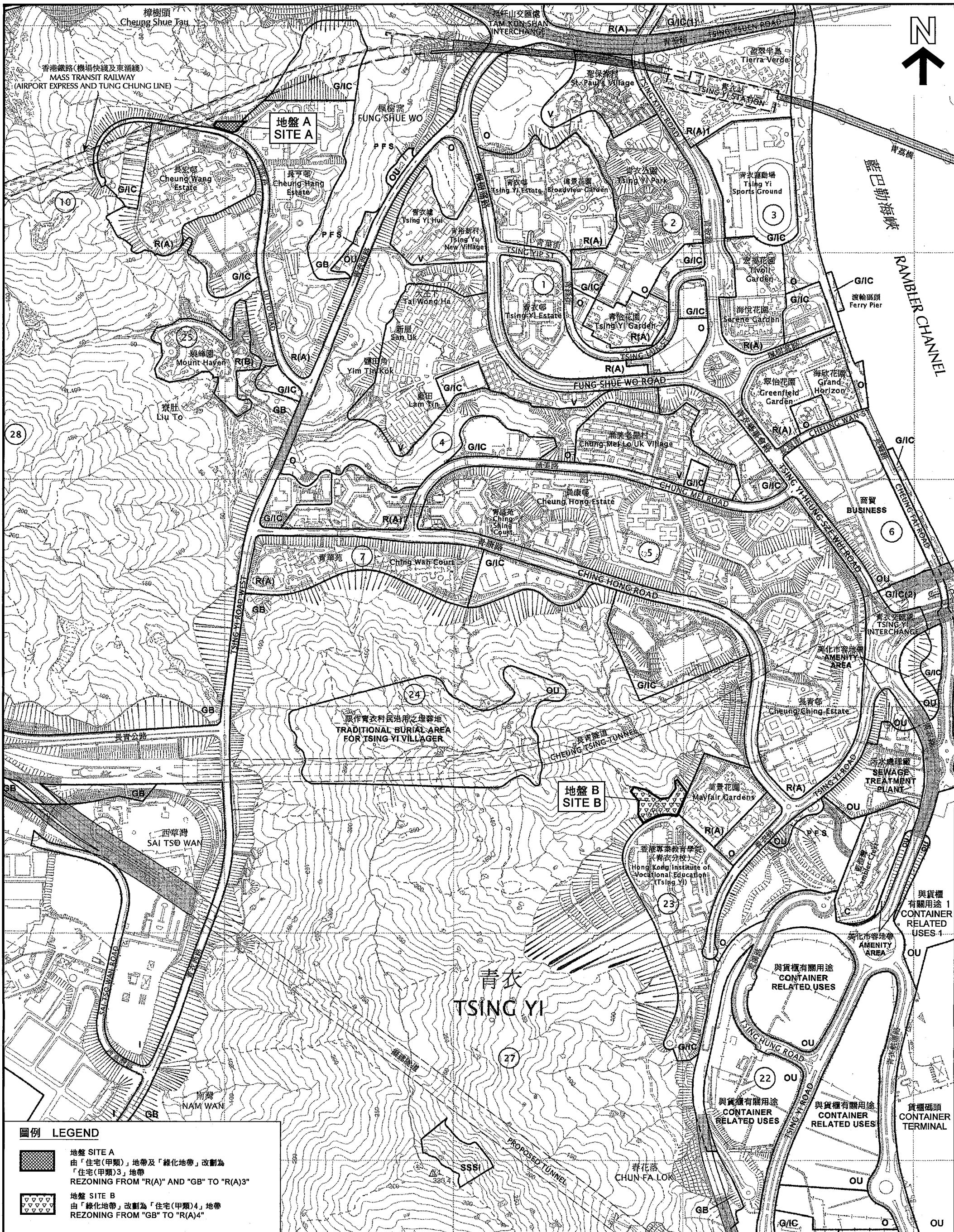
Ms Manda CHAN 陳曼雲女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的青衣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TSING YI - 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/TY/24



圖例 LEGEND

- 地盤 SITE A
由「住宅(甲類)」地帶及「綠化地帶」改劃為
「住宅(甲類)3」地帶
REZONING FROM "R(A)" AND "GB" TO "R(A)3"
- 地盤 SITE B
由「綠化地帶」改劃為「住宅(甲類)4」地帶
REZONING FROM "GB" TO "R(A)4"

本摘要圖於2014年5月11日擬備
所根據的資料為於2009年12月8日
核准的分區計劃大綱圖編號S/TY/24
EXTRACT PLAN PREPARED ON 11.5.2014
BASED ON OUTLINE ZONING PLAN No.
S/TY/24 APPROVED ON 8.12.2009

地盤A及B位置圖
LOCATION PLAN OF SITES A AND B
青衣分區計劃大綱核准圖編號 S/TY/24
的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED TSING YI OUTLINE ZONING PLAN No. S/TY/24

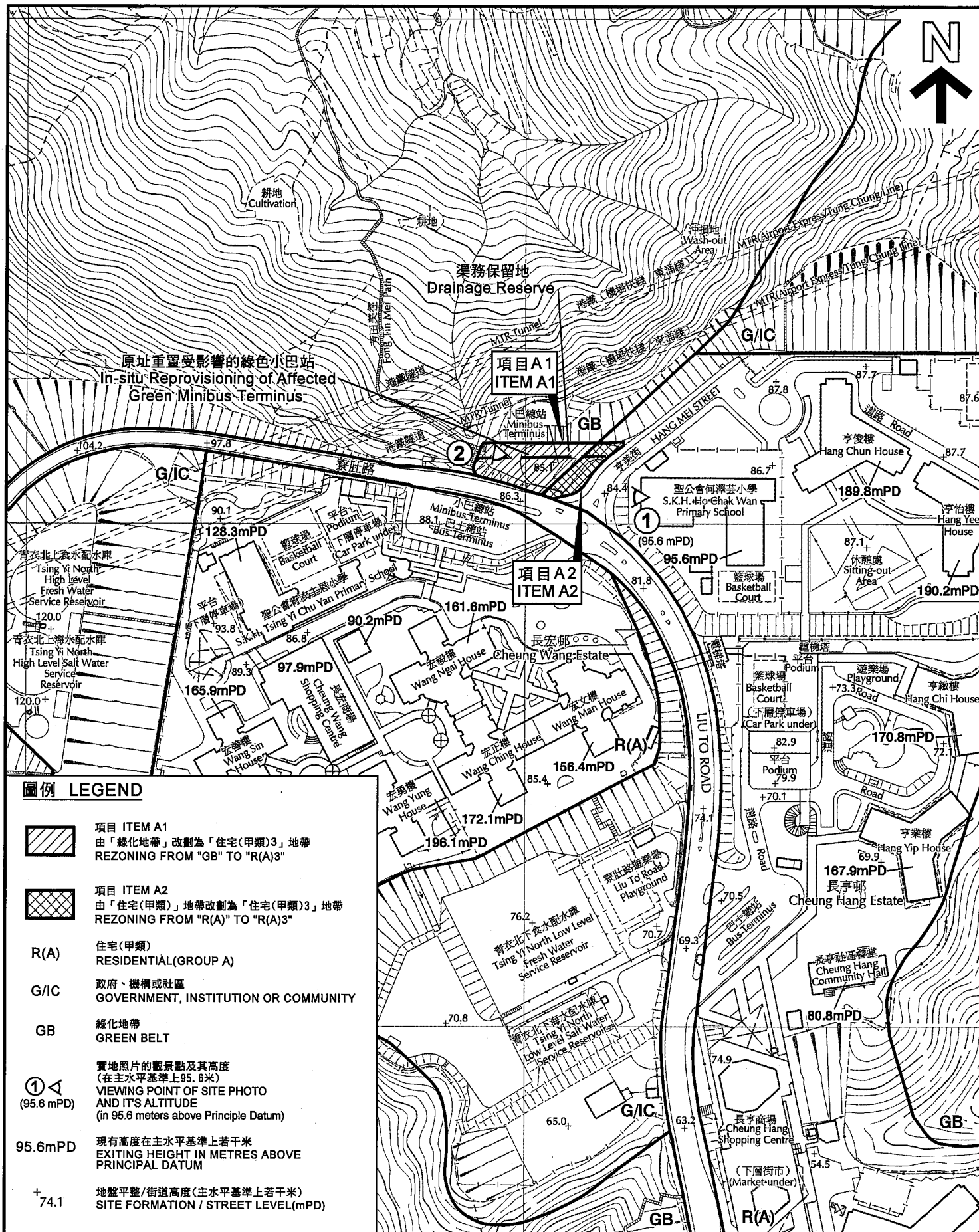
SCALE 1:7 500 比例尺
100 0 100 200 300 400 500 600 700 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TY/14/1

圖 PLAN
2



本摘要圖於2014年5月20日擬備，
所根據的資料為測量圖編號
6-SE-24C/D及10-NE-4A/B
EXTRACT PLAN PREPARED ON 20.5.2014
BASED ON SURVEY SHEETS No.
6-SE-24C/D & 10-NE-4A/B

平面圖 - 項目A1及A2
SITE PLAN - ITEMS A1 AND A2
青衣分區計劃大綱核准圖編號 S/TY/24
的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED TSING YI
OUTLINE ZONING PLAN No. S/TY/24

米
METRES 50 0 50 100 METRES
SCALE 1 : 2 500 比例尺

規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/TY/14/1

圖 **PLAN**
3



青衣東北公園
Tsing Yi
Northeast Park

担杆山路

TAM KON SHAN ROAD

青衣北岸公路

TSING YI NORTH COASTAL ROAD

A1

A2

亨美路
HANG MEI ROAD

長宏邨
Cheung Wang
Estate

長享邨
Cheung Hang
Estate

寮肚路

LU TO ROAD

青衣西路

TSING YI ROAD WEST

曉峰園
Mount Haven

圖例 LEGEND

 修訂項目
AMENDMENT ITEMS

本摘要圖於2014年2月19日擬備，
所根據的資料為地政總署於2013年1月7日
拍得的航攝照片編號CW101587
EXTRACT PLAN PREPARED ON 19.2.2014
BASED ON AERIAL PHOTO No. CW101587
TAKEN ON 7.1.2013 BY LANDS DEPARTMENT

修訂項目A1及A2航空照片
AERIAL PHOTO OF
AMENDMENT ITEMS A1 AND A2
青衣分區計劃大綱核准圖編號 S/TY/24
的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED TSING YI OUTLINE ZONING PLAN No. S/TY/24

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TY/14/1

圖 PLAN
5a



長青邨
Cheung Ching
Estate

美景花園
Mayfair,
Gardens

香港專業教育學院
(青衣)
Hong Kong Institute of
Vocational Education
(Tsing Yi)

香港高等科技教育學院
Technological and
Higher Education
Institute of Hong Kong

藍澄灣
Rambler
Crest

春花落
CHUN FA LOK

圖例 LEGEND



修訂項目
AMENDMENT ITEM

本摘要圖於2014年2月28日擬備，
所根據的資料為地政總署於2013年1月5日
拍得的航攝照片編號CW99740
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON AERIAL PHOTO No. CW99740
TAKEN ON 5.1.2013 BY LANDS DEPARTMENT

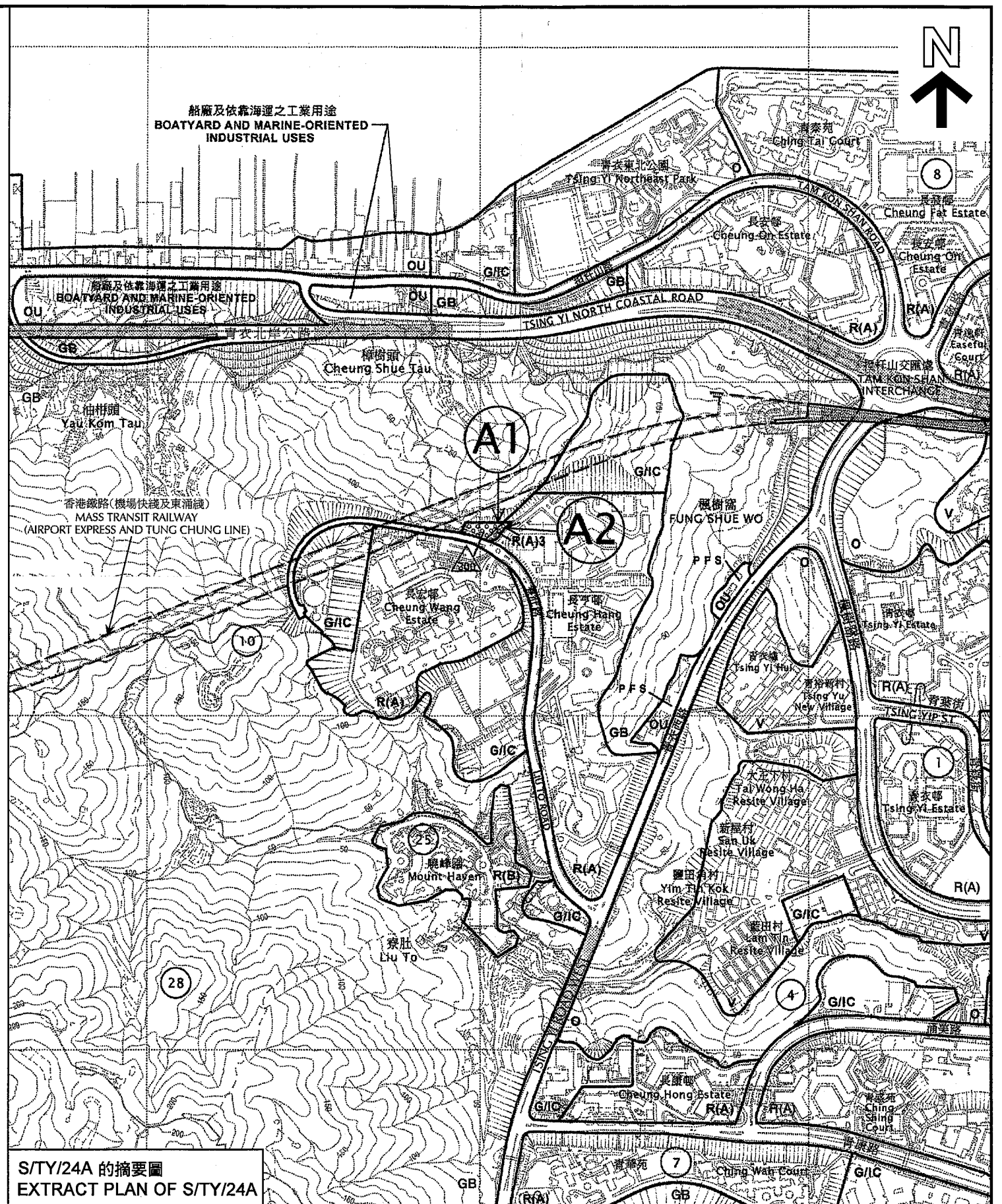
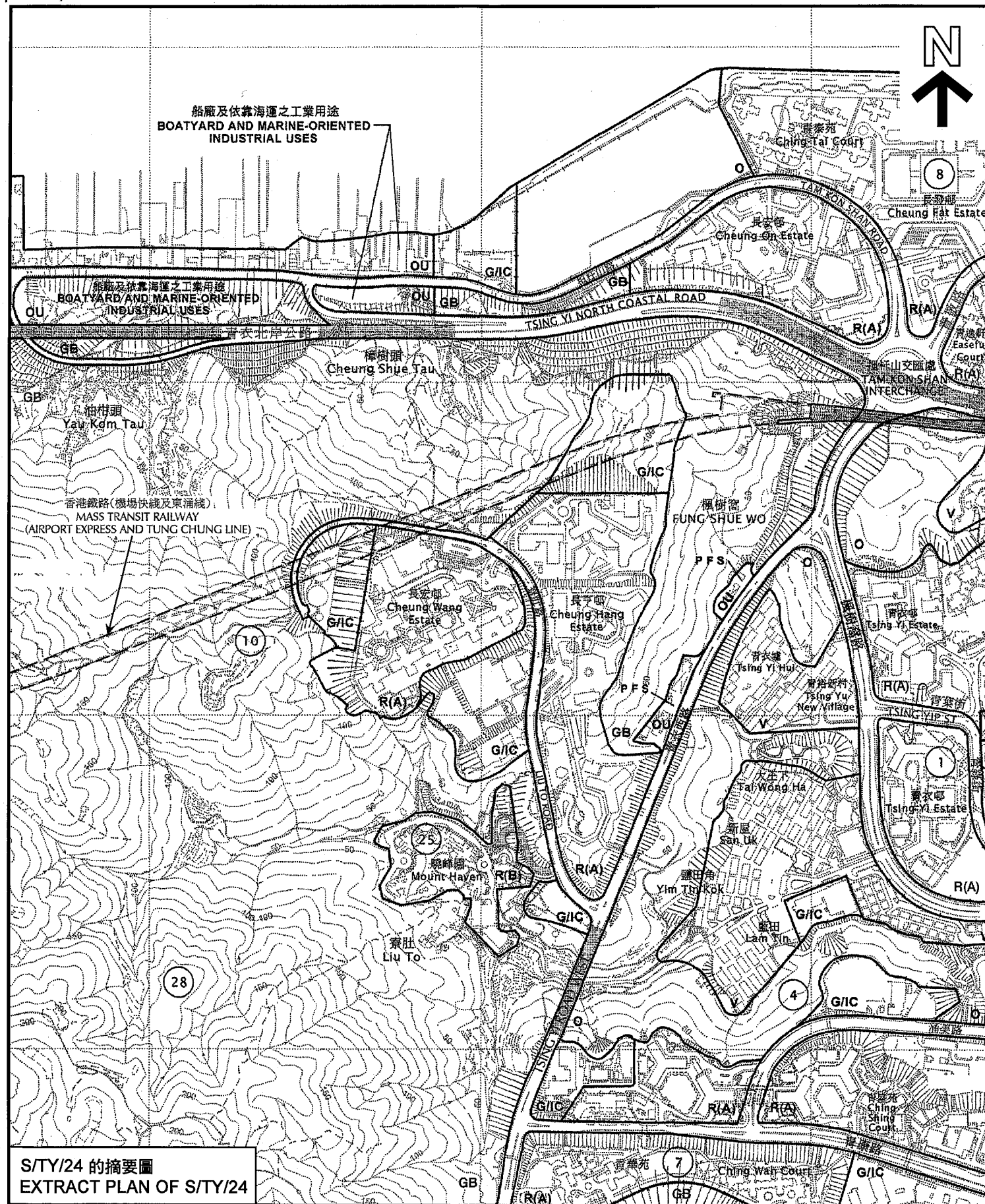
修訂項目B航空照片
AERIAL PHOTO OF AMENDMENT ITEM B
青衣分區計劃大綱核准圖編號 S/TY/24
的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED TSING YI OUTLINE ZONING PLAN No. S/TY/24

規劃署
PLANNING
DEPARTMENT

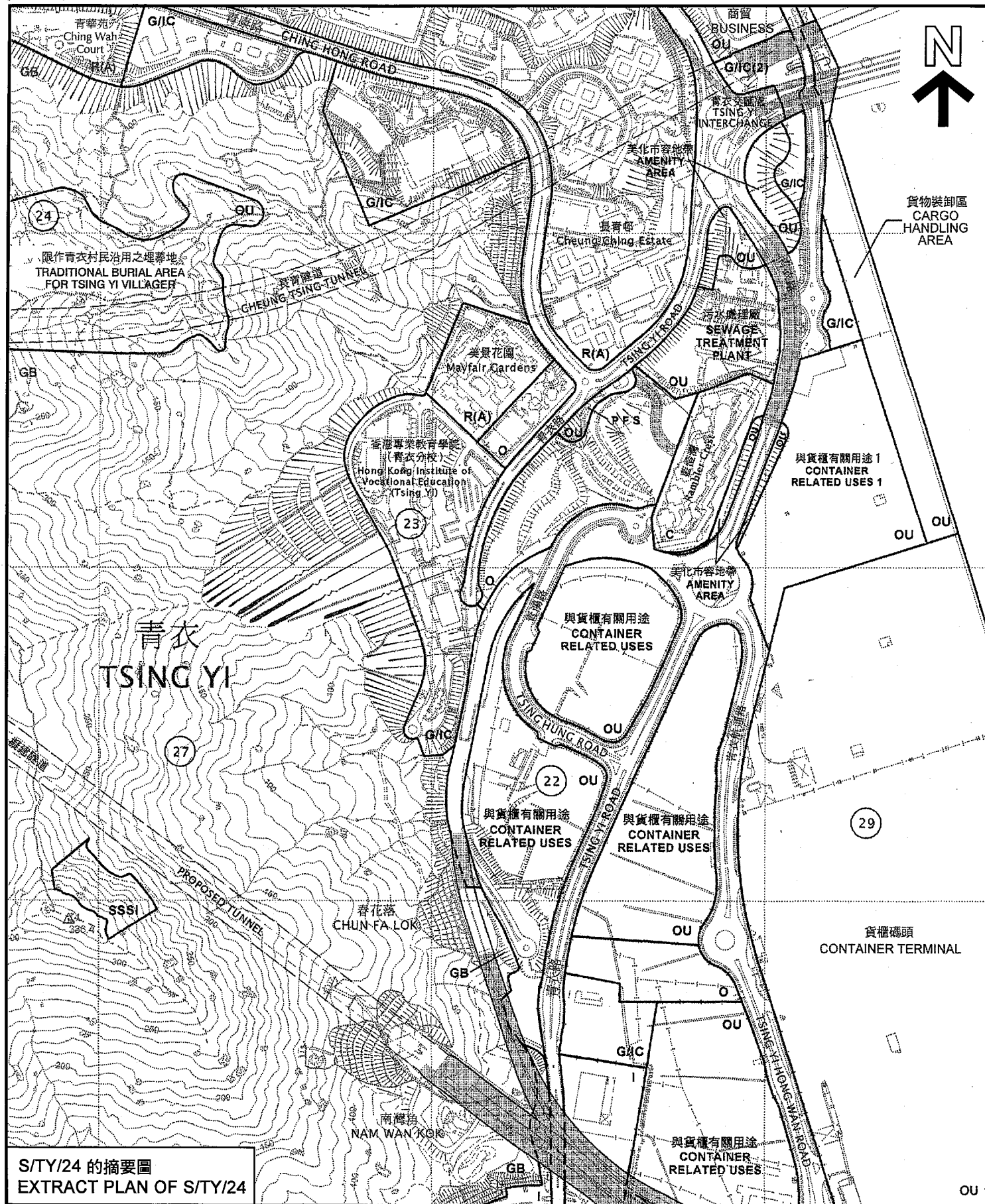


參考編號
REFERENCE No.
M/TY/14/1

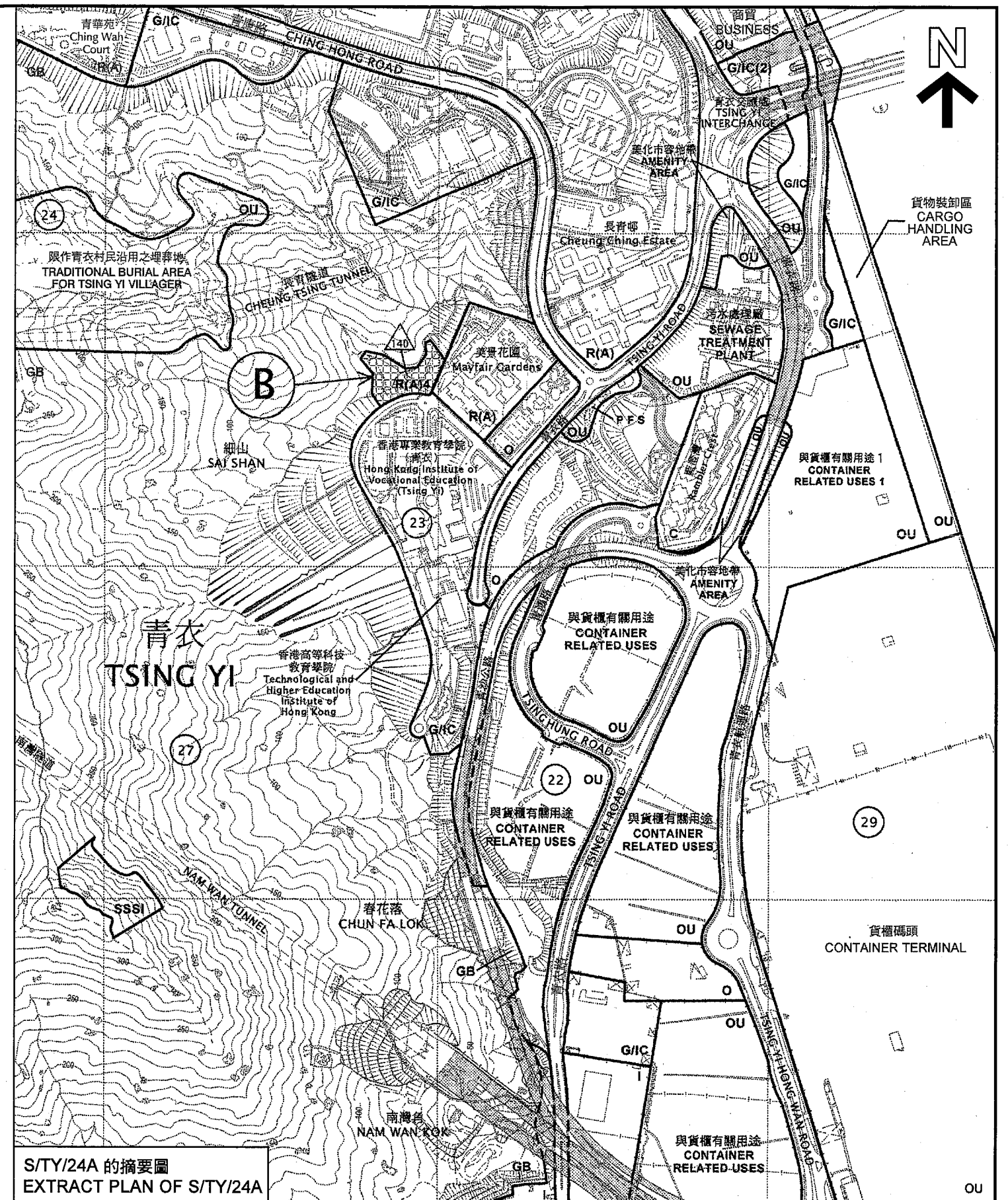
圖 PLAN
5b



修訂項目A1及A2青衣分區計劃大綱圖上的現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONINGS
ON THE TSING YI OUTLINE ZONING PLAN FOR AMENDMENT ITEMS A1 AND A2



S/TY/24 的摘要圖
EXTRACT PLAN OF S/TY/24



S/TY/24A 的摘要圖
EXTRACT PLAN OF S/TY/24A

本摘要圖於2014年5月12日擬備，
所根據的資料為青衣分區計劃大綱核准圖編號 S/TY/24
和青衣分區計劃大綱草案編號 S/TY/24A
EXTRACT PLAN PREPARED ON 12.5.2014 BASED ON
APPROVED TSING YI OUTLINE ZONING PLAN No. S/TY/24 AND
DRAFT TSING YI OUTLINE ZONING PLAN No. S/TY/24A

修訂項目B青衣分區計劃大綱圖上的現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONING
ON THE TSING YI OUTLINE ZONING PLAN FOR AMENDMENT ITEM B

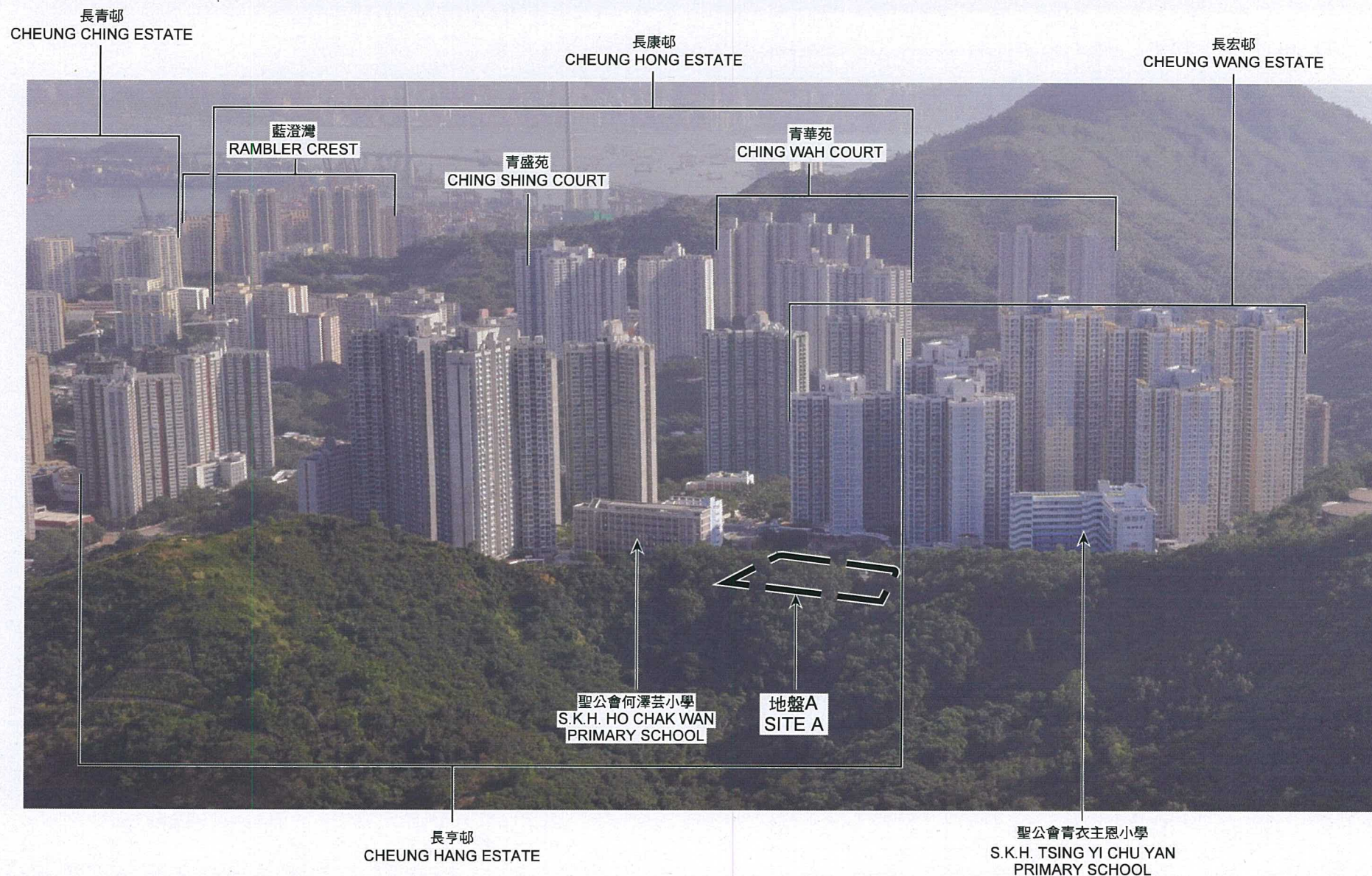
米 METRES 100 0 100 200 300 400 500 600 700 METRES
SCALE 1:7 500 比例尺

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/TY/14/1

圖 PLAN
6b



本圖於2014年2月7日擬備，
所根據的資料為攝於2013年11月25日的實地照片
PLAN PREPARED ON 7.2.2014
BASED ON SITE PHOTOS TAKEN ON
25.11.2013

俯視圖
OVERVIEW PLAN
由北方俯視地盤A
OVERVIEW OF SITE A FROM THE NORTH

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TY/14/1

圖 PLAN



本圖於2014年2月28日擬備，
所根據的資料為攝於2013年11月25日的實地照片

PLAN PREPARED ON 28.2.2014
BASED ON SITE PHOTOS TAKEN ON
25.11.2013

俯視圖 OVERVIEW PLAN

由東南方俯視地盤B
OVERVIEW OF SITE B FROM THE SOUTH EAST

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TY/14/1



圖 PLAN
8



本摘要圖於2014年5月12日擬備，
所根據的資料為攝於2014年5月12日
的實地照片
EXTRACT PLAN PREPARED ON 12.5.2014
BASED ON SITE PHOTO
TAKEN ON 12.5.2014

修訂項目A1及A2實地照片
SITE PHOTO OF AMENDMENT ITEMS A1 AND A2

青衣分區計劃大綱核准圖編號 S/TY/24
的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED TSING YI OUTLINE ZONING PLAN No. S/TY/24

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TY/14/1



圖 PLAN
9



2

聖公會何澤芸小學
S.K.H. Ho Chak Wan
Primary School

長亨邨
Cheung Hang Estate

長宏邨
Cheung Wang Estate

項目 ITEM A1
由「綠化地帶」改劃為「住宅(甲類)3」地帶
REZONING FROM "GB" TO "R(A)3"

項目 ITEM A2
由「住宅(甲類)」地帶改劃為「住宅(甲類)3」地帶
REZONING FROM "R(A)" TO "R(A)3"

本摘要圖於2014年2月7日擬備，
所根據的資料為攝於2013年11月6日
的實地照片
EXTRACT PLAN PREPARED ON 7.2.2014
BASED ON SITE PHOTO
TAKEN ON 6.11.2013

修訂項目A1及A2實地照片
SITE PHOTO OF AMENDMENT ITEMS A1 AND A2

青衣分區計劃大綱核准圖編號 S/TY/24
的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED TSING YI OUTLINE ZONING PLAN No. S/TY/24

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TY/14/1



圖 PLAN
10

③



香港專業教育學院(青衣)
Hong Kong Institute of
Vocational Education
(Tsing Yi)

細山路
SAI SHAN ROAD

項目 ITEM B
由「綠化地帶」改劃為「住宅(甲類)4」地帶
REZONING FROM "GB" TO "R(A)4"

本摘要圖於2014年5月12日擬備，
所根據的資料為攝於2014年5月12日
的實地照片
EXTRACT PLAN PREPARED ON 12.5.2014
BASED ON SITE PHOTO
TAKEN ON 12.5.2014

修訂項目B實地照片
SITE PHOTO OF AMENDMENT ITEM B
青衣分區計劃大綱核准圖編號 S/TY/24
的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED TSING YI OUTLINE ZONING PLAN No. S/TY/24

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TY/14/1

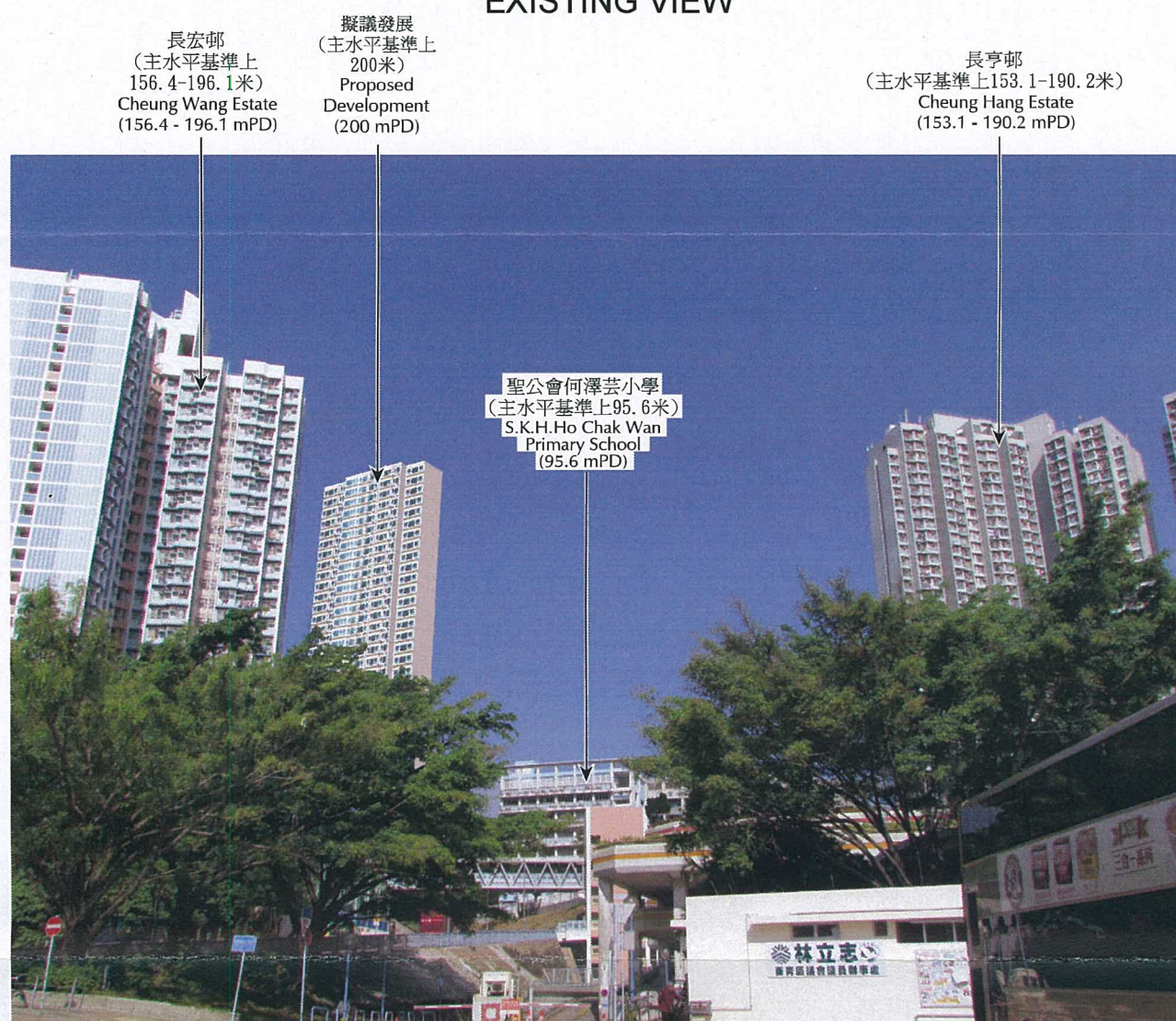


圖 PLAN

11



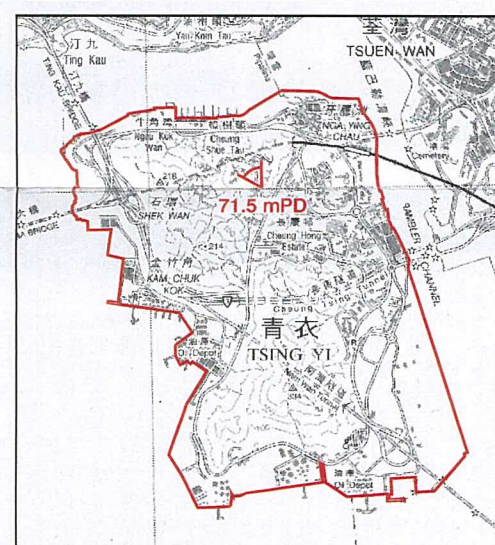
現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

合成照片上只是粗略地描畫大廈輪廓
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS
SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

合成照片的觀景點的位置圖
LOCATION PLAN OF
VIEWING POINT OF PHOTOMONTAGE



SCALE 1 : 75 000 比例尺

本圖於2014年2月19日擬備，
所根據的資料為攝於
2013年11月18日的實地照片
PLAN PREPARED ON 19.2.2014
BASED ON SITE PHOTO TAKEN ON
18.11.2013

修訂項目A1及A2擬議住宅發展的合成照片
PHOTOMONTAGE FOR PROPOSED HOUSING DEVELOPMENT
AMENDMENT ITEMS A1 & A2

從長亨邨巴士總站往北眺望
VIEW NORTH AT THE BUS TERMINUS IN CHEUNG HANG ESTATE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TY/14/1

圖 PLAN
12



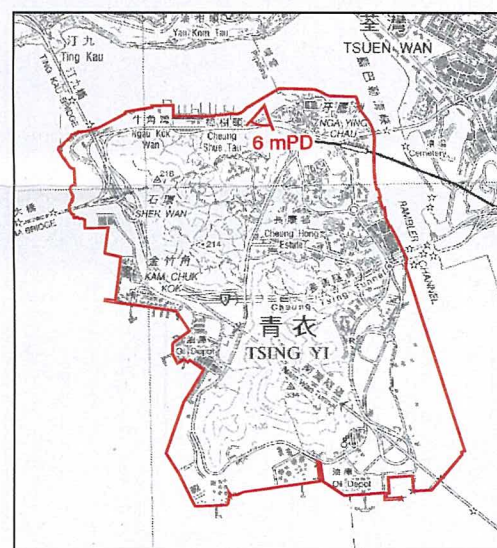
現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

合成照片上只是粗略地描畫大廈輪廓
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS
SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

合成照片的觀景點的位置圖
LOCATION PLAN OF
VIEWING POINT OF PHOTOMONTAGE



SCALE 1 : 75 000 比例尺

本圖於2014年2月19日擬備，
所根據的資料為攝於
2014年2月4日的實地照片
PLAN PREPARED ON 19.2.2014
BASED ON SITE PHOTO TAKEN ON
4.2.2014

修訂項目A1及A2擬議住宅發展的合成照片
PHOTOMONTAGE FOR PROPOSED HOUSING DEVELOPMENT
AMENDMENT ITEMS A1 & A2

從青衣東北公園往南眺望
VIEW SOUTH AT THE TSING YI NORTH EAST PARK

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TY/14/1

圖 PLAN
13

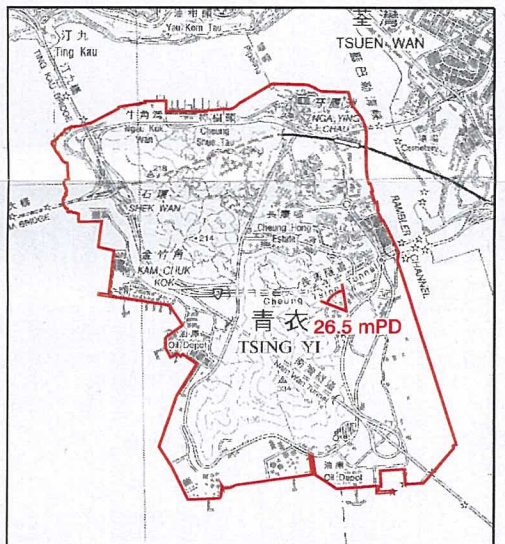


現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

合成照片的觀景點的位置圖
LOCATION PLAN OF
VIEWING POINT OF PHOTOMONTAGE



SCALE 1 : 75 000 比例尺

合成照片上只是粗略地描畫大廈輪廓
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS
SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

本圖於2014年2月19日擬備，
所根據的資料為攝於
2013年11月18日的實地照片
PLAN PREPARED ON 19.2.2014
BASED ON SITE PHOTO TAKEN ON
18.11.2013

修訂項目B擬議住宅發展的合成照片
PHOTOMONTAGE FOR PROPOSED HOUSING DEVELOPMENT
AMENDMENT ITEM B

從美景花園附近之行人過路處往西北眺望
VIEW NORTHWEST AT THE PEDESTRIAN ROAD CROSSING
NEAR MAYFAIR GARDENS

規劃署
PLANNING
DEPARTMENT

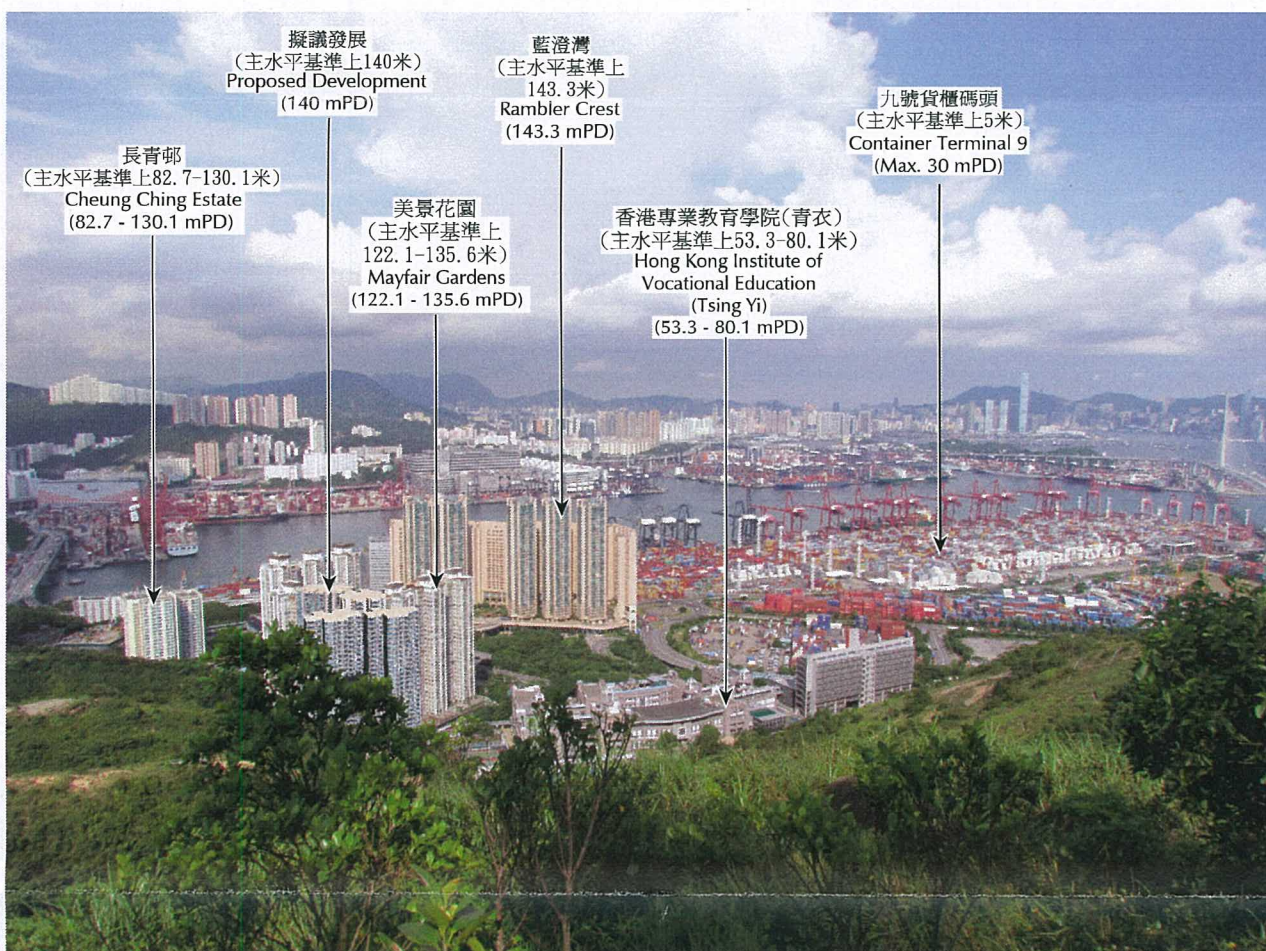


參考編號
REFERENCE No.
M/TY/14/1

圖 PLAN
14

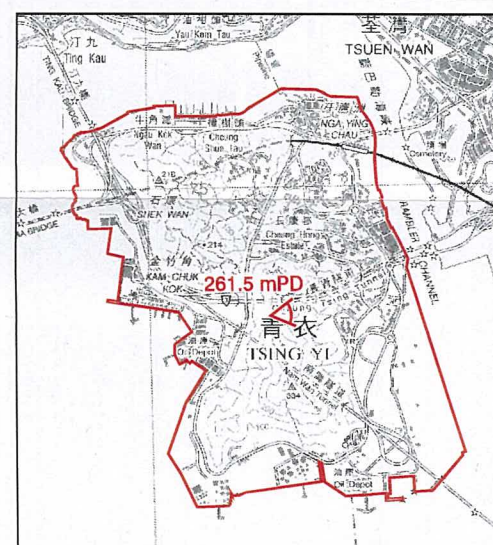


現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

合成照片的觀景點的位置圖
LOCATION PLAN OF
VIEWING POINT OF PHOTOMONTAGE



SCALE 1 : 75 000 比例尺

合成照片上只是粗略地描畫大廈輪廓
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS
SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

修訂項目B擬議住宅發展的合成照片
PHOTOMONTAGE FOR PROPOSED HOUSING DEVELOPMENT
AMENDMENT ITEM B

從青衣細山往東眺望
VIEW EAST FROM TSING YI SAI SHAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TY/14/1

圖 PLAN
15

本圖於2014年2月19日擬備，
所根據的資料為攝於
2013年7月11日的實地照片
PLAN PREPARED ON 19.2.2014
BASED ON SITE PHOTO TAKEN ON
11.7.2013